

TIMBER APPRAISER 2.1



Hay Coulee

Date	2/20/2025	Acres	414
Area Office	EAST	MBF/Ton conversion	7.5
County	Musselshell	MBF	400
Sale Type	Green	Tons	3,000

Estimated Prices

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

Year	2024	Quarter	4
------	------	---------	---

Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	400	12.5	\$	342	\$ 136,800
Bull pine			\$	308	-
Lodgepole pine			\$	411	-
Douglas-fir			\$	449	-
Western larch			\$	437	-
Engelmann spruce			\$	411	-
Subalpine fir			\$	380	-
Grand fir			\$	380	-
Western redcedar			\$	467	-
Hemlock			\$	356	-
White pine			\$	357	-
Cottonwood			\$	-	-
Blue-stained	-	-	\$	-	-
Dead/dry	-	-	\$	256.5	-
	-	-	\$	171.00	-
Total	400	12.5	\$	342.00	\$ 136,800

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%	300	\$ 36.60
Cable-based	0%	0	\$ -
Total	100%	Weighted average	\$ 36.60

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	186	2.5	\$ 29.30

Contract costs

Road development costs	\$ -	Slash costs	\$ -
Road maintenance costs	\$ 2,000.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 1.83	\$ 13.73	\$ 5,490.00
FI fee	\$ 0.13	\$ 1.00	\$ 400.00
		5% bid deposit	\$ 274.50