



Timber Sale Appraisal  
Dean Mountain Lookout  
Sale 341-12-27

"STEWARDSHIP IN FORESTRY"

District: Coos

Date: July 29, 2011

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**cost summary**

	<b>Conifer</b>	<b>Hardwood</b>	<b>Total</b>
<b>Gross Timber Sale Value</b>	\$93,734.55	\$8,711.02	\$102,445.57
		<b>Project Work:</b>	\$(11,395.00)
		<b>Advertised Value:</b>	\$91,050.57



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**timber description**

**Location:** Portions of Sections 34 and 35, T22S, R11W, W.M., Douglas County, Oregon.

**Stand Stocking:** 80%

SpecieName	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	12	0	95
Alder (Red)	11	0	90

Volume by Grade	10" - 11"	2S	3S	4S	6" - 7"	8" - 9"	Total
Douglas - Fir	0	36	182	97	0	0	315
Alder (Red)	7	0	0	0	27	12	46
Total	7	36	182	97	27	12	361



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comments: Pond Values Used: 2nd Quarter Calendar Year 2011.

Regeneration harvest containing 32 acres of predominately 42 year-old Douglas-fir saw-timber and a small component of red alder.

Western Hemlock and Other Conifers Stumpage Price = Pond Value (3S) minus Logging Cost  
 $\$224.90/\text{MBF} = \$435/\text{MBF} - \$210.10/\text{MBF}$

Western redcedar and Other Cedars Stumpage Price = Pond Value minus Logging Cost  
 $\$739.90/\text{MBF} = \$950/\text{MBF} - \$210.10/\text{MBF}$

SCALING COST ALLOWANCE = \$5.00/MBF

FUEL COST ALLOWANCE = \$4.00/Gallon

HAULING COST ALLOWANCE  
Hauling costs equivalent to \$740 daily truck cost.

Other Costs (with Profit & Risk to be added):  
None.

Other Costs (No Profit & Risk added):  
Directional Felling: 3 MBF x \$2/MBF = \$6  
Artificial Guylines: 4 anchors x \$500 each = \$2,000  
Brand & Paint Logs: 361 MBF x \$1/MBF = \$361  
Firewood/Slash Pile Sort: 8 hours x \$250/hour = \$2,000  
Covering Slash Piles: \$200  
Roadside Cleanup: \$2,500  
Additional Fire Equipment: \$1,000  
TOTAL Other Costs (No Profit & Risk added) = \$8,067



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**logging conditions**

combination#: 1                    Douglas - Fir                    100.00%  
   Alder (Red)                    100.00%

yarding distance: Long (1,500 ft)                    downhill yarding: No  
logging system: Cable: Medium Tower >40 - <70                    Process: Stroke Delimber  
tree size:                    Mature Private Forest / Regen Cut (250 Bft/tree), 6-11 logs/MBF  
loads / day:                    11.0                    bd. ft / load:                    4,500  
cost / mbf:                    \$67.56

machines:                    Log Loader (A)  
   Stroke Delimber (A)  
   Tower Yarder (Medium)



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**logging costs**

Operating Seasons:	1.00	Profit Risk:	20.00%
Project Costs:	\$11,395.00	Other Costs (P/R):	\$0.00
Slash Disposal:	\$0.00	Other Costs:	\$8,067.00

**Miles of Road**

Road Maintenance: \$0.00

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

**Hauling Costs**

Species	\$ / MBF	Trips/Day	MBF / Load
Douglas - Fir	\$0.00	2.0	4.5
Alder (Red)	\$0.00	2.0	3.5

**Local Pond Values**

Date	Specie	Grade	Value
7/29/11	Douglas - Fir	2S	\$530.00
7/29/11	Douglas - Fir	3S	\$510.00
7/29/11	Douglas - Fir	4S	\$495.00
7/29/11	Alder (Red)	8" - 9"	\$465.00
7/29/11	Alder (Red)	10" - 11"	\$540.00
7/29/11	Alder (Red)	6" - 7"	\$385.00



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**logging costs breakdown**

Logging	Road Maint	Fire Protect	Hauling	Other P/R appl	Profit & Risk	Slash Disposal	Scaling	Other	Total
<b>Douglas - Fir</b>									
\$67.56	\$0.63	\$12.15	\$71.95	\$0.00	\$30.46	\$0.00	\$5.00	\$22.35	\$210.10
<b>Alder (Red)</b>									
\$67.56	\$0.66	\$12.15	\$96.91	\$0.00	\$35.46	\$0.00	\$5.00	\$22.35	\$240.09

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	\$0.00	\$507.67	\$297.57	\$0.00
Alder (Red)	\$0.00	\$429.46	\$189.37	\$0.00



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summary

**Amortized**

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

**Unamortized**

Specie	MBF	Value	Total
Douglas - Fir	315	\$297.57	\$93,734.55
Alder (Red)	46	\$189.37	\$8,711.02

**Gross Timber Sale Value**

Recovery: \$102,445.57

Prepared by: Nick Morris

Phone: 541-267-1756

## TIMBER SALE SUMMARY

### Dean Mountain Lookout

1. **Type of Sale:** Final Harvest; Recovery, Sealed Bid.
2. **Boundary Lines:** This timber sale is comprised of one sale area. Sale boundaries are marked on the ground with "Timber Sale Boundary" posters, red paint, and red flagging at locations shown on the Exhibit A.
3. **Revenue Distribution:** 100% CSL, 100% Douglas County.
4. **Sale Acreage:** The total sale area is 32 net acres. Buffer areas and interior roads are not included in the net acreage calculation. The acreage was determined by electronic digitizing using 2009 digital orthophotography, 2008 Lidar and ArcMap 10 GIS software program.
5. **Volume by Species:** See attached table.
6. **Grade by Percent:**

Species	3 Peeler	Special Mill	2 Saw (12"+)	3 Saw (11"-10")	3 Saw Large Diameter	4 Saw/Camp (9"-8")	Utility (7"-6")
Douglas-fir	-----	-----	11%	58%	-----	31%	-----
Red Alder*	-----	-----	-----	16%	-----	25%	59%

\* Red alder is represented by size class rather than grade.

7. **Cruise:** The sale was variable plot cruised using the Big BAF cruise design. Each plot consisted of both a full 20 BAF count plot and a full 160 BAF measure plot. The 20 BAF count plot was used to tally the number of trees by species to determine the stand basal area. The 160 BAF plot was then used to select Douglas-fir to cruise as measure trees.

The sale area is approximately 32 acres and has 32 nested plots and 20 measure trees that were cruised for diameter, total height, grade and defect. The cruise design was analyzed using the SuperACE cruising program. Logs were merchandised at a length of 40 feet to compile total cruise volume.

#### A. Cruise Summary Data:

Diameter	Top Diameter	Form Point	Form Factor	CV%	SE%
D4H	Total Height	Conifer: 4.5' Hardwood: 4.5'	Estimated or measured on all trees	75.9	10.21

#### B. Stand Summary:

Species	D4H	Trees per Acre	Basal Area (ft <sup>2</sup> /ac)	BF per acre
Douglas-fir	12	135	109	9,840
Red Alder	11	32	21	1,440

- C. **Green Tree Retention Summary:** Green trees were posted outside of the timber sale areas.



- 8. Timber Description:** The timber is comprised of 43 year-old Douglas-fir with a minor component of red alder and scattered understory hemlock and cedar. Conifers range from 60 to 100 feet tall while hardwoods are about 40 to 80 feet.
- 9. Topography:** The sale area ranges from 10 percent to over 90 percent slope.
- 10. Logging Method:** The sale will be cable logged mostly uphill with single-end suspension over the unit; full suspension will be required over designated streams and RMAs.
- 11. Access:** From Coos Bay travel North on Highway 101 for 17 miles to Lakeside. From Lakeside proceed approximately 5 miles to FR (Forest Road) 4000. From FR 4000 travel 7.5 miles to FR 2000 then proceed approximately 10 miles to FR 5000. From FR 5000 travel .5 miles to Point D. From here proceed approximately 1/8<sup>th</sup> of a mile to the sale area.

**12. Projects:**

Project No. 1: Road and Landing Re-Construction

Project No. 2: Road and Landing Improvement

**SUMMARY OF CONSTRUCTION COST  
Dean Mountain Lookout**

**Project 1: Road and Landing Re-Construction**

Points: E to G      Length: 700'      Type: 14' no ditch

Excavator	<u>15</u>	hrs at	<u>\$125.00</u>	per hour	<u>\$1,875.00</u>
Cat time	<u>15</u>	hrs at	<u>\$125.00</u>	per hour	<u>\$1,875.00</u>
Laborer	<u>15</u>	hrs at	<u>\$38.00</u>	per hour	<u>\$570.00</u>
Grader time	<u>2</u>	hrs at	<u>\$85.00</u>	per hour	<u>\$170.00</u>

**Move-in**

Equipment	Miles	hrs/RT	Lowboy Rate/hr	Total
Excavator	25	4	\$100.00	\$400.00
Cat	25	4	\$100.00	\$400.00
Grader	25	4	\$100.00	\$400.00

**Total Move-in:      \$1,200.00**

**Project 1 Total      \$5,690.00**

**Project 2A: Road Improvement**

Points: A to B      Length: 660'      Type: 14' w/ditch

Grader time	<u>2</u>	hrs at	<u>\$85.00</u>	per hour	<u>\$170.00</u>
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**Total Project 2A:      \$170.00**

**Project 2B: Road and Landing Improvement**

Points: B to C      Length: 600'      Type: 14' no ditch

Excavator	<u>10</u>	hrs at	<u>\$125.00</u>	per hour	<u>\$1,250.00</u>
Cat time - spread material at landing	<u>10</u>	hrs at	<u>\$125.00</u>	per hour	<u>\$1,250.00</u>
Grader time	<u>2</u>	hrs at	<u>\$85.00</u>	per hour	<u>\$170.00</u>
Laborer	<u>10</u>	hrs at	<u>\$38.00</u>	per hour	<u>\$380.00</u>

**Total Project 2B:      \$3,050.00**

**Project 2C: Road Improvement**

Points: D to E      Length: 640'      Type: 14' no ditch

Cat time - remove tank trap & waterbars	<u>2</u>	hrs at	<u>\$125.00</u>	per hour	<u>\$250.00</u>
Grader time	<u>1</u>	hrs at	<u>\$85.00</u>	per hour	<u>\$85.00</u>

**Total Project 2C:      \$335.00**

**Project 2D: Road and Landing Improvement**

Points: E to F      Length: 610'      Type: 14' no ditch

Excavator	<u>5</u>	hrs at	<u>\$125.00</u>	per hour	<u>\$625.00</u>
Cat time	<u>5</u>	hrs at	<u>\$125.00</u>	per hour	<u>\$625.00</u>
Grader time	<u>1</u>	hrs at	<u>\$85.00</u>	per hour	<u>\$85.00</u>
Laborer	<u>5</u>	hrs at	<u>\$38.00</u>	per hour	<u>\$190.00</u>

**Total Project 2D:      \$1,525.00**

**Project 2E: Landing Improvement**

Point: E      Length: n/a      Type: n/a

**SUMMARY OF CONSTRUCTION COST  
Dean Mountain Lookout**

Excavator/Cat - remove trees, shape area 5 hrs at \$125.00 per hour \$625.00

**Total Project 2E: \$625.00**

**Project 2 Total \$5,705.00**

**Total Project Costs \$11,395.00**

**CRUISE VOLUME COMPUTATION REPORT**

SALE NAME: Dean Mountain Lookout  
 LEGAL LOCATION T24S, R11W Sec. 8, 17 and 18

DATE: 06/23/2011  
 BY: Nick Morris

**GROSS VOLUME MBF \***

SPECIES>>	Doug-fir	Hemlock	Red Cedar	Sitka Spruce	Hardwds	TOTAL
DML	358				50	408
Less GTR Vol.	0				0	0
Less DWD Vol.	12				0	12
<b>TOTAL</b>	<b>346</b>				<b>50</b>	<b>396</b>

**DEFECT AND BREAKAGE \***

Species	Doug-fir	Hemlock	Red Cedar	Sitka Spruce	Hardwds
Field cull	0.03	0.02	0.02	0	0.03
Hidden cull	0.04	0.05	0.04	0	0.03
Breakage	0.02	0.03	0.03	0	0.02
<b>Total</b>	<b>0.09</b>	<b>0.10</b>	<b>0.16</b>	<b>0.00</b>	<b>0.08</b>

**NET VOLUME BY MBF BY AREA\***

SPECIES	Doug-fir	Hemlock	Red Cedar	Sitka Spruce	Hardwds	TOTALS
DML	315	0	0	0	46	361
<b>TOTALS</b>	<b>315</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>46</b>	<b>361</b>

**NET VOLUME BY GRADE AND MBF \***

Grade >>>>>>>>>>	Species	2 PEE	3 PEE	SM	2SAW(12"+)	3SAW(12"+)	3SAW(10-11")	4SAW(8-9")	(6-7")	check value
DML	Doug-Fir	0	0	0	36	0	182	97	0	315
	Hdwds	0	0	0	0	0	7	12	27	46
										<b>361</b>

**GRADE DISTRIBUTION BY PERCENT**

Grade >>>>>>>>>>	Species	2 PEE	3 PEE	SM	2SAW(12"+)	3SAW(12"+)	3SAW(10-11")	4SAW(8-9")	(6-7")	
	Doug-fir	0%	0%	0%	12%	0%	58%	31%	0%	100.00
	Hardwood	0%	0%	0%	0%	0%	16%	25%	59%	100.00

## NET VOLUMES AND ACREAGE

SALE AREA & SPECIES		Tree cnt. 100% Units	NET VOLUMES (MBF)									
			By County and Fund								Total Vois.	Vol. per Acre
			Coos			Douglas			Total			
Area	Spec	CSL	BOF	Total	CSL	BOF	Total	Total				
I	D-fir			0	315		315	315	9.84			
	Hdwd			0	46		46	46	1.44			
	Cedar			0			0	0				
	Spruce			0			0	0				
	Hemlock			0			0	0				
TOTALS				0	0	0	361	0	361	361		

### TOTAL SALE VOLUME BY SPECIES

Douglas-fir	315	MBF
Hemlock	0	MBF
Cedar	0	MBF
Spruce	0	
Hardwoods	46	MBF
Total	361	MBF

Report by: Dean Mountain Lookout

Date: 05/05/2011

Unit For:

*John W. Higgins* 6/14/2011  
Date

Asst. Dist. For:

*Thomas P. King* 6/23/11  
Date

UTILITY VOLUME NOT SHOWN TO PROVIDE FOR RETENTION OF DOWN LOGS  
NO INGROWTH INCLUDED

### ACREAGE BY COUNTY (to nearest acre)

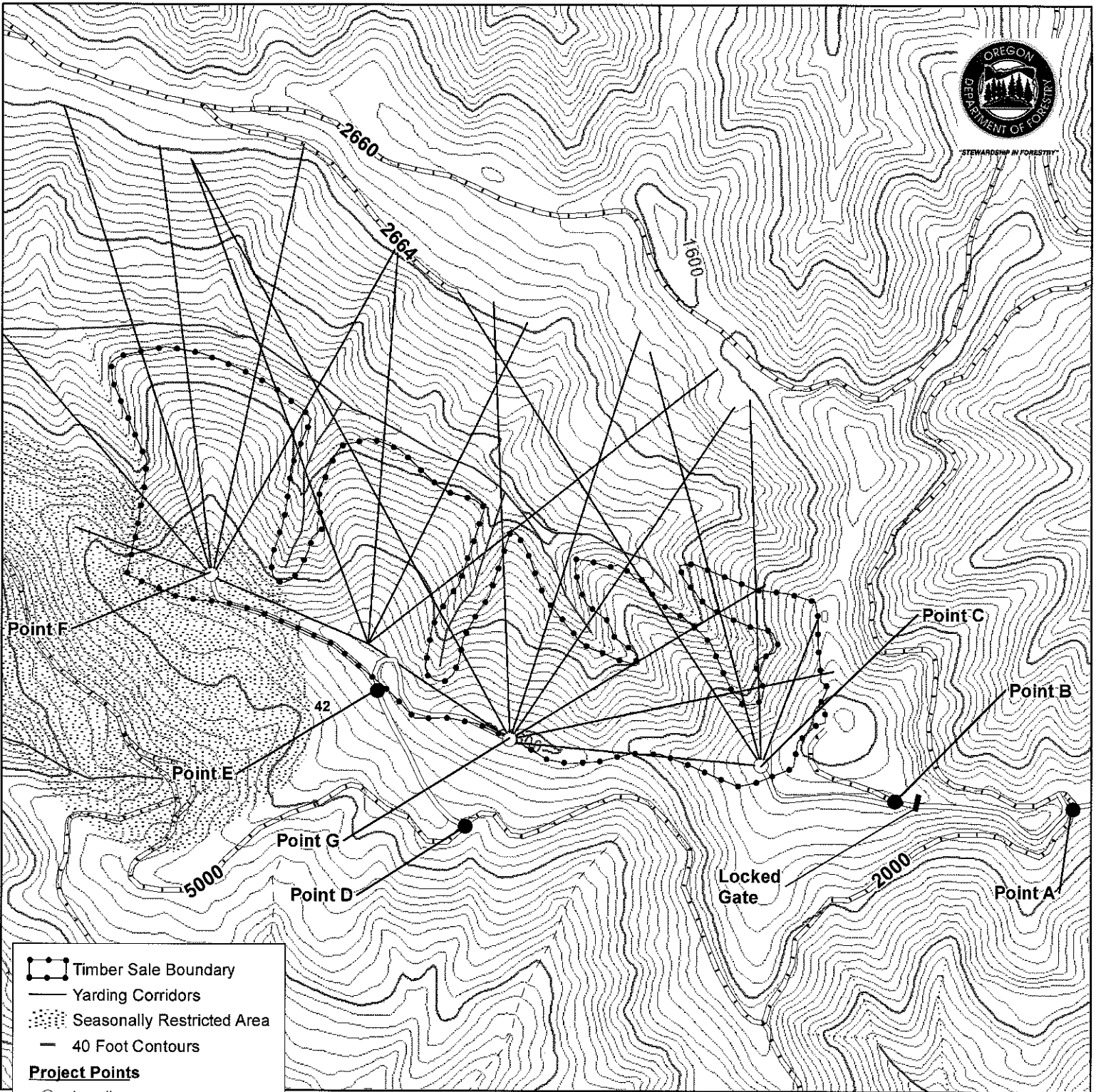
Sale Area	Coos County						Douglas County						TOTAL ACRES	
	CSL			BOF			CSL			BOF				
	Conifer cc	Conifer pc	Hard wood	Conifer cc	Conifer pc	Hard woods	Conifer cc	Conifer pc	Hard woods	Conifer cc	Conifer pc	Hard woods		
I							32							32
SUM	0	0	0	0	0	0	32	0	0	0	0	0	0	32

cc- clearcut

pc- partial cut

BOF - Board of Forestry

CSL - Common School Land



Timber Sale Boundary  
 Yarding Corridors  
 Seasonally Restricted Area  
 40 Foot Contours

**Project Points**

Landing  
 Road Point

**Roads**

State Maintained  
 Purchaser Maintained

**Streams**

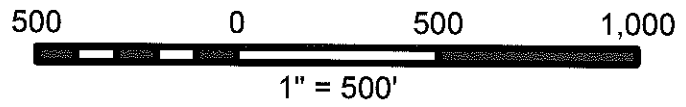
Type F  
 Type N Perennial  
 Type N Seasonal  
 Unclassified



UNIT	HARVEST TYPE	NET ACRE
1	CC	32
		32

# LOGGING PLAN

OF TIMBER SALE CONTRACT NO. 341-12-27  
 DEAN MOUNTAIN LOOKOUT  
 LOCATED IN PORTIONS OF SECTIONS 34 & 35,  
 T22S, R11W, W.M. DOUGLAS COUNTY, OR



Prepared By: N. Morris 05/23/2011

This product is for informational use only and was not prepared for legal, engineering, or surveying purposes.