



**United States
Department of the Interior
Bureau of Land Management**

Timber Appraisal

Sale Name: Magee Creek	Sale Date: Wednesday, July 8, 2026
BLM District: Spokane DO	Unit of Measure: 16' MBF
Contract #: ORW03-TS-2026.0001	Contract Term: 12 months
Sale Type: Advertised	Contract Mechanism: 5450-004

Scale Sale of Timber and other Wood Products

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Approved By: -

Legal Description of Contract Area

Land Status	County	Township	Range	Section	Subdivision	Meridian
PD	Stevens	33N	38E	7	NW1/4; NW1/4, SW1/4	Willamette

Species Totals

Species	Net	Gross Merch	Gross	# of Merch Logs	# of Cull Logs	# of Trees
Ponderosa Pine	390.7	420.2	420.2	0	0	1,830
Douglas Fir	292.0	298.2	298.2	0	0	2,316
Totals	682.7	718.4	718.4	0	0	4,146

Cutting Area Acres

Regeneration Harvest Acres	Partial Cut Acres	Right of Way Acres	Total Acres	Net Volume per Acre
0.0	58.0	0.0	58.0	11.8

Comments:

The dominant species is ponderosa pine.

Logging Costs

Stump to Truck	\$29,933.00
Transportation	\$42,000.00
Road Construction	\$42,065.02
Maintenance/Rockwear	\$47,770.64
Road Use	\$0.00
Other Allowances	\$2,301.92
Total:	\$164,070.58
Total Logging Cost per MBF:	\$240.33

Utilization Centers

Location	Distance	% of Net Volume
Arden, WA	22.0 miles	100%

Profit & Risk

Profit	11%
Risk	1%
Total Profit & Risk	12%

Tract Features

Quadratic Mean DBH	14.7 in
Average GM Log	78 bf
Average Volume per Acre	11.8 mbf
Recovery	90%
<u>Net MBF volume:</u>	
Green	682.7 mbf
Salvage	0 mbf
Export	0 mbf
<u>Ground Base Logging:</u>	
Percent of Sale Volume	100%
Average Yarding Slope	30%
Average Yarding Distance	416 ft
<u>Cable Logging:</u>	
Percent of Sale Volume	0%
Average Yarding Slope	0%
Average Yarding Distance	0 ft
<u>Aerial Logging:</u>	
Percent of Sale Volume	0%
Average Yarding Slope	0%
Average Yarding Distance	0 ft

Cruise

Cruise Completed	May 2026
Cruised By	BLM
Cruise Method	

The timber in the project area was cruised using the PCMTRE variable plot cruise method and collated through BLM's EcoSurvey Program. Plot locations were created using a BLM - Create Cruiser Points Tool for ArcGIS, mapping a GIS generated grid that were traversed to and measured using handheld GPS units. There was a total of 42 plots cruised across 58 original acres using 20 BAF. Acreage determined using GPS methods.

Stumpage Computation

Species	# of Trees	Net Volume	Pond Value	(-) Profit & Risk	(-) Logging Costs	(+) Marginal Log Value	Appraised Price/MBF	Appraised Value (\$)
Ponderosa Pine	1,830	390.7	\$369.00	\$44.28	\$240.33	\$0.00	\$84.40	\$32,975.08
Douglas Fir	2,316	292.0	\$500.00	\$60.00	\$240.33	\$0.00	\$199.70	\$58,312.40
Totals	4,146	682.7						\$91,287.48

Percent of Volume By Log Grade

Species	No. 1 Sawmill	No. 2 Sawmill	No. 3 Sawmill	No. 4 Sawmill	No. 5 Sawmill	No. 6 Sawmill	Camp Run
Ponderosa Pine							100.0%

Species	No. 1 & 2 Peeler	No. 3 Peeler	Special Mill	No. 2 Sawmill	No. 3 Sawmill	No. 4 Sawmill	Camp Run
Douglas Fir							100.0%

Unit: 7-1

Species	Net	Gross Merch	Gross	# of Trees
Douglas Fir	104.2	106.5	106.5	675
Ponderosa Pine	32.2	32.9	32.9	74
Totals:	136.4	139.4	139.4	749

Net Volume/Acre: 9.7 MBF

Regeneration Harvest	0.0
Partial Cut	14.0
Right of Way	0.0
Total Acres:	14.0

Unit: 7-2

Species	Net	Gross Merch	Gross	# of Trees
Ponderosa Pine	358.5	387.3	387.3	1,756
Douglas Fir	187.8	191.7	191.7	1,641
Totals:	546.3	579.0	579.0	3,397

Net Volume/Acre: 12.4 MBF

Regeneration Harvest	0.0
Partial Cut	44.0
Right of Way	0.0
Total Acres:	44.0

Total Stump To Truck	Net Volume	\$/MBF
\$29,933.00	682.7	\$43.85

Stump to Truck: Falling, Bucking, Yarding, & Loading

Yarding System	Unit of Measure	# of Units of Measure	\$/Unit of Measure	Total Cost	Remarks
Feller Buncher	Total	1.0	\$29,933.00	\$29,933.00	
Subtotal				\$29,933.00	

Additional Costs

Item	Unit of Measure	# of Units of Measure	\$/Unit of Measure	Total Cost	Remarks
Subtotal				\$0.00	

Additional Moves

Equipment	Unit of Measure	# of Units of Measure	\$/Unit of Measure	Total Cost	Remarks
Subtotal				\$0.00	

Comments:

Feller Buncher: includes 2 skidders, log loader, & processor. Production rate of 8 loads/day, 4.5 mbf/load (GM MBF = 718.4). USFS CCF pricing: \$70 per 1200 BF (598.67 CCF in 718,400 board feet x \$70 = \$41,906.66);
 Local sources pricing: \$1,500 per day (718.4 GM MBF / 4.5 MBF per load = 160 loads / 8 loads per day = 20 days x \$1,500 per day = \$29,933).

Total	Net Volume	\$/MBF
\$42,000.00	682.7	\$61.52

Utilization Center	One Way Mileage	Description	Unit of Measure	# of Units	\$/Unit of Measure	Total Cost	% of Sale Volume
Arden, WA	22.0	Boise Cascade Mill	Hour	280.0	\$150.00	\$42,000.00	100%

Comments:

Haul Costs = \$150/hour (local source) with 36-minute (22 miles) one-way drive time to closest Utilization Center (Arden, WA): 1.25 hours round trip + 1/2-hour additional time included at the delivery point or enroute (scale ramp). 4.5 mbf/load divided by potential available timber in 58 acres with a GM MBF of 718.4 = approx. 160 loads. x 1.75 hrs/load = 280 hours.

Engineering Allowances

Total	Net Volume	\$/MBF
\$89,835.66	682.7	\$131.59

Cost Item	Total Cost
Road Construction:	\$42,065.02
Road Maintenance/Rockwear:	\$47,770.64
Road Use Fees:	\$0.00

Comments:

Road Construction = Road Reconstruction @ \$300/sta. for 2.5 miles (132.1 stations) = \$39,635.02 and new temp rd. construction for 485.6 feet (4.9 sta. @ \$500/sta. = \$2,430).
 Road Maintenance includes 47,770.64 feet (9 miles of potential road maintenance @ \$100/sta.
 Access Fee: Purchaser to pay Manulife Investment Management for timber hauling access.

Total	Net Volume	\$/MBF
\$2,301.92	682.7	\$3.37

Environmental Protection

Cost item	Total Cost
Equipment Wash	\$601.52
Subtotal	\$601.52

Road Construction, Maintenance, Use, & Decommissioning

Cost item	Total Cost
Decommissioning	\$486.00
Subtotal	\$486.00

Slash Disposal & Site Prep

Cost item	Total Cost
Landing Piles	\$1,214.40
Subtotal	\$1,214.40

Comments:

Equipment Wash (4): \$140/hr. + \$5.19/gal @ 2 gal/hr. for 1 hr. ea. (Source: Newtec - Kettle Falls, WA); Slash Disposal = Landing cleanup, Pile & Cover @ \$151.80/hr. (BLM does burning).