

West Fork II Appraisal

Spp/Products	Volume (tons)	Del Value	Volume (MBF)
Douglas-fir	7800	\$819,000.00	1560
Grand fir	13435	\$1,174,219.00	2687
Sub fir	72	\$2,592.00	12
Larch	20	\$2,048.00	4
Lodgepole/Spruce	2556	\$189,996.00	426
Hemlock	2490	\$217,189.00	497
Nonsaw/firewood (all spp)	2445	\$4,890.00	326
Total tons	28,818	Total Value	Total MBF
		\$2,409,934.00	5,512

AVG Delivered Log Price/TON:	\$83.63
AVG Logging Costs/TON:	\$55.00
AVG Loading Costs/TON:	\$4.00
AVG Transportation/TON:	\$9.14
AVG Development/TON:	\$12.87

Transportation:			
Total Miles of Haul	71		
miles of woods RD	18	0.18	per ton/mile
miles of County RD	7	0.14	per ton/mile
Miles of paved	46	0.08	per ton/mile
Current Diesel Price	4.05		
sub total Tr	7.90		
Fuel Surcharge	\$1.24		
Trans. Costs/ton	\$6.66		

Development Costs:	
Seed	\$1,250
Weed suppression	\$875
Road Work	\$358,790
Mobilization	\$10,000
Total Development	\$370,915
Development cost/ton	\$12.87

Appraised (SALE) Stumpage Value (per ton)	\$2.61
Appraised (TOTAL SALE VALUE)	\$75,301.38

NOTES:
 See Exhibit C for detailed road construction costs
 Haul route maintenance; \$50,000