GNA TIMBER APPRAISER 3.1PP

The Montana Department of Natural Resources & Conservation — FOREST INDUSTRY RESEARCH PROGRAM, UNIVERSITY OF MONTANA

GNA Hoodoo Blowdown

Date	7/28/2026	Acres	193
Area Office	NWLO	MBF/Ton conversion	5
County	Lincoln	MBF	288
Sale Type	Salvage	Tons	1,440

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*			$ 315	$ -
Bull pine*			$ 267	$ -
Lodgepole pine	8	9.4	$ 412	$ 3,296.00
Douglas-fir	58	11.7	$ 442	$ 25,636.00
Western larch	128	9.3	$ 446	$ 57,088.00
Engelmann spruce	7	10.0	$ 402	$ 2,814.00
Subalpine fir			$ 348	$ -
Grand fir			$ 306	$ -
Western redcedar			$ 500	$ -
Hemlock			$ 258	$ -
White pine	12	8.7	$ 283	$ 3,396.00
Other			$ -	$ -
Blue-stained	75	11.6	$ 200.00	$ 15,000.00
Dead/dry			$ 198.50	$ -
Total	288	10.4	$ 372.33	$ 107,230.00
PP + BP	75	11.6	$ 200.00	$ 15,000.00
Non-PP	213	10.4	$ 372.33	$ 107,230.00

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%	500	$ 39.13
Cable-based	0%	-	$ -
Cut-to-length	0%	-	$ -
		Weighted average	$ 39.13

Haul cost

	Paved	Unpaved		
Non-PP distance	53	2	Est cost per ton	$ 19.03
PP distance	53	2	Est cost per ton	$ 19.03

Contract costs

Road development	$ 9,215.50	Slash	$ -
Road maintenance	$ 5,782.50	Other	$ -

Appraisal Summary

	Per ton	Per MBF	Total
Min Bid (Non-PP)	$ 2.49	$ 12.43	$ 2,646.55
Min Bid (PP only)*	$ 0.79	$ 3.93	$ 294.45
5% bid deposit			$ 147.05

*PP minimum bid adjusted to account for recent market changes