

GNA TIMBER APPRAISER 2.2



WHITETAIL

Date	11/13/2025	Acres	929
Area Office	CLO	MBF/Ton conversion	9.18
County	Jefferson	MBF	3,503
Sale Type	Green	Tons	32,169

Estimated Delivered Log Prices

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

	Year	Quarter		
	2025	2		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	-	-	\$ -	\$ -
Bull pine	-	-	\$ -	\$ -
Lodgepole pine	15	9.6	\$ 425	\$ 6,375
Douglas-fir	3,353	11.8	\$ 462	\$ 1,549,086
Western larch	-	-	\$ -	\$ -
Engelmann spruce	-	-	\$ -	\$ -
Subalpine fir	-	-	\$ -	\$ -
Grand fir	-	-	\$ -	\$ -
Western redcedar	-	-	\$ -	\$ -
Hemlock	-	-	\$ -	\$ -
White pine	-	-	\$ -	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 318.75	\$ -
Dead/dry	135	8.5	\$ 221.75	\$ 29,936
Total	3,503	10.8	\$ 452.58	\$ 1,585,397

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%	1,200	\$ 38.02
Cable-based	0%	-	\$ -
Cut-to-length	0%	1,200	\$ -
Weighted average			\$ 38.02

Haul cost	Paved	Unpaved	
Haul distance	65	10	Est cost per ton \$ 22.50

Contract costs			
Road development	\$ 13,000	Slash	\$ -
Road maintenance	\$ 258,664	Other	\$ 16,590

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 5.02	\$ 46.13	\$ 161,647
5% bid deposit			\$ 8,082