

TIMBER APPRAISER 3.1



Doney Gal TS Appraisal

Date	11/21/2025	Acres	309
Area Office	SWLO	MBF/Ton conversion	5.73
County	Powell	MBF	1,733
Sale Type	Green	Tons	9,938

Estimated Prices

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

		Year	Quarter			
		2025	3			
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)		
Ponderosa pine	19	13.4	\$ 350	\$	6,650.00	
Bull pine	-	-	\$ 344	\$	-	
Lodgepole pine	32	9.3	\$ 415	\$	13,280.00	
Douglas-fir	1,119	13.9	\$ 440	\$	492,360.00	
Western larch	393	11.7	\$ 438	\$	172,134.00	
Engelmann spruce	102	13.1	\$ 415	\$	42,330.00	
Subalpine fir	56	8.9	\$ 330	\$	18,480.00	
Grand fir	-	-	\$ 325	\$	-	
Western redcedar	-	-	\$ 567	\$	-	
Hemlock	-	-	\$ 325	\$	-	
White pine	-	-	\$ 375	\$	-	
Other	-	-	\$ -	\$	-	
Blue-stained	-	-	286.875	\$	-	
Dead/dry	13	14.5	\$ 199.00	\$	2,587.00	
Total	1,734	13.1	\$ 431.27	\$	747,821.00	

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%	-	\$ 33.21
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 33.21

Haul cost	Paved	Unpaved		
Distance (miles)	125	5	Est cost per ton	\$ 32.05

Contract costs

Road development costs	\$ 105,140.00	Slash costs	\$ -
Road maintenance costs	\$ -	Other costs	\$ 10,870.00

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 8.25	\$ 47.27	\$ 81,988.50
FI fee	\$ 3.79	\$ 21.75	\$ 37,665.02
		5% bid deposit	\$ 4,099.43