

# GNA TIMBER APPRAISER 2.2



## GNA Rice

|             |            |                    |        |
|-------------|------------|--------------------|--------|
| Date        | 12/24/2025 | Acres              | 1096   |
| Area Office | SWLO       | MBF/Ton conversion | 7.06   |
| County      | Missoula   | MBF                | 5,025  |
| Sale Type   | Green      | Tons               | 35,460 |

### Estimated Delivered Log Prices

Source: [http://www.bber.umd.edu/FIR/F\\_LogPrice.asp](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   | -            | -            | \$ 350                    | \$ -                  |
| Bull pine        | -            | -            | \$ 370                    | \$ -                  |
| Lodgepole pine   | 283          | 9.3          | \$ 458                    | \$ 129,614            |
| Douglas-fir      | 4,117        | 12.5         | \$ 504                    | \$ 2,074,968          |
| Western larch    | 208          | 9.2          | \$ 479                    | \$ 99,632             |
| Engelmann spruce | 81           | 11.6         | \$ 458                    | \$ 37,098             |
| Subalpine fir    | 71           | 11.1         | \$ 347                    | \$ 24,637             |
| Grand fir        | -            | -            | \$ 347                    | \$ -                  |
| Western redcedar | -            | -            | \$ 600                    | \$ -                  |
| Hemlock          | -            | -            | \$ 347                    | \$ -                  |
| White pine       | -            | -            | \$ 392                    | \$ -                  |
| Other            | -            | -            | \$ -                      | \$ -                  |
| Blue-stained     | -            | -            | \$ 344                    | \$ -                  |
| Dead/dry         | 265          | 12.9         | \$ 225                    | \$ 59,519             |
| Total            | 5,025        | 12.2         | \$ 483                    | \$ 2,425,468          |

### Estimated Costs

Source: [http://www.bber.umd.edu/FIR/F\\_Logging.asp](http://www.bber.umd.edu/FIR/F_Logging.asp)

| Logging cost     | Percent          | Yarding distance (ft) | Est cost per ton          |
|------------------|------------------|-----------------------|---------------------------|
| Ground-based     | 53%              | 1,200                 | \$ 37.60                  |
| Cable-based      | 8%               | 300                   | \$ 51.41                  |
| Cut-to-length    | 39%              | 1,200                 | \$ 50.22                  |
|                  | Weighted average |                       | \$ 43.62                  |
| Haul cost        | Paved            | Unpaved               |                           |
| Haul distance    | 94               | 3                     | Est cost per ton \$ 26.32 |
| Contract costs   |                  |                       |                           |
| Road development | \$ 153,622.00    | Slash                 | \$ -                      |
| Road maintenance | \$ 65,816.00     | Other                 | \$ -                      |

### Appraisal Summary

|                | Per ton | Per MBF  | Total      |
|----------------|---------|----------|------------|
| Minimum bid    | \$ 8.81 | \$ 62.18 | \$ 312,314 |
| 5% bid deposit |         |          | \$ 15,616  |