

GNA TIMBER APPRAISER 3.1



YELP DOG

Date	6/9/2026	Acres	818
Area Office	SWLO	MBF/Ton conversion	6.57
County	Sanders	MBF	7,720
Sale Type	Green	Tons	50,681

Estimated Delivered Log Prices

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

Year	2026	Quarter	1
------	------	---------	---

Species	Volume (MBF)	Avg DBH (in)	Delivered log price	
			(MBF)	Estimated value (MBF)
Ponderosa pine	-	-	\$ 345	\$ -
Bull pine	-	-	\$ 278	\$ -
Lodgepole pine	78	8	\$ 429	\$ 33,462
Douglas-fir	5,125	13	\$ 449	\$ 2,301,125
Western larch	419	10	\$ 445	\$ 186,455
Engelmann spruce	16	11	\$ 421	\$ 6,736
Subalpine fir	36	13	\$ 365	\$ 13,140
Grand fir	1,950	11	\$ 322	\$ 627,900
Western redcedar	96	12	\$ 550	\$ 52,800
Hemlock	-	-	\$ 288	\$ -
White pine	-	-	\$ 312	\$ -
Other	-	-	\$ -	\$ -
Blue-stained	-	-	\$ 322	\$ -
Dead/dry	-	-	\$ 213	\$ -
Total	7,720	11.9	\$ 417	\$ 3,221,618

Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	23%	1,000	\$ 36.16
Cable-based	77%	600	\$ 49.95
Cut-to-length	0%	-	\$ -
Weighted average			\$ 46.78

Haul cost	Paved	Unpaved	Est cost per ton
Haul distance	10	7	\$ 12.44

Contract costs

Road development	\$ 52,080	Slash	\$ -
Road maintenance	\$ 38,590	Other	\$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	\$ 4.83	\$ 31.73	\$ 244,733
5% bid deposit			\$ 12,237