

GNA TIMBER APPRAISER 2.0.1



GNA TALKIE TEETERS

Date	8/2/2024	Acres	197
Area Office	NWLO	MBF/Ton conversion	6.24
County	Lincoln	MBF	3,163
Sale Type	Green	Tons	19,738

Estimated Delivered Log Prices

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

Year	Quarter
2024	2

Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine		-	\$ 356	\$ -
Bull pine	338	15.2	\$ 333	\$ 112,420.80
Lodgepole pine	137	12.3	\$ 431	\$ 59,133.20
Douglas-fir	1,838	13.6	\$ 446	\$ 819,792.60
Western larch	489	11.9	\$ 446	\$ 218,183.20
Engelmann spruce	8	12.0	\$ 431	\$ 3,491.10
Subalpine fir	8	15.0	\$ 368	\$ 2,870.40
Grand fir	330	12.3	\$ 393	\$ 129,807.90
Western redcedar	-	-	\$ 500	\$ -
Hemlock	15	9.7	\$ 367	\$ 5,431.60
White pine	-	-	\$ 383	\$ -
Cottonwood	-	-	\$ -	\$ -
	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 286.50	\$ -
Dead/dry	-	-	\$ 200.94	\$ -
Total	3,163	13.3	\$ 427.15	\$ 1,351,130.80

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	55%	650	\$ 29.83
Cable-based	45%	700	\$ 47.39
Cut-to-length	0%	-	\$ -
		Weighted average	\$ 37.73

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	67	7.5	\$ 20.76

Contract costs			
Road development	\$	105,081.50	Slash \$ 10,065.00
Road maintenance	\$	4,345.44	Other \$ 22,382.00

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 6.26	\$ 39.06	\$ 123,558.28
5% bid deposit			\$ 6,177.91