GNA TIMBER APPRAISER 3.1

Buffalo Springs SYU Re-offer

Date	10/13/2026	Acres	409
Area Office	CLO	MBF/Ton conversion	7.5
County	Meagher	MBF	1,130
Sale Type	Green	Tons	8,475

Estimated Delivered Log Prices

Source: http://www.bber.umt.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	156	8	$ 412	$ 64,272.00
Douglas-fir	974	12	$ 442	$ 430,508.00
Western larch	-	-	$ 446	$ -
Engelmann spruce			$ 402	$ -
Subalpine fir	-		$ 340	$ -
Grand fir	-	-	$ 281	$ -
Western redcedar	-	-	$ 467	$ -
Hemlock	-	-	$ 275	$ -
White pine	-	-	$ 350	$ -
Other	-	-	$ -	$ -
Blue-stained	-	-	$ 309.00	$ -
Dead/dry			$ 213.50	$ -
Total	1,130	11.4	$ 437.86	$ 494,780.00

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%	600	$ 44.53
Cable-based	0%	-	$ -
Cut-to-length	0%	-	$ -
		Weighted average	$ 44.53

Haul cost

	Paved	Unpaved		
Haul distance	110	2.5	Est cost per ton	$ 36.26

Contract costs

Road development	$ 65,094.00	Slash	$ 2,712.00
Road maintenance	$ 55,921.00	Other	$ -

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	$ 1.49	$ 11.20	$ 12,659
5% bid deposit			$ 633