

TIMBER APPRAISER 3.2PP



Case for Potomac

Date	8/20/2026
Area Office	SWLO
County	Missoula
Sale Type	Green

Acres	327
MBF/Ton conversion	5.94
MBF	1,350
Tons	8,020

Estimated Prices

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

	Year	Quarter		
	2026	2		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine*	711	16.3	\$ 320	\$ 227,520.00
Bull pine*	-	-	\$ 270	\$ -
Lodgepole pine	-	-	\$ 412	\$ -
Douglas-fir	578	14.2	\$ 442	\$ 255,476.00
Western larch	62	17.7	\$ 446	\$ 27,652.00
Engelmann spruce	-	-	\$ 402	\$ -
Subalpine fir	-	-	\$ 340	\$ -
Grand fir	-	-	\$ 281	\$ -
Western redcedar	-	-	\$ 467	\$ -
Hemlock	-	-	\$ 275	\$ -
White pine	-	-	\$ 350	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 240	\$ -
Dead/dry	-	-	\$ 201.33	\$ -
Total	1,351	15.5	\$ 377.98	\$ 510,648.00
PP + BP	711	16.3	\$ 320.00	\$ 227,520.00
Non-PP	640	14.5	\$ 442.39	\$ 283,128.00

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%	1,000	\$ 39.31
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 39.31
Haul cost	Paved	Unpaved	
Non-PP distance	132	3	Est cost per ton \$ 32.91
PP distance	132	3	Est cost per ton \$ 32.91

Contract costs

Road development costs	\$ 13,920	Slash costs	\$ 18,050
Road maintenance costs	\$ 10,230	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Min bid (non-PP)	\$ 10.91	\$ 64.80	\$ 41,469
Min bid (PP only)*	\$ 2.00	\$ 11.88	\$ 8,444
FI fee	\$ 3.66	\$ 21.75	\$ 29,353
5% bid deposit			\$ 2,496

*PP minimum bid adjusted to account for recent market changes