TIMBER APPRAISER 3.2

The Montana Department of Natural Resources & Conservation — FOREST INDUSTRY RESEARCH PROGRAM, UNIVERSITY OF MONTANA

Mount Johns Timber Sale

Date	Sept. 22, 2026	Acres	652
Area Office	NWLO	MBF/Ton conversion	6.42
County	Flathead & Lake	MBF	3,752
Sale Type	Green	Tons	24,085

Estimated Prices

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

Year	Quarter
2026	2

Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	43	22.4	$ 320	$ 13,760.00
Bull pine	-	-	$ 270	$ -
Lodgepole pine	91	11.5	$ 412	$ 37,492.00
Douglas-fir	2,319	12.8	$ 442	$ 1,024,998.00
Western larch	705	10.6	$ 446	$ 314,430.00
Engelmann spruce	144	11.2	$ 402	$ 57,888.00
Subalpine fir	-	-	$ 340	$ -
Grand fir	450	10.4	$ 281	$ 126,450.00
Western redcedar	-	-	$ 467	$ -
Hemlock	-	-	$ 275	$ -
White pine	-	-	$ 350	$ -
Other	-	-	$ -	$ -
Blue-stained	-	-	274.5	$ -
Dead/dry	-	-	$ 191.92	$ -
Total	3,752	12.1	$ 419.78	$ 1,575,018.00

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%	-	$ 34.86
Cable-based	0%	-	$ -
Cut-to-length	0%	-	$ -
Total	100%	Weighted average	$ 34.86

Haul cost

	Paved	Unpaved		
Distance (miles)	32	12.5	Est cost per ton	$ 17.21

Contract costs

Road development costs	$ 19,709.00	Slash costs	$ -
Road maintenance costs	$ 60,817.00	Other costs	$ 500.00

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	$ 19.39	$ 124.47	$ 467,008
FI fee	$ 4.14	$ 26.60	$ 99,712
		5% bid deposit	$ 23,350