

# GNA TIMBER APPRAISER 2.2PP



## GNA IMPECKABLE

|             |          |                    |        |
|-------------|----------|--------------------|--------|
| Date        | 5/1/2025 | Acres              | 482    |
| Area Office | NWLO     | MBF/Ton conversion | 6.4    |
| County      | Lincoln  | MBF                | 3,821  |
| Sale Type   | Green    | Tons               | 24,445 |

### Estimated Delivered Log Prices

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

| Year | Quarter |
|------|---------|
| 2025 | 1       |

| Species          | Volume (MBF) | Avg DBH (in) | Delivered log price (MBF) | Estimated value (MBF) |
|------------------|--------------|--------------|---------------------------|-----------------------|
| Ponderosa pine*  | 1,628        | 15.3         | \$ 356                    | \$ 579,710            |
| Bull pine*       |              |              | \$ 344                    | \$ -                  |
| Lodgepole pine   | 628          | 9.4          | \$ 428                    | \$ 268,784            |
| Douglas-fir      | 1,156        | 13.5         | \$ 427                    | \$ 493,783            |
| Western larch    | 251          | 13.5         | \$ 427                    | \$ 107,177            |
| Engelmann spruce | 28           | 9.4          | \$ 428                    | \$ 11,984             |
| Subalpine fir    | 8            | 11.0         | \$ 373                    | \$ 2,984              |
| Grand fir        | 78           | 8.8          | \$ 389                    | \$ 30,342             |
| Western redcedar | 38           | 9.7          | \$ 467                    | \$ 17,746             |
| Hemlock          | 5            | 10.0         | \$ 385                    | \$ 1,925              |
| White pine       | -            | -            | \$ 379                    | \$ -                  |
| Other            | -            | -            | \$ -                      | \$ -                  |
| Blue-stained     | -            | -            | \$ 294                    | \$ -                  |
| Dead/dry         | -            | -            | \$ 204                    | \$ -                  |
| Total            | 3,821        | 13.4         | \$ 396                    | \$ 1,514,435          |
| PP + BP          | 1,628        | 15.3         | \$ 356                    | \$ 579,710            |
| Non-PP           | 2,192        | 12.0         | \$ 426                    | \$ 934,725            |

### Estimated Costs

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

| Logging cost     | Percent | Yarding distance (ft) | Est cost per ton |
|------------------|---------|-----------------------|------------------|
| Ground-based     | 100%    | 900                   | \$ 34.88         |
| Cable-based      | 0%      | -                     | \$ -             |
| Cut-to-length    | 0%      | -                     | \$ -             |
| Weighted average |         |                       | \$ 34.88         |

| Haul cost       | Paved | Unpaved | Est cost per ton |
|-----------------|-------|---------|------------------|
| Non-PP distance | 47    | 0       | \$ 17.65         |
| PP distance     | 98    | 0       | \$ 26.49         |

### Contract costs

|                  |           |       |           |
|------------------|-----------|-------|-----------|
| Road development | \$ 33,824 | Slash | \$ 52,702 |
| Road maintenance | \$ 1,398  | Other | \$ -      |

### Appraisal Summary

|                    | Per ton  | Per MBF  | Total      |
|--------------------|----------|----------|------------|
| Min Bid (Non-PP)   | \$ 13.03 | \$ 83.36 | \$ 182,762 |
| Min Bid (PP only)* | \$ 3.98  | \$ 25.46 | \$ 41,465  |
| 5% bid deposit     |          |          | \$ 11,211  |

\*PP minimum bid adjusted to account for recent market changes