



Timber Sale Appraisal
South Kelly Ridge
Sale 341-10-33

"STEWARDSHIP IN FORESTRY"

District: Coos

Date: October 12, 2009

cost summary

	Conifer	Hardwood	Total
Gross Timber Sale Value	\$820,478.16	\$7,739.42	\$828,217.58
		Project Work:	\$(90,239.00)
		Advertised Value:	\$737,978.58



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timber description

Location: Portions of Sections 7 and 8, T23S, R10W, WM., Coos County, Oregon.

Stand Stocking: 80%

SpecieName	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	24	0	95
Western Hemlock / Fir	21	0	95
Alder (Red)	18	0	90

Volume by Grade	2S	2S 12"+	3P	3S	3S 10" -	4S 8" - 9'	6" - 7"	SM	Total
Douglas - Fir	2,374	0	32	674	0	0	0	128	3,208
Western Hemlock / Fir	0	0	0	20	0	0	0	0	20
Alder (Red)	0	13	0	0	5	3	5	0	26
Total	2,374	13	32	694	5	3	5	128	3,254



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comments: Pond Values Used: 3rd Quarter Calendar Year 2009 + Local Pond Values.

Regeneration harvest of approximately 55 acres of 102-114 year old predominately Douglas-fir sawtimber. Sale is a Wildlife Emphasis unit with increased levels of green tree retention, down wood retention, and snag creation.

Western Redcedar Stumpage Price = Pond Value minus Logging Cost
 $\$585/\text{MBF} = \$740/\text{MBF} - \$155/\text{MBF}$

SCALING COST ALLOWANCE = \$5.00/MBF

FUEL COST ALLOWANCE = \$3.00/Gallon

HAULING COST ALLOWANCE

Hauling costs equivalent to \$700 daily truck cost.

Other Costs (with Profit & Risk to be added):

FELLING:

Directional Felling/Tree Jacking = \$300.

YARDING AND LOADING:

Brand and Paint Logs: $\$1/\text{MBF} \times 3,254 \text{ MBF} = \$3,254$

Cull Sorting/Slash Piling on Landings: $\$125/\text{landing} \times 5 \text{ landings} = \625

Rig Lift Trees: $\$100/\text{tree} \times 5 \text{ trees} = \500

Artificial Guy Anchors (Dozer/Skidder): \$500 each x 2 anchors = \$1,000.

MISCELLANEOUS COSTS:

Safety Flaggers on 8000 road: $\$150/\text{day} \times 5 \text{ days} = \750

Tree Topping/Girdling: $\$100/\text{tree} \times 110 \text{ trees} = \$11,000$

Backhoe move-in for pullback and cleanup: $\$100/\text{hr} \times 3 \text{ hrs} = \300

Backhoe time for pullback and cleanup: $\$100/\text{hr} \times 4 \text{ hrs} = \400

TOTAL Other Costs (with Profit & Risk to be added) = \$18,129

Other Costs (No Profit & Risk to be added):

None.



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logging conditions

combination#: 1	Douglas - Fir	100.00%
	Western Hemlock / Fir	100.00%
	Alder (Red)	100.00%
yarding distance:	Medium (800 ft)	downhill yarding: No
logging system:	Cable: Large Tower >=70	Process: Manual Delimiting
tree size:	Mature / Regen Cut (900 Bft/tree), 3-5 logs/MBF	
loads / day:	12.0	bd. ft / load: 5,000
cost / mbf:	\$61.56	
machines:	Log Loader (A) Tower Yarder (Large)	



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logging costs

Operating Seasons:	1.00	Profit Risk:	10.00%
Project Costs:	\$90,239.00	Other Costs (P/R):	\$18,129.00
Slash Disposal:	\$0.00	Other Costs:	\$0.00

Miles of Road

Road Maintenance: \$0.00

Dirt	Rock (Contractor)	Rock (State)	Paved
0.0	1.0	0.0	0.0

Hauling Costs

Species	\$ / MBF	Trips/Day	MBF / Load
Douglas - Fir	\$0.00	2.0	5.0
Western Hemlock / Fir	\$0.00	2.0	4.0
Alder (Red)	\$0.00	2.0	3.5

Local Pond Values

Date	Specie	Grade	Value
10/12/09	Douglas - Fir	3P	\$570.00
10/12/09	Douglas - Fir	SM	\$480.00
10/12/09	Douglas - Fir	2S	\$420.00
10/12/09	Douglas - Fir	3S	\$355.00



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District: Coos

Date: October 12, 2009

logging costs breakdown

Logging	Road Maint	Fire Protect	Hauling	Other P/R appl	Profit & Risk	Slash Disposal	Scaling	Other	Total
Douglas - Fir									
\$61.56	\$1.07	\$1.35	\$66.82	\$5.57	\$13.64	\$0.00	\$5.00	\$0.00	\$155.01
Western Hemlock / Fir									
\$61.56	\$1.07	\$1.35	\$83.52	\$5.57	\$15.31	\$0.00	\$5.00	\$0.00	\$173.38
Alder (Red)									
\$61.56	\$1.12	\$1.35	\$100.00	\$5.57	\$16.96	\$0.00	\$5.00	\$0.00	\$191.56

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	\$0.00	\$410.23	\$255.22	\$0.00
Western Hemlock / Fir	\$0.00	\$260.00	\$86.62	\$0.00
Alder (Red)	\$0.00	\$489.23	\$297.67	\$0.00



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summary

Amortized

Specie	MBF	Value	Total
Douglas - Fir	0	\$0.00	\$0.00
Western Hemlock / Fir	0	\$0.00	\$0.00
Alder (Red)	0	\$0.00	\$0.00

Unamortized

Specie	MBF	Value	Total
Douglas - Fir	3,208	\$255.22	\$818,745.76
Western Hemlock / Fir	20	\$86.62	\$1,732.40
Alder (Red)	26	\$297.67	\$7,739.42

Gross Timber Sale Value

Recovery: \$828,217.58

Prepared by: Jon Haynes

Phone: 541-267-1758

Summary of "Other Costs" for Timber Sale Appraisals

Sale Name: South Kelly Ridge

Additional "Other Cost" with additional profit and risk to be added:

	<u>Units</u>	<u>Quantity</u>	<u>Cost/unit</u>	<u>Total Cost</u>
Felling				
Directional Felling/Tree Jacking	MBF	150	\$ 2.00	\$ 300.00
Yarding and Loading				
Brand and paint logs	MBF	3254	\$ 1.00	\$ 3,254.00
Cull sorting/slash piling on landings	landing	5	\$ 125.00	\$ 625.00
Rig lift trees	lift tree	5	\$ 100.00	\$ 500.00
Artificial guy anchors(dozer, skidder)	anchor	2	\$ 500.00	\$ 1,000.00
Miscellaneous Costs				
Safety Flaggers on 8000 road	per day	5	\$ 150.00	\$ 750.00
Tree topping/girdling	per tree	110	\$ 100.00	\$ 11,000.00
Equipment move-in for pullback & cleanup	per hr	3	\$ 100.00	\$ 300.00
Equipment time for pullback & cleanup	per hr	4	\$ 100.00	\$ 400.00
Total additional "Other Cost" with additional profit and risk to be added				\$ 18,129.00

Additional "Other Cost" with no additional profit and Risk

	<u>Units</u>	<u>Quantity</u>	<u>Cost/unit</u>	<u>Total Cost</u>
Non-required road construction	Stations			\$ -
Non-required road rocking	Cubic Yards			\$ -
Stream clearance	Feet			\$ -
Scaling (high piece count)	MBF		\$ 2.00	\$ -
				\$ -
Total additional "Other Cost" with no additional profit and Risk				\$ -

SUMMARY OF CONSTRUCTION COST
South Kelly Ridge

Project 1A: Road and Landing Construction

Points:	A to B	Length:	600'	Type:	14' no ditch
Excavator (includes standby while drilling)	45	hrs at	\$125.00	per hour	\$5,625.00
Cat time	45	hrs at	\$120.00	per hour	\$5,400.00
Drill and Shoot	20	hrs at	\$250.00	per hour	\$5,000.00
Dump Truck - haul 0.6 mi RT to Point I (approx. 1300 yds)	25	hrs at	\$95.00	per hour	\$2,375.00
Grader	2	hrs at	\$75.00	per hour	\$150.00
Laborer	45	hrs at	\$35.00	per hour	\$1,575.00

Total Project 1A: \$20,125.00

Project 1B: Landing Construction

Point:	C	Length:	n/a	Type:	n/a
Excavator	30	hrs at	\$125.00	per hour	\$3,750.00
Cat time	15	hrs at	\$120.00	per hour	\$1,800.00
Drill and Shoot	20	hrs at	\$250.00	per hour	\$5,000.00
Dump Truck - haul 0.3 mi RT to Point J (approx. 2500 yds)	30	hrs at	\$95.00	per hour	\$2,850.00
Laborer	30	hrs at	\$35.00	per hour	\$1,050.00

Total Project 1B: \$14,450.00

Project 1C: Landing Construction

Point:	D to E	Length:	200'	Type:	n/a
Excavator	10	hrs at	\$125.00	per hour	\$1,250.00
Cat time	15	hrs at	\$120.00	per hour	\$1,800.00
Laborer	15	hrs at	\$35.00	per hour	\$525.00

Total Project 1C: \$3,575.00

Project 1D: Waste Area Preparation

Points:	I and J	Length:	n/a	Type:	n/a
Excavator	5	hrs at	\$125.00	per hour	\$625.00
Cat time (prep and time during haul)	15	hrs at	\$120.00	per hour	\$1,800.00

Total Project 1D: \$2,425.00

Initial Move-in

Equipment	Miles	hrs/RT	Lowboy Rate/hr	Total
Excavator	35	5	\$95.00	\$475.00
Cat	35	5	\$95.00	\$475.00
Drill & Comp	35	4	\$95.00	\$380.00
Grader	35	4	\$95.00	\$380.00
Dump Truck	35	4	\$95.00	\$380.00

Total Move-in: \$2,090.00

Project 1 Total \$42,665.00

SUMMARY OF CONSTRUCTION COST
South Kelly Ridge

Project 2: Road and Landing Improvement

Points: E to F Length: 530' Type: 14' no ditch

Excavator	15	hrs at	\$125.00	per hour	\$1,875.00
Cat time	15	hrs at	\$120.00	per hour	\$1,800.00
Drill and Shoot at Point F	5	hrs at	\$250.00	per hour	\$1,250.00
Dump Truck - haul 0.7 mi RT to Point J (approx. 650 yds)	10	hrs at	\$95.00	per hour	\$950.00
Grader time	2	hrs at	\$75.00	per hour	\$150.00
Laborer	15	hrs at	\$35.00	per hour	\$525.00

Project 2 Total \$6,550.00

Project 3: Road Maintenance

Points: G to H Length: 11,500' Type: 14' w/ditch
(7650 Rd)

Excavator - clean ditches and culverts	10	hrs at	\$125.00	per hour	\$1,250.00
Dump Truck	10	hrs at	\$95.00	per hour	\$950.00
Grader time	5	hrs at	\$75.00	per hour	\$375.00
Laborer	10	hrs at	\$35.00	per hour	\$350.00

Project 3 Total \$2,925.00

Project 4: Rock Stockpile

Location: Fish Creek (7000/7500 jct)
Measured amount: 1300 cu yds
Size: 1 1/2" - 0"

Cost per cu yd at crusher (Bear Creek Quarry):	\$9.25	per yd
Haul cost per cu yd (3.25 hr RT):	\$16.25	per yd
Piling and shaping cost per cu yd:	\$1.50	per yd

Total cost per cu yd:	\$27.00	per yd
Total cu yds:	1200	yards

Total Cost for Stockpile rock: \$32,400.00

Base Prep Rock - Spread out at newly prepared stockpile area

Cost per cu yd at crusher (Bear Creek Quarry):	\$9.25	per yd
Haul cost per cu yd (3.25 hr RT):	\$16.25	per yd
Grader processing (includes move-in):	\$5.30	per yd

Total cost per cu yd:	\$30.80	per yd
Total cu yds:	100	yards

Total Cost for Base Prep rock: \$3,080.00

Project 4 Total \$35,480.00

SUMMARY OF CONSTRUCTION COST
South Kelly Ridge

Project 5: Road Surfacing

Points: 7650 & 8000 Roads

1 1/2" rock for maintenance on Haul Route for after logging (3.1 hr RT)	100	yds at	\$26.19	per yd	\$2,619.00
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Project 5 Total \$2,619.00

Total Project Costs \$90,239.00

TIMBER SALE SUMMARY

South Kelly Ridge

1. Type of Sale: Final Harvest, Recovery, Sealed Bid

2. Boundary Lines: Sale boundaries are marked on the ground with "Timber Sale Boundary" posters, red flagging, and red paint at locations shown on the Exhibit "A".

3. Revenue Distribution: 100% CSL; 100% Coos County

4. Sale Acreage: The sale is approximately 55 acres. Sale acreage was determined from electronic digitizing using the ArcView GIS program and deductions were made for existing interior roads and rocky/non-stocked areas.

	Posted Acres	Interior Road Acres	Non-Stocked Acres	Net Cruise Acres	Net Harvest Acres
Sale Area	57.8	2.9	.75	54.1	55

5. Volume by Species, Fund and County. See Attached table.

6. Grade: (by Percent,)

Species	3 Peeler %	Special Mill %	2 Saw (12"+) %	3 Saw %	10"-11" % Hardwood	8"- 9" % Hardwood	6"-7" % Hardwood
Douglas-fir	1 %	4 %	74 %	21 %			
Hemlock				100 %			
Hardwoods			49 %		21 %	10 %	20 %

7. Cruise: The sale area was variable plot cruised using a nested Big BAF plot method. The Big BAF method is a combination of count plots and individually measured trees. The plots were spaced 2 chains apart on cruise lines spaced 4 chains apart across the entire sale area. A 360 BAF full plot at 16 feet was taken to determine which Douglas-fir trees would be fully measured. A total of 62 Douglas-fir trees were fully measured for DBH, height, grade and defect. A 40 BAF full plot at 16 feet was used to determine tree counts for all species. Minor species were measured on every third plot. A total of 68 count plots were installed. Cruise data was gathered using Superace cruising technique. Cruising was done in January 2009 by ODF foresters R. Greco, J Haynes, G. Clary, and N. Kline.

A. Summary data (Sale Area):

Diam	Ht. Stand	Form Pt.	Form Factor	CV %	SE %
D4H	6" DIB	All species: 16'	Recorded for all cruised trees by estimate and measure	48 %	6.1 %

B. Defect and Breakage Summary (Sale Area):

BY PERCENT

SPECIES	CRUISED DEFECT	HIDDEN DEFECT	BREAKAGE	TOTAL %
DOUGLAS FIR	2	6	6	14
HEMLOCK	0	7	7	14
HARDWOODS	0	8	7	15

C. Stand Data (Sale Area):

SPECIES	DBH	TREES/ACRE	BASAL AREA/AC	NET MBF/ACRE
DOUGLAS FIR	24"	90	282 sq. ft.	58.3
HEMLOCK	21"	2	4 sq. ft.	.4
HARDWOODS	18"	4	7 sq. ft.	.5

D. Green Tree Retention: There are ten (10) green tree reserve areas associated with this sale that are reserved from cutting. Approximately 60 percent of the green tree retention consists of perennial stream buffer extensions and pods next to streams. The remaining 40 percent of the green tree retention consists of seasonal stream buffers and scattered individual trees and pods throughout the sale area and are painted with red or blue paint. Green tree retention within stream buffers has been posted out of the sale area and is not included in the cruise. Painted individual trees and pods within the sale area have been removed from the cruise. The table below summarizes the green tree retention areas and the volume that has been removed from the cruise.

GTR Area	D-fir Count	D-fir MBF removed from cruise	Hemlock/ Cedar Count	Hemlock/ Cedar MBF removed from cruise	Hdwd Count	Hdwd MBF removed from cruise
Perennial Stream buffer Extensions	191	8.9	14	.2	61	.2
Seasonal buffers	21		2		10	
Scattered trees and pods	100	264.6	19	6.8	5	
TOTALS	312	274	35	7	76	.2

8. Timber Description: The sale area is 55 acres and is comprised of 2 different timber types ranging in age from 102 to 114 years old. The northwestern one third of the sale area is well stocked with 114 year old Douglas-fir and the remainder of the sale is well stocked with 102 year old Douglas-fir. Both types have a minor understory of hemlock and a small amount of red alder in the drainages. Timber quality is average to good. Parts of the sale area were commercially thinned about 35 years ago. The cruise expansion acres include only the timbered acres and not existing roads, rock, or non-stocked areas.

9. Topography: The sale area is primarily south and west facing with slopes over 70 percent. There are some benchy areas in the southeastern part of the sale. The West Fork Millicoma River, a large Type F stream, borders the southern boundary of the sale area. A small Type N perennial stream borders the southeastern part of the sale. Two (2) perennial Type N streams and one (1) intermittent Type N stream are within the sale area. Locations of stream buffers and green tree retention areas are indicated on the Exhibit "A".

10. Logging Method: The majority of the sale area is designed to be cable logged uphill from existing landings at Points C and F, and from new landings at Point B and Point E. Portions below the 8000 road can be shovel logged from the 8000 road or cable logged from Points C or E. The existing road spur into the sale area will be improved to access landings E and F. A new short spur may be constructed to access new landing B. All landings are located within mature timber types and should have adequate guyline anchors. Full suspension will be required while yarding over posted stream buffers and drainages. Single end suspension will be maintained over the remainder of the sale area. The sale area abuts the Fish Knife Marbled Murrelet Management Area on the north but is not seasonally restricted except for blasting operations. Summarily, the sale is planned for dry season operation with a March 1 to September 15 restriction on blasting. Winter and wet weather operations will require drainage and aggregate road surfacing. This is a Wildlife Emphasis unit with increased levels of down wood and snag creation. A Written Plan is required for operations next to the West Fork Millicoma River.

11. Access: To access the timber sale area take North Lake Road out of Lakeside and follow the 4000 road (Benson Ridge Road) to the 4900 road. Continue on the 4900 for a short distance to the 2000 road. Follow the 2000 road south to the 8000 road. Follow the 8000 road downhill for 2 miles to the West Fork Millicoma River and continue on the 8000 road for approximately 4 miles to the bottom of the sale area. Continue up the 7650 road for approximately 1/2 mile to access the top of the sale area.

12. Projects: See attached "Project Cost Summary Sheet"

Project No. 1: Road and Landing Construction

Project No. 2: Road Improvement

Project No. 3: Road Maintenance

Project No. 4: Road Stockpile Delivery

Project No. 5: Road Surfacing

NET VOLUMES AND ACREAGE

South Kelly Ridge

SALE AREA & SPECIES		Tree cnt. 100% Units	NET VOLUMES (MBF)							
			By County and Fund						Total Vols.	Vol. per Acre
Areas	Spec		Coos			Douglas				
		FRA	FDf	Total	FRA	FDf	Total			
	D-fir		3208		3208			0	3208	58.3
	Hem		20		20			0	20	0.4
	Hdwd		26		26			0	26	0.5
TOTALS			3254	0	3254	0	0	0	3254	

TOTAL SALE VOLUME BY SPECIES

Douglas-fir 3208 MBF
 Hemlock 20 MBF
 Hdwd 26 MBF

Report by: J. Haynes

Date: 06/10/2009

Unit For. *[Signature]* Date 7/21/09
 Asst. Dist. For. *[Signature]* Date 8.10.2009

**EXISTING INTERIOR ROAD ACREAGE DEDUCTED.
 NO INGROWTH INCLUDED.
 WILDLIFE EMPHASIS UNIT**

NET HARVEST ACREAGE BY COUNTY (to nearest acre)

Sale Area	Coos County						Douglas County						TOTAL ACRES
	FRA			FDf			FRA			FDf			
	Conifer		Hard wood	Conifer		Hard woods	Conifer		Hard woods	Conifer		Hard woods	
	cc	pc		cc	pc		cc	pc		cc	pc		
	55												55
SUM	55	0	0	0	0	0	0	0	0	0	0	0	55

cc- clearcut pc- partial cut FDf- Forest Development Fund FRA- Forest Revenue Account

CRUISE VOLUME COMPUTATION REPORT

SALE NAME:	South Kelly Ridge	DATE:	06/10/2009
LEGAL LOCATION:	Secs. 7, 8, T23S, R10W	BY:	J. Haynes
	WM. Coos County, OR		

FIELD CULL PERCENTAGE

Sale Area	Doug-fir	Hemlock	Cedar	Hardwds
Field cull	0.02	0	0	0

NET FIELD VOLUME MBF (Gross vol. less field cull)

SPECIES>>>>>	Doug-fir	Hemlock	Hardwds	TOTAL
Sale Area	3919	30	32	3981
less GTR vol	274	7	1	282
TOTAL	3645	23	31	3699

HIDDEN DEFECT AND BREAKAGE

Species	Doug-fir	Hemlock	Hardwds
Hidden cull	0.06	0.07	0.08
Breakage	0.06	0.07	0.07
TOTAL	0.12	0.14	0.15

NET VOLUME BY MBF BY AREA

SPECIES>>>>>	Doug-fir	Hemlock	Hardwds	TOTALS
Sale Area	3208	20	26	3254
TOTALS	3208	20	26	3254

NET VOLUME BY GRADE AND MBF

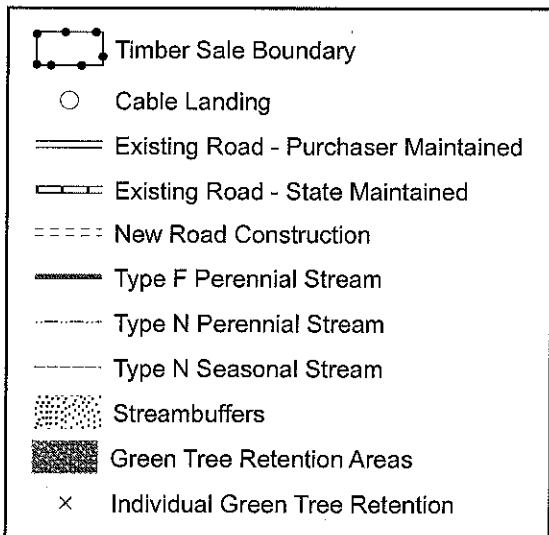
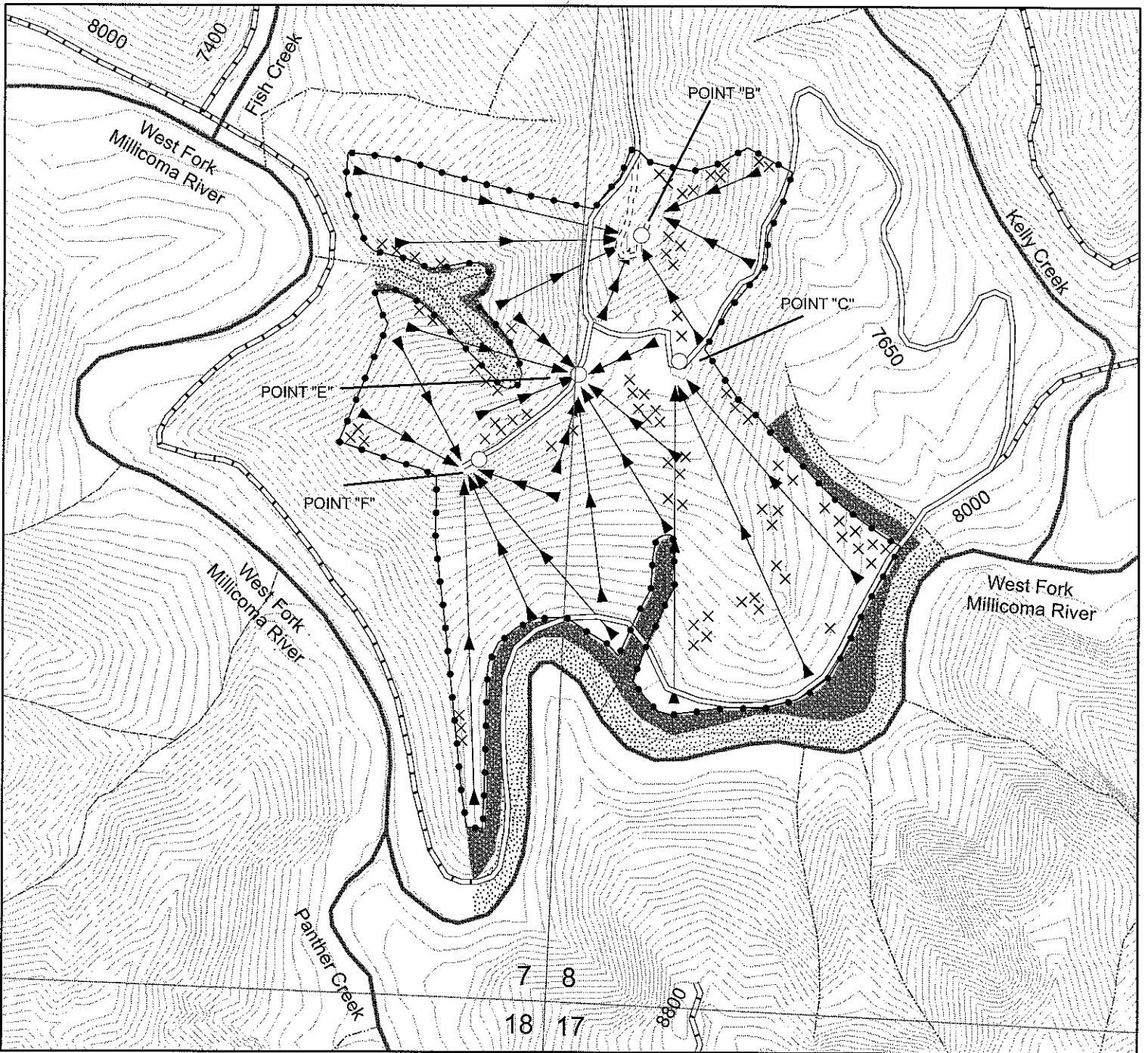
Grade >>>>>>>>>>	2PEE	3PEE	S.M.	2SAW (12"+)	3SAW (10"-11")	Big 3 SAW	4SAW (8"-9")	(6"-7")
Sale Area								
Doug-Fir	0	32	128	2374	674	0	0	0
Hemlock	0	0	0	0	20	0	0	0
Hdwds	0	0	0	13	5	0	3	5

GRADE DISTRIBUTION BY PERCENT

Grade >>>>>>>>>>	2PEE	3PEE	S.M.	2SAW (12"+)	3SAW (10"-11")	Big 3 SAW	4SAW (8"-9")	(6"-7")
Sale Area								
Doug-fir	0%	1%	4%	74%	21%	0%	0%	0%
Hemlock	0%	0%	0%	0%	100%	0%	0%	0%
Hdwds	0%	0%	0%	49%	21%	0%	10%	20%

Log Grade Percents*

	TOTAL	2PEE	3PEE	S.M.	2SAW (12"+)	3SAW (10"-11")	Big 3 SAW	4SAW (8"-9")	(6"-7")
Doug-Fir	100	0	1	4	74	21			
Hemlock	100	0	0	0	0	100	0	0	
Hardwood	100	0	0	0	49	21	0	10	20



LOGGING PLAN

OF TIMBER SALE CONTRACT NO.

341-10-33

SOUTH KELLY RIDGE

PORTIONS OF SECTIONS 7 AND 8

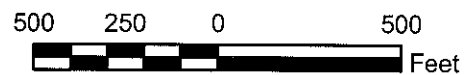
T23S, R10W W.M.

COOS COUNTY, OREGON

APPROXIMATELY 55 NET HARVEST ACRES

CONTOUR INTERVAL 20'

APPROX. SCALE: 1" = 500'



This product is for informational use and may not have been prepared for, or suitable for legal, engineering, or surveying purposes.