

# GNA TIMBER APPRAISER 1.1



## GNA Dodging Poverty

|             |           |                    |       |
|-------------|-----------|--------------------|-------|
| Date        | 1/23/2024 | Acres              | 64.7  |
| Area Office | NWLO      | MBF/Ton conversion | 8.29  |
| County      | Lincoln   | MBF                | 305   |
| Sale Type   | Green     | Tons               | 2,528 |

### Estimated Delivered Log Prices

Source: [http://www.bber.umt.edu/FIR/F\\_LogPrice.asp](http://www.bber.umt.edu/FIR/F_LogPrice.asp)

|      |      |         |   |
|------|------|---------|---|
| Year | 2023 | Quarter | 4 |
|------|------|---------|---|

Delivered log price

| Species          | Volume (MBF) | Avg DBH (in) | (MBF)            | Estimated value (MBF) |
|------------------|--------------|--------------|------------------|-----------------------|
| Ponderosa pine   |              |              |                  | \$ -                  |
| Bull pine        | 11           | 8.2          | \$ 354           | \$ 3,894.00           |
| Lodgepole pine   | 3            | 7.5          | \$ 429           | \$ 1,287.00           |
| Douglas-fir      | 279          | 10.0         | \$ 428           | \$ 119,412.00         |
| Western larch    | 12           | 8.1          | \$ 428           | \$ 5,136.00           |
| Engelmann spruce | -            | -            | \$ -             | \$ -                  |
| Subalpine fir    | -            | -            | \$ -             | \$ -                  |
| Grand fir        | -            | -            | \$ -             | \$ -                  |
| Western redcedar | -            | -            | \$ -             | \$ -                  |
| Hemlock          | -            | -            | \$ -             | \$ -                  |
| White pine       | -            | -            | \$ -             | \$ -                  |
| Cottonwood       | -            | -            | \$ -             | \$ -                  |
|                  | -            | -            | \$ -             | \$ -                  |
| Blue-stained     | -            | -            | \$ 307.31        | \$ -                  |
| Dead/dry         | -            | -            | \$ 204.88        | \$ -                  |
| <b>Total</b>     | <b>305</b>   | <b>9.8</b>   | <b>\$ 425.34</b> | <b>\$ 129,729.00</b>  |

### Estimated Costs

Source: [http://www.bber.umt.edu/FIR/F\\_Logging.asp](http://www.bber.umt.edu/FIR/F_Logging.asp)

|                        |    |          |                       |                  |          |
|------------------------|----|----------|-----------------------|------------------|----------|
| Logging cost           |    | Percent  | Yarding distance (ft) | Est cost per ton |          |
| Ground-based           |    | 100%     | 750                   | \$               | 34.46    |
| Cable-based            |    |          |                       | \$               | 44.86    |
| Weighted average       |    |          |                       | \$               | 34.46    |
| Haul cost              |    | Paved    | Unpaved               | Est cost per ton |          |
| Distance (miles)       |    | 82       | 3.2                   | \$               | 22.47    |
| Contract costs         |    |          |                       |                  |          |
| Road development       | \$ | -        | Slash                 | \$               | 3,105.00 |
| Road maintenance       | \$ | 5,860.71 | Other                 | \$               | 458.00   |
| USFS deposits          |    |          |                       |                  |          |
| Road maintenance       | \$ | 4,879.04 | Brush disposal        | \$               | -        |
| Required reforestation | \$ | -        | Other                 | \$               | -        |

### Appraisal Summary

|                     | Per ton    | Per MBF     | Total           |
|---------------------|------------|-------------|-----------------|
| Est. revenue        | \$ 51.31   | \$ 425.34   | \$ 129,729.00   |
| Est. operation cost | \$ (56.93) | \$ (471.96) | \$ (143,947.81) |
| Est. contract cost  | \$ (3.73)  | \$ (30.90)  | \$ (9,423.71)   |
| USFS deposit cost   | \$ (1.93)  | \$ (16.00)  | \$ (4,879.04)   |
| Est. residual value | \$ (11.28) | \$ (93.51)  | \$ (28,521.56)  |
| Minimum bid         | \$ 10.93   | \$ 90.61    | \$ 27,635.96    |
| 5% bid deposit      |            |             | \$ 1,381.80     |

# APPRAISAL CALCULATIONS

## STUMPAGE

|                           | Per ton    | Per MBF     | Total           |
|---------------------------|------------|-------------|-----------------|
| Estimated revenue         | \$ 51.31   | \$ 425.34   | \$ 129,729.00   |
| Estimated operation costs | \$ (56.93) | \$ (471.96) | \$ (143,947.81) |
| Estimated contract costs  | \$ (3.73)  | \$ (30.90)  | \$ (9,423.71)   |
| USFS deposits             | \$ (1.93)  | \$ (16.00)  | \$ (4,879.04)   |
| Estimated stumpage        | \$ (11.28) | \$ (93.51)  | \$ (28,521.56)  |

All costs covered by residual value

## MINIMUM BID

Minimum bid method\*

Bid premium

Standard rollback

Preliminary minimum bid

Preliminary with rollback

Adjustment

Justification

Minimum bid

USFS deposits covered by minimum bid

\*Premium method adds a land office bid premium to the RV stumpage value. If the resulting minimum bid is negative, the premium method is not appropriate for this sale.  
\*Deposit method sets the minimum bid to USFS deposits to ensure the deposits are covered by the auction result.