GNA TIMBER APPRAISER 3.1

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

GNA Deep Canyon

Date	10/14/2026	Acres	658
Area Office	NWLO	MBF/Ton conversion	6.3269
County	Flathead	MBF	2,496
Sale Type	Green	Tons	15,792

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	-	-	$ 320	$ -
Bull pine	-	-	$ 352	$ -
Lodgepole pine	863	10	$ 398	$ 343,474.00
Douglas-fir	153	10	$ 424	$ 64,872.00
Western larch	875	9	$ 424	$ 371,000.00
Engelmann spruce	318	10	$ 400	$ 127,200.00
Subalpine fir	193	9	$ 340	$ 65,620.00
Grand fir	94	11	$ 273	$ 25,662.00
Western redcedar	-	-	$ 467	$ -
Hemlock	-	-	$ 273	$ -
White pine	-	-	$ 333	$ -
Other	-	-	$ -	$ -
Blue-stained	-	-	$ 298.50	$ -
Dead/dry	-	-	$ 188.25	$ -
Total	2,496	9.6	$ 399.77	$ 997,828.00

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	$ 43.83
Cable-based	0%	-	$ -
Cut-to-length	0%	-	$ -
		Weighted average	$ 43.83

Haul cost

	Paved	Unpaved		
Haul distance	13	24	Est cost per ton	$ 19.89

Contract costs

Road development	$ 67,578.00	Slash	$ 3,437.00
Road maintenance	$ 66,429.00	Other	

Appraisal Summary

	Per ton	Per MBF	Total
Minimum bid	$ 5.74	$ 36.30	$ 90,609.58
5% bid deposit			$ 4,530.48