

GNA TIMBER APPRAISER 2.2



Gregg Fuels

Date	10/2/2025	Acres	34
Area Office	NWLO	MBF/Ton conversion	7.56
County	Flathead	MBF	146
Sale Type	Green	Tons	1,104

Estimated Delivered Log Prices

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

	Year	Quarter		
	2025	2		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	-	-	\$ -	\$ -
Bull pine	-	-	\$ -	\$ -
Lodgepole pine	87	8.3	\$ 425	\$ 36,975
Douglas-fir	25	14.3	\$ 462	\$ 11,550
Western larch	-	-	\$ 446	\$ -
Engelmann spruce	1	7.0	\$ 419	\$ 419
Subalpine fir	33	8.5	\$ 356	\$ 11,748
Grand fir	-	-	\$ -	\$ -
Western redcedar	-	-	\$ -	\$ -
Hemlock	-	-	\$ -	\$ -
White pine	-	-	\$ -	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 318.75	\$ -
Dead/dry	-	-	\$ 207.75	\$ -
Total	146	9.4	\$ 415.70	\$ 60,692

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	63%	400	\$ 35.18
Cable-based	37%	900	\$ 55.57
Cut-to-length	0%	-	\$ -
Weighted average			\$ 42.73
Haul cost	Paved	Unpaved	
Haul distance	30.3	8.5	Est cost per ton \$ 16.22
Contract costs			
Road development	\$ -	Slash	\$ 9,381
Road maintenance	\$ 4,900	Other	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 9.77	\$ 73.84	\$ 10,780
5% bid deposit			\$ 539