

GNA TIMBER APPRAISER 2.2



GNA Seeley

Date	7/7/2025	Acres	980
Area Office	SWLO	MBF/Ton conversion	6.3
County	Missoula	MBF	5,311
Sale Type	Green	Tons	33,437

Estimated Delivered Log Prices

Source: 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	-	-	\$ -	\$ -
Bull pine	79	-	\$ 338.0	\$ 26,702
Lodgepole pine	193	-	\$ 426.0	\$ 82,218
Douglas-fir	4,319	-	\$ 464.0	\$ 2,004,016
Western larch	214	-	\$ 457.0	\$ 97,798
Engelmann spruce	214	-	\$ 426.0	\$ 91,164
Subalpine fir	16	-	\$ 373.0	\$ 5,968
Grand fir	-	-	\$ -	\$ -
Western redcedar	-	-	\$ -	\$ -
Hemlock	-	-	\$ -	\$ -
White pine	-	-	\$ -	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 286.5	\$ -
Dead/dry	276	-	\$ 207.0	\$ 57,132
Total	5,311	-	\$ 445.3	\$ 2,364,998

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	44%	1,200	\$ 37.16
Cable-based	5%	100	\$ 49.59
Cut-to-length	51%	1,200	\$ 49.23
Weighted average			\$ 43.94

Haul cost	Paved	Unpaved		
Haul distance	95	2	Est cost per ton	\$ 26.32

Contract costs

Road development	\$ 67,700.00	Slash	\$ -
Road maintenance	\$ 55,119.00	Other	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 9.96	\$ 62.77	\$ 333,165
5% bid deposit			\$ 16,658