



DNRC Residual Value Timber Appraiser



Appraisal Name	GNA Kerrtail
Appraisal Type	Sale
Area Office	NWLO
Date	11/1/2023

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and F	Unit
Minimum Bid Price	\$14.50	\$ 99.92	Harvest Unit	526 Acres
			Net Conversion	6.89 Tons/Mbf
			NWLO	\$26.60 /Mbf
			SWLO	\$21.75 /Mbf
			CLO	\$8.20 /Mbf
			EAST	\$1.00 /Mbf
Minimum Sale Value	\$422,798			
Estimated Sale Volume	29,158	Tons		
Total FI Payment	\$0.00			
5% Down Payment	\$21,139.90			

Appraisal Species	Volume (Mbf)	DBH (Avg)	Delivered Log Prices*	Minimum Value
Ponderosa pine			\$340.00	\$0.00
Douglas-fir	3,241	12.8	\$461.00	\$323,840.72
Western larch	348	11.8	\$461.00	\$34,772.16
Lodgepole pine	339	8.7	\$452.00	\$33,872.88
White fir	304	10.2	\$387.00	\$30,375.68
White pine			\$395.00	\$0.00
Spruce/other			\$452.00	\$0.00
Red cedar			\$300.00	\$0.00
Blue stained			\$324.80	\$0.00
Dead/dry			\$304.50	\$0.00
Total	4,232.0	12.2	\$455	\$422,861.44

Contract Costs	Unit	Log and Haul Costs**	Logging Percent
Development Costs	\$89,151.00 Total	Tractor Yarding	225 /MBF 50
Maintenance Costs	\$11,868.00 Total	Other Yarding	/MBF
Slash Costs	\$20,400.00 Total	Skyline Yarding	335 /MBF 50