

GNA TIMBER APPRAISER 2.2PP



GNA Soda

Date	6/26/2025	Acres	711
Area Office	SWLO	MBF/Ton conversion	7.29
County	Ravalli	MBF	3,218
Sale Type	Green	Tons	23,475

Estimated Delivered Log Prices

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

Year	Quarter
2025	1

Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine*	-	-		\$ -
Ponderosa - Bull pine*	754	13.0	\$ 215	\$ 162,110
Lodgepole pine	155	11.5	\$ 426	\$ 66,030
Douglas-fir	2,293	14.2	\$ 464	\$ 1,063,952
Western larch	-	-		\$ -
Engelmann spruce	7	25.0	\$ 426	\$ 2,982
Subalpine fir	4	20.0	\$ 373	\$ 1,492
Grand fir	5	13.0	\$ 373	\$ 1,865
Western redcedar	-	-		\$ -
Hemlock	-	-		\$ -
White pine	-	-		\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 240	\$ -
Dead/dry	-	-	\$ 190	\$ -
Total	3,218	13.8	\$ 403	\$ 1,298,431
PP + BP	754	13.0	\$ 215	\$ 162,110
Non-PP	2,464	13.8	\$ 403	\$ 1,136,321

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	57%	600	\$ 35.70
Cable-based	43%	500	\$ 52.77
Cut-to-length	0%	-	\$ -
Weighted average			\$ 43.04

Haul cost	Paved	Unpaved	Est cost per ton
Non-PP distance	133	4.9	\$ 33.42
PP distance	90	4.9	\$ 25.96

Contract costs

Road development	\$ 5,398	Slash	\$ 5,856
Road maintenance	\$ 94,874	Other	\$ 44,378

Appraisal Summary

	Per ton	Per MBF	Total
Min Bid (Non-PP)	\$ 1.83	\$ 13.36	\$ 32,915
Min Bid (PP only)*	\$ 1.00	\$ 7.30	\$ 5,507
5% bid deposit			\$ 1,921

*PP minimum bid adjusted to account for recent market changes