

GNA TIMBER APPRAISER 2.2



GNA After Midnight

Date	12/10/2025	Acres	270
Area Office	NWLO	MBF/Ton conversion	6.52
County	Lincoln	MBF	1,433
Sale Type	Green	Tons	9,342

Estimated Delivered Log Prices

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

	Year	Quarter		
	2025	3		
Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine	-	-	\$ -	\$ -
Bull pine	-	-	\$ 338	\$ -
Lodgepole pine	91	8.9	\$ 436	\$ 39,621
Douglas-fir	1,085	11.8	\$ 472	\$ 512,311
Western larch	181	11.1	\$ 458	\$ 82,721
Engelmann spruce	75	11.2	\$ 436	\$ 32,492
Subalpine fir	2	8.0	\$ 338	\$ 633
Grand fir	-	-	\$ -	\$ -
Western redcedar	-	-	\$ -	\$ -
Hemlock	-	-	\$ -	\$ -
White pine	-	-	\$ -	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 327	\$ -
Dead/dry	-	-	\$ 214	\$ -
Total	1,433	11.5	\$ 466	\$ 667,777

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%	400	\$ 34.65
Cable-based			\$ -
Cut-to-length			\$ -
		Weighted average	\$ 34.65
Haul cost	Paved	Unpaved	
Haul distance	62	3	Est cost per ton \$ 20.77
Contract costs			
Road development	\$ 62,623	Slash	\$ 124,325
Road maintenance	\$ 8,990	Other	\$ 7,975

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 10.30	\$ 67.15	\$ 96,210
5% bid deposit			\$ 4,811