

GNA TIMBER APPRAISER 2.2



GNA Mo Joe

Date	7/17/2025
Area Office	SWLO
County	Mineral
Sale Type	Green

Acres	2002
MBF/Ton conversion	5.96
MBF	20,080
Tons	119,716

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	-	-	\$ -	\$ -
Bull pine	-	-	\$ -	\$ -
Lodgepole pine	560	11.0	\$ 426	\$ 238,560
Douglas-fir	10,985	13.5	\$ 464	\$ 5,097,040
Western larch	3,626	16.1	\$ 457	\$ 1,657,082
Engelmann spruce	849	13.0	\$ 426	\$ 361,674
Subalpine fir	625	11.4	\$ 373	\$ 233,125
Grand fir	1,940	12.7	\$ 373	\$ 723,620
Western redcedar	1,036	14.6	\$ 500	\$ 518,000
Hemlock	-	-	\$ -	\$ -
White pine	-	-	\$ -	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 319.50	\$ -
Dead/dry	459	-	\$ 215.64	\$ 98,980
Total	20,080	13.5	\$ 444.63	\$ 8,928,081

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	3%	800	\$ 33.46
Cable-based	97%	1,000	\$ 52.90
Cut-to-length			\$ -
Weighted average			\$ 52.31
Haul cost	Paved	Unpaved	
Haul distance	55	16	Est cost per ton \$ 21.81
Contract costs			
Road development	\$ 391,480	Slash	\$ 200,200
Road maintenance	\$ 119,211	Other	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 5.60	\$ 33.37	\$ 670,238
5% bid deposit			\$ 33,512