

TIMBER APPRAISER 3.2



The Montana Department of
Natural Resources
& Conservation



FOREST INDUSTRY
RESEARCH PROGRAM
UNIVERSITY OF MONTANA

Stryker

Date	8/20/2026	Acres	70
Area Office	NWLO	MBF/Ton conversion	5.18
County	Lincoln	MBF	546
Sale Type	Green	Tons	2,828

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	-	-	\$ 320	\$ -
Bull pine	-	-	\$ 270	\$ -
Lodgepole pine	17	8.5	\$ 412	\$ 7,004.00
Douglas-fir	298	14.1	\$ 442	\$ 131,716.00
Western larch	227	16.8	\$ 446	\$ 101,242.00
Engelmann spruce	3	16.0	\$ 402	\$ 1,206.00
Subalpine fir	-	-	\$ 340	\$ -
Grand fir	1	10.0	\$ 281	\$ 281.00
Western redcedar	-	-	\$ 467	\$ -
Hemlock	-	-	\$ 275	\$ -
White pine	-	-	\$ 350	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	309	\$ -
Dead/dry	-	-	\$ 198.30	\$ -
Total	546	15.1	\$ 442.21	\$ 241,449.00

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%	800	\$ 36.43
Cable-based	0%	-	\$ -
Cut-to-length	0%	-	\$ -
Total	100%	Weighted average	\$ 36.43

Haul cost	Paved	Unpaved	
Distance (miles)	43.1	1.6	Est cost per ton \$ 17.25

Contract costs

Road development costs	\$ 6,298	Slash costs	\$ 7,964
Road maintenance costs	\$ 2,539	Other costs	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 20.69	\$ 107.20	\$ 58,531
FI fee	\$ 5.14	\$ 26.60	\$ 14,524
		5% bid deposit	\$ 2,927