GNA TIMBER APPRAISER 3.1PP

The Montana Department of Natural Resources & Conservation — Forest Industry Research Program, University of Montana

GNA Full Moon

Date	10/21/2026	Acres	1287
Area Office	SWLO	MBF/Ton conversion	5.7
County	Mineral	MBF	15,594
Sale Type	Green	Tons	88,886

Estimated Delivered Log Prices

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

Year	Quarter
2026	3

Species	Volume (MBF)	Avg DBH (in)	Delivered log price (MBF)	Estimated value (MBF)
Ponderosa pine*	110	13.6	$ 320	$ 35,200.00
Bull pine*			$ 270	$ -
Lodgepole pine	449	9.6	$ 412	$ 184,988.00
Douglas-fir	9,604	11.8	$ 442	$ 4,244,968.00
Western larch	1,368	12.1	$ 446	$ 610,128.00
Engelmann spruce	40	10.7	$ 402	$ 16,080.00
Subalpine fir	9	7.4	$ 340	$ 3,060.00
Grand fir	3,515	12.4	$ 281	$ 987,715.00
Western redcedar	252	14.2	$ 467	$ 117,684.00
Hemlock			$ 275	$ -
White pine			$ 350	$ -
Other			$ -	$ -
Blue-stained			$ 274.50	$ -
Dead/dry	247		$ 194.38	$ 48,010.63
Total	15,594	11.8	$ 400.66	$ 6,247,833.63
PP + BP	110	13.6	$ 320.00	$ 35,200.00
Non-PP	15,484	11.7	$ 401.23	$ 6,212,633.63

Estimated Costs

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

Logging cost

	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	22%	1,000	$ 39.76
Cable-based	78%	1,100	$ 59.37
Cut-to-length	0%	-	$ -
		Weighted average	$ 55.06

Haul cost

	Paved	Unpaved		
Non-PP distance	108	9	Est cost per ton	$ 37.24
PP distance	58	9	Est cost per ton	$ 26.39

Contract costs

Road development	$ 240,431.00	Slash	$ -
Road maintenance	$ 30,342.00	Other	$ -

Appraisal Summary

	Per ton	Per MBF	Total
Min Bid (Non-PP)	$ 3.19	$ 18.20	$ 281,855
Min Bid (PP only)*	$ 2.02	$ 11.51	$ 1,266
5% bid deposit			$ 14,156

*PP minimum bid adjusted to account for recent market changes