

GNA TIMBER APPRAISER 2.0.1



GNA Diamond City

Date	7/2/2024	Acres	203.84
Area Office	CLO	MBF/Ton conversion	8.88
County	Broadwater	MBF	836
Sale Type	Green	Tons	7,424

Estimated Delivered Log Prices

Source: http://www.bber.umt.edu/FIR/F_LogPrice.asp

Year	2024	Quarter	4
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price	
			(MBF)	Estimated value (MBF)
Ponderosa pine	-	-	\$ 356	\$ -
Bull pine	-	-	\$ 344	\$ -
Lodgepole pine	8	9	\$ 475	\$ 3,800.00
Douglas-fir	768	12	\$ 475	\$ 364,800.00
Western larch	-	-	\$ 427	\$ -
Engelmann spruce	-	-	\$ 428	\$ -
Subalpine fir	-	-	\$ 373	\$ -
Grand fir	-	-	\$ 389	\$ -
Western redcedar	-	-	\$ 467	\$ -
Hemlock	-	-	\$ 385	\$ -
White pine	-	-	\$ 379	\$ -
Cottonwood	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 356.25	\$ -
Dead/dry	60	10.2	\$ 237.50	\$ 14,250.00
Total	836	11.4	\$ 457.95	\$ 382,850.00

Estimated Costs

Source: http://www.bber.umt.edu/FIR/F_Logging.asp

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	100%	450	\$ 35.44
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Weighted average			\$ 35.44

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	107	7.5	\$ 20.38

Contract costs		Slash	Other
Road development	\$ -	\$ 2,931.14	\$ -
Road maintenance	\$ 91,501.00		

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 8.00	\$ 71.04	\$ 59,389.44
5% bid deposit			\$ 2,969.47