

TIMBER APPRAISER 3.1PP

Twister Loop Appraisal

Date	11/23/2025	Acres	533
Area Office	NWLO	MBF/Ton conversion	5.69
County	Lake	MBF	3,346
Sale Type	Green	Tons	19,029

Estimated Prices

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

	Year	Quarter		
	2025	3		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine*	449	21.6	\$ 350	\$ 157,150.00
Bull pine*	-	-	\$ 344	\$ -
Lodgepole pine	231	10.9	\$ 415	\$ 95,865.00
Douglas-fir	933	14.0	\$ 440	\$ 410,520.00
Western larch	1,607	16.7	\$ 438	\$ 703,866.00
Engelmann spruce	122	13.8	\$ 415	\$ 50,630.00
Subalpine fir	-	-	\$ 330	\$ -
Grand fir	5	10.7	\$ 325	\$ 1,625.00
Western redcedar	-	-	\$ 567	\$ -
Hemlock	-	-	\$ 325	\$ -
White pine	-	-	\$ 375	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	286.875	\$ -
Dead/dry	-	-	\$ 198.58	\$ -
Total	3,347	16.1	\$ 424.16	\$ 1,419,656.00
PP + BP	449	21.6	\$ 350.00	\$ 157,150.00
Non-PP	2,898	15.2	\$ 435.65	\$ 1,262,506.00

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%	-	\$ 32.86
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 32.86
Haul cost	Paved	Unpaved	
Non-PP distance	50	3	Est cost per ton \$ 18.69
PP distance	150	3	Est cost per ton \$ 36.04

Contract costs

Road development costs	\$ 9,752.00	Slash costs	\$ -
Road maintenance costs	\$ 9,314.00	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Min bid (non-PP)	\$ 18.03	\$ 102.56	\$ 297,231.66
Min bid (PP only)*	\$ 5.77	\$ 32.83	\$ 14,742.72
FI fee	\$ 4.67	\$ 26.60	\$ 89,030.20
		5% bid deposit	\$ 15,598.72

*PP minimum bid adjusted to account for recent market changes