

GNA TIMBER APPRAISER 2.0.1



GNA Midnight Moonlight

Date	2/3/2025
Area Office	NWLO
County	Lincoln
Sale Type	Green

Acres	502
MBF/Ton conversion	6.71
MBF	3,059
Tons	20,527

Estimated Delivered Log Prices

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

	Year	Quarter		
	2025	1		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	-	-	\$ 356	\$ -
Bull pine	-	-	\$ 344	\$ -
Lodgepole pine	170	9.1	\$ 428	\$ 72,931
Douglas-fir	2,631	11.8	\$ 427	\$ 1,123,437
Western larch	238	10.1	\$ 427	\$ 101,754
Engelmann spruce	19	9.0	\$ 428	\$ 8,303
Subalpine fir	-	-	\$ 373	\$ -
Grand fir	-	-	\$ 389	\$ -
Western redcedar	-	-	\$ 467	\$ -
Hemlock	-	-	\$ 385	\$ -
White pine	-	-	\$ 379	\$ -
Cottonwood	-	-	\$ -	\$ -
	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 321	\$ -
Dead/dry	-	-	\$ 214	\$ -
Total	3,059	11.5	\$ 427	\$ 1,306,426

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%	500	\$ 34.56
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Weighted average			\$ 34.56

Haul cost	Paved	Unpaved		
Distance (miles)	60	0.7	Est cost per ton	\$ 18.54

Contract costs

Road development	\$ 43,011	Slash	\$ 95,391
Road maintenance	\$ 7,840	Other	\$ 26,018

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 11.92	\$ 79.97	\$ 244,622
5% bid deposit			\$ 12,231