

TIMBER APPRAISER 3.1PP

In-pa-ah

Date	8/20/2025	Acres	737
Area Office	NWLO	MBF/Ton conversion	7.11
County	Lake	MBF	3,326
Sale Type	Green	Tons	23,648

Estimated Prices

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

	Year	Quarter			
	2025	1			
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)	
Ponderosa pine*	270	11.8	\$ 350	\$ 94,500.00	
Bull pine*	-	-	\$ 325	\$ -	
Lodgepole pine	842	9.9	\$ 419	\$ 352,798.00	
Douglas-fir	1,047	11.7	\$ 462	\$ 483,714.00	
Western larch	571	12.5	\$ 446	\$ 254,666.00	
Engelmann spruce	199	9.9	\$ 419	\$ 83,381.00	
Subalpine fir	12	9.2	\$ 356	\$ 4,272.00	
Grand fir	384	10.8	\$ 356	\$ 136,704.00	
Western redcedar	1	9.0	\$ 533	\$ 533.00	
Hemlock	-	-	\$ 325	\$ -	
White pine	-	-	\$ 475	\$ -	
Other	-	-	\$ -	\$ -	
Blue-stained	-	-	288.375	\$ -	
Dead/dry	-	-	\$ 208.81	\$ -	
Total	3,326	11.2	\$ 424.10	\$ 1,410,568.00	
PP + BP	270	11.8	\$ 350.00	\$ 94,500.00	
Non-PP	3,056	11.1	\$ 430.65	\$ 1,316,068.00	

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton	
Ground-based	100%	500	\$ 35.39	
Cable-based	0%	-	\$ -	
Cut-to-length	0%	-	\$ -	
Total	100%	Weighted average	\$ 35.39	
Haul cost	Paved	Unpaved	Est cost per ton	
Non-PP distance	48	3	\$ 18.34	
PP distance	152	3	\$ 36.38	

Contract costs

Road development costs	\$ 13,525.00	Slash costs	\$ -
Road maintenance costs	\$ 23,868.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Min bid (non-PP)	\$ 17.85	\$ 126.90	\$ 387,806.40
Min bid (PP only)*	\$ 5.42	\$ 38.55	\$ 10,408.50
FI fee	\$ 3.74	\$ 26.60	\$ 88,471.60
		5% bid deposit	\$ 19,910.75

*PP minimum bid adjusted to account for recent market changes