



Timber Sale Appraisal
Another Nelson
Sale 341-12-68

"STEWARDSHIP IN FORESTRY"

District: Western Lane

Date: January 27, 2012

cost summary

	Conifer	Hardwood	Total
Gross Timber Sale Value	\$780,213.22	\$123,137.04	\$903,350.26
		Project Work:	\$(77,416.00)
		Advertised Value:	\$825,934.26



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timber description

Location: Portions of Section 14, T17S, R8W, W.M., Lane County, Oregon.

Stand Stocking: 20%

SpecieName	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	17	0	97
Western Hemlock / Fir	17	0	97
Alder (Red)	15	0	97
Maple	19	0	97

Volume by Grade	2S	3S	4S	Camprur	Total
Douglas - Fir	1,680	983	173	0	2,836
Western Hemlock / Fir	107	158	16	0	281
Alder (Red)	0	0	0	326	326
Maple	0	0	0	50	50
Total	1,787	1,141	189	376	3,493



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comments: Pond Values Used: 4th Quarter Calendar Year 2011.

Western redcedar and Other Cedars Stumpage Price = Pond Value
minus Logging Cost
 $\$556/\text{MBF} = \$800/\text{MBF} - \$244/\text{MBF}$

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 to be added):
Firewood sorting and landing piling: \$4,000
Estimated BLM Rd Maintenance/rockwear fees: \$2,253
Slash/Brush Piling: 35hrs @ \$150/hr = \$5,250
Brush Pile Covering: 24 ac @ \$80/ac = \$1,920
Final Road Maintenance: \$2,820
Snag Creation: 76 snags @ \$75.00/snag = \$5,700
Estimated Oxbow Timber LLC road use: \$2,000
TOTAL Other Costs (No Profit & Risk added) = \$23,943



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logging conditions

combination#: 1

	Douglas - Fir	28.00%
	Western Hemlock / Fir	28.00%
	Alder (Red)	28.00%
	Maple	28.00%

yarding distance: Medium (800 ft) **downhill yarding:** No
logging system: Shovel **Process:** Stroke Delimber
tree size: Mature Private Forest / Regen Cut (250 Bft/tree), 6-11 logs/MBF
loads / day: 8.0 **bd. ft / load:** 4,000
cost / mbf: \$44.94

machines: Stroke Delimber (B)

combination#: 2

	Douglas - Fir	8.00%
	Western Hemlock / Fir	8.00%
	Alder (Red)	8.00%
	Maple	8.00%

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: 3.0 **bd. ft / load:** 4,000
cost / mbf: \$278.68

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

combination#: 3

	Douglas - Fir	64.00%
	Western Hemlock / Fir	64.00%
	Alder (Red)	64.00%
	Maple	64.00%

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: 7.0 **bd. ft / load:** 4,000
cost / mbf: \$119.43

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



"STEWARDSHIP IN FORESTRY"

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logging costs

Operating Seasons:	1.00	Profit Risk:	20.00%
Project Costs:	\$77,416.00	Other Costs (P/R):	\$0.00
Slash Disposal:	\$0.00	Other Costs:	\$23,943.00

Miles of Road

Road Maintenance: \$0.00

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

Hauling Costs

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



"STEWARDSHIP IN FORESTRY"

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logging costs breakdown

Logging	Road Maint	Fire Protect	Hauling	Other P/R appl	Profit & Risk	Slash Disposal	Scaling	Other	Total
Douglas - Fir									
\$111.31	\$1.67	\$1.26	\$79.39	\$0.00	\$38.73	\$0.00	\$5.00	\$6.85	\$244.21
Western Hemlock / Fir									
\$111.31	\$1.67	\$1.26	\$79.39	\$0.00	\$38.73	\$0.00	\$5.00	\$6.85	\$244.21
Alder (Red)									
\$111.31	\$1.67	\$1.26	\$79.39	\$0.00	\$38.73	\$0.00	\$5.00	\$6.85	\$244.21
Maple									
\$111.31	\$1.67	\$1.26	\$79.39	\$0.00	\$38.73	\$0.00	\$5.00	\$6.85	\$244.21

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	\$0.00	\$501.86	\$257.65	\$0.00
Western Hemlock / Fir	\$0.00	\$420.43	\$176.22	\$0.00
Alder (Red)	\$0.00	\$585.00	\$340.79	\$0.00
Maple	\$0.00	\$485.00	\$240.79	\$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
Maple	0	\$0.00	\$0.00

Unamortized

Specie	MBF	Value	Total
Douglas - Fir	2,836	\$257.65	\$730,695.40
Western Hemlock / Fir	281	\$176.22	\$49,517.82
Alder (Red)	326	\$340.79	\$111,097.54
Maple	50	\$240.79	\$12,039.50

Gross Timber Sale Value

Recovery: \$903,350.26

Prepared by: Dan Menk

Phone: 541-935-2283

Summary of "Other Costs" for Timber Sale Appraisals

Another Nelson (341-12-068)

"Other Costs" with Profit and Risk to be Added:

None

Total "Other Costs" with Profit and Risk to be Added:

\$0

"Other Costs" With No Additional Profit and Risk

	<u>Units</u>	<u>Quantity</u>	<u>Cost/Unit</u>	<u>Total Cost</u>
Spur 1 (New Construct) located on Oxbow Timber LLC. - maintenance, and plantation damages				\$2,000
Firewood sorting and landing slash piling				\$4,000
Estimated BLM Road Maintenance and Rockwear Fees for Timber Haul	\$/Mbf/Mile			\$2,253
There are no fees for BLM Road Maintenance and Rockwear Fees for Mineral Haul				\$0
Brush Piling		35 hrs	\$150/hr	\$5,250
Brush Pile Covering		24 acres	\$80/ac	\$1,920
Final Road Maintenance	Operation			\$2,820
Snag Creation (1 per acre)	# snags	76	\$75.00	\$5,700

Total "Other Costs" With No Additional Profit and Risk:

\$23,943

Cost per MBF 3,493 MBF

\$ 6.85

Another Nelson
341-12-068
Combined Project Costs

Project 1	Construct and compact sub-grade for Spur 1A.	\$8,224
Project 2	Grade, shape, and compact Spur 1(improvement).	\$2,598
Project 3	Construct and compact sub -grade for Spur 1 (new construction)	\$24,437
Project 4	Spread and compact rock for Spurs 1 and 1A	\$23,768
Project 5	Construct Rockpit Access spur	\$11,434
Project 6	Perform exploratory drilling for rock pit.	\$6,955
TOTAL PROJECT COSTS		\$77,416

Another Nelson (341-12-068)

Rocking and Compaction
 Rock source used was Hale Valley.

Totals	Spur 1	Spur 1A			TOTAL
Stations	2.35	21.24			23.59
Cost	\$1,846	\$21,921	\$0	\$0	\$23,768

includes rocking 50 ft past junction

ROCK QUANTITIES

Base Rock (3" Minus)	Spur 1	Spur 1A			TOTAL
Depth x Width	4"x12'	4"x12'	n/a	n/a	
Stations	1.85	20.74			22.59
Approx yds/sta	22	22			
Subtotal 3" Minus base (yds)	41	456	-	-	497

Base Rock (Jaw Run)	Spur 1	Spur 1A			TOTAL
Depth x Width	8"x24'	8"x24'	n/a	n/a	
Stations	0.00	1.00			1.00
Approx yds/sta	44	44		44	
Subtotal Jaw Run base (yds)	0	88	0	0	88

Cap Rock (1 1/2" -0")	Spur 1	Spur 1A			TOTAL
Depth x Width	4" X 12'	4" X 12'	n/a	n/a	
Stations	1.85	20.74		0.00	22.59
Approx yds/sta	22	22		17	
Subtotal 1 1/2" -0" cap (yds)	41	456	0	0	497

Additional Rock (3" minus)	Spur 1	Spur 1A			TOTAL
Turnouts and Turn-Arounds		36			36
Curve Widening (yds)		15			15
Subtotal additional	-	51	-	-	51

Additional Rock 1 1/2" -	Spur 1	Spur 1A			TOTAL
Turnouts and Turn-Arounds	0	36			36
Curve Widening	0	15			15
Contamination Prevention	10	0			10

TOTAL ROCK COSTS (Rock+Delivery)					TOTAL
Approx Yds (1 1/2"-0")	51	507		-	558
Cost/yd (includes load/spread)	\$19.80	\$19.80			
Subtotal Cost (1 1/2"-0")	\$1,004	\$10,044	\$0	\$0	\$11,048
Approx Yds (3"-0")	41	507	-	-	548
Cost/yd (includes load/spread)	\$19.26	\$19.26			
Subtotal Cost (3"-0")	\$784	\$9,770	\$0	\$0	\$10,554
Approx Yds (Jaw Run)	0	88	0	0	88
Cost/yd (includes load/spread)	\$17.91	\$17.91			
Subtotal Cost (1 1/2"-0")	\$0	\$1,576	\$0	\$0	\$1,576

Grand total quarry approx yds	91	1,103			1,194
Total Quarry Rock Cost	\$1,788	\$21,390			\$23,178

Compaction w/ Vibratory Roller	Spur 1	Spur 1A			TOTAL
Road Stations	2.35	21.24			23.59
Lifts	2	2			
Subtotal - Compacted Stations	4.70	42.48	-	-	47.18
Cost/Station	\$12.50	\$12.50			
Subtotal Compaction	\$59	\$531	\$0	\$0	\$590

\$/Yd_Rock in Place & Compacted

	Spur 1	Spur 1A			Total
Subtotal Rock Costs	\$1,846	\$21,921	\$0	\$0	\$23,768

Move-in included in subgrade construction
 Due to rounding, the numbers in the table above may not add up to the totals shown.
 rock prices are from price quote on 11/2011

Another Nelson (341-12-068)
Subgrade Construction and Culverts

Cutting and Decking Right of Way not Included

	Spur 1 (improve)	Spur 1 (new Construction)	Spur 1A	Rockpit Access		TOTAL
Stations	14.67	16.98	21.24	10.00		62.89
Cost	\$2,598	\$24,437	\$8,224	\$11,434		\$46,692

Move in split across all Timber Sale spurs

Rockpit access road has it's own move in

Clearing and Grubbing	Spur 1 (improve)	Spur 1 (new construct)	Spur 1A	Rockpit Access		TOTAL
Acreage	0.0	1.8	2.2	0.9		
Cost/Acre	\$600	\$600	\$600	\$600	\$600	
Falling/Decking logs				\$500		
Total	\$0	\$1,076	\$1,317	\$1,051	\$0	\$3,444

Falling and decking costs assoc with rock pit access rd \$300

Excavation yards are bank run from State's design

Excavation	Spur 1 (improve)	Spur 1 (new construct)	Spur 1A	Rockpit Access		TOTAL
Stations	0.00	16.98	21.24	10.00		
Ex Cu Yd		3932	1800			
\$/sta	\$85.00			\$125.00		
\$/yd		\$1.50	\$1.50			
Subtotal	\$0	\$5,898	\$2,700	\$1,250	\$0	\$9,848

End-haul Costs are in addition to excavation costs above. Assumes 5% loss of endhaul material.

Cu Yd		3585				
\$/yd	\$5.50	3.50 or 5.00	\$5.50	\$5.50		
Subtotal	\$0	\$15,525	\$0	\$0	\$0	\$0

Drill & Shoot	Spur 1 (improve)	Spur 1 (new construct)	Spur 1A	Rockpit Access		TOTAL
Cu Yd				1000		
\$/yd	\$6.00		\$6.00	\$6.00		
Subtotal	\$0		\$0	\$6,000	\$0	\$6,000

Culverts	Spur 1 (improve)	Spur 1 (new construct)	Spur 1A	Rockpit Access		TOTAL
Feet of 18" 16 gauge	40	0	120			160
Cost/foot	\$18.00		\$18.00	\$18.00	\$18.00	
Subtotal	\$720		\$2,160	\$0	\$0	\$2,880

* Alumized Steel was used for costing purposes based on prices as of 10/20/11

Compaction w/ Roller	Spur 1 (improve)	Spur 1 (new construct)	Spur 1A	Rockpit Access		TOTAL
Road Stations	14.67	16.98	21.24	0.00		
Lifts	1	1	1	1		
Subtotal Compacted STA	14.67	16.98	21.24	0		
Cost/STA	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	
Subtotal	\$183	\$212	\$266	\$0	\$0	\$661

Grade and Shape	Spur 1 (improve)	Spur 1 (new construct)	Spur 1A	Rockpit Access		TOTAL
Road Stations	14.67	16.98	21.24	10.00		
Cost/STA	\$13.26	\$13.26	\$13.26	\$13.26	\$13.26	
Subtotal	\$194	\$225	\$282	\$133	\$0	\$834

Move in (costs shared with Timber Sale Spurs above)						TOTAL
D-7 Cat	\$1,500		roller	\$ 200		
Excavator	\$1,500		water truck	\$ 100		
Dump Trucks	\$200		grader	\$ 1,000		
Subtotal						\$ 4,500

Move in costs associated with Rock Pit Access \$ 3,000

Subgrade Cost for Project Roads \$46,692

Rock Pit Drilling	hours	\$/hr	bags	\$/bag		TOTAL
Drill	22	\$235				5170.00
Bentonite chips			65	\$9		585.00
Move in					\$1,200.00	1200
Subtotal		\$5,170		\$585	\$1,200	\$6,955

Due to rounding, the numbers in the table above may not add up to the totals shown.

Another Nelson
341-12-068

Final Road Maintenance Cost Summary

	Spur 1 (rock)	Spur 1 (Improve)	Spur 1 (new construct)	Spur 1A	TOTAL
Stations	1.85	12.82	16.98	21.24	
Cost/Sta	\$177.31	\$38.55		\$67.19	
Total Cost	\$328	\$494	\$571	\$1,427	\$2,820

	Spur 1 (rock)	Spur 1 (Improve)	Spur 1 (new construct)	Spur 1A	
Spot Rocking					
Total Yds	0	0		40	
\$/yd	\$18.30			\$19.80	
Subtotal	\$0.00	\$0.00		\$792.00	\$792

	Spur 1 (rock)	Spur 1 (Improve)	Spur 1 (new construct)	Spur 1A	
Grade, Shape & Pull Ditches					
Stations	1.85	12.82	16.98	21.24	
\$/STA	\$13.26	\$13.26	\$13.26	\$13.26	
Subtotal	\$25	\$170	\$225	\$282	\$701

	Spur 1 (rock)	Spur 1 (Improve)	Spur 1 (new construct)	Spur 1A	
Compact					
Stations	0.00	0.00	0.00	0.00	
\$/STA	\$13.26	\$13.26	\$13.26	\$13.26	
Subtotal	\$0	\$0	\$0	\$0	\$0

	Spur 1 (rock)	Spur 1 (Improve)	Spur 1 (new construct)	Spur 1A	
Install Waterbars					
Stations	1.85	12.82	16.98	21.24	
\$/STA	\$1.89	\$1.89	\$1.89	\$1.89	
Subtotal	\$3.50	\$24.28	\$32.16	\$40.23	\$100

	Spur 1 (rock)	Spur 1 (Improve)	Spur 1 (new construct)	Spur 1A	
Landing clean up					
Stations			1.00	1.00	
\$/STA	\$13.26	\$13.26	\$13.26	\$13.26	
Subtotal	\$0	\$0	\$13	\$13	\$27

	Spur 1 (rock)	Spur 1 (Improve)	Spur 1 (new construct)	Spur 1A	
Tank Trap					
Tank Traps	n/a	n/a		n/a	
\$/trap	\$500	\$500		\$500	
Subtotal					\$0

	Spur 1 (rock)	Spur 1 (Improve)	Spur 1 (new construct)		
Move In					
Grader	\$1,000				
Backhoe	\$200				\$1,200

Move in costs associated across all spurs

Total Final Maintenance Costs \$2,820

Cruise Report

Another Nelson 341-12-68

Sale Area : Portions of Section 14, T17S, R8W. The acreage for the sale was determined by transferring unit boundaries from GPS, topographic maps and aerial photos to orthophotos in GIS. The sale area consists of 97 gross acres of which 21 acres are located in riparian buffers; resulting in 76 Net Acres for the sale.

Stand Description :

The sale area is comprised of either conifer or hardwood dominated areas that naturally regenerated from past logging in the 50's and 60's. Ages range from 50 to 75 years.

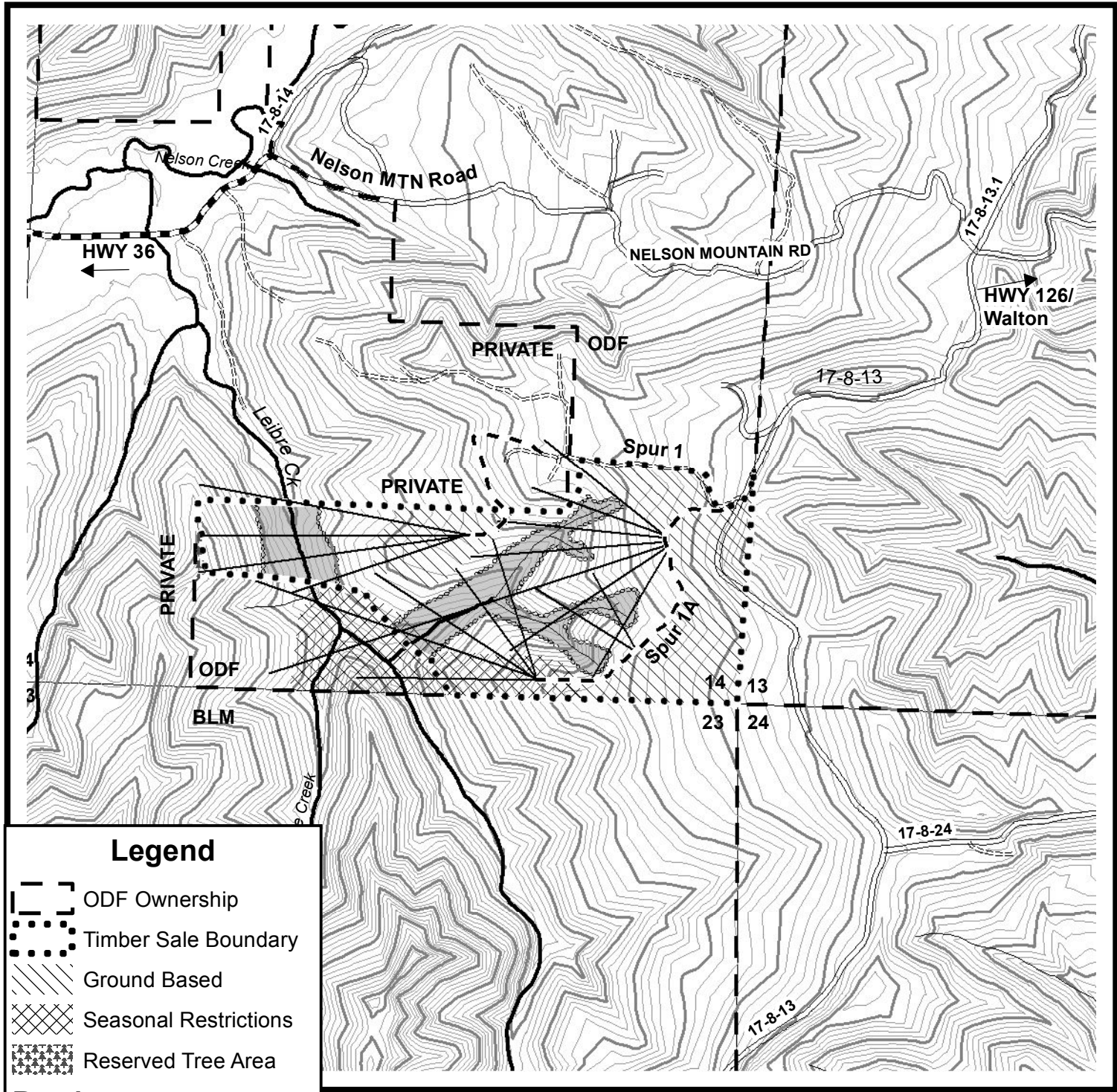
Cruise Report :

Methods : The sale area was sampled with 20 variable full point plots using 40 BAF. The determination for in/out trees was made at DBH. Diameters were measured or estimated to the nearest inch. The form factor for each tree was measured or estimated with the form point at 16 feet. All trees were graded favoring 36 to 40 feet lengths to either 5 inch minimum diameter inside bark (conifers) or 6 inch minimum diameter inside bark (hardwoods). Logs that were not at least 12 feet in length and having at least 20 bf were not counted. Appropriate deductions for all visible defects were made by the cruiser. No deductions were made for hidden defect or breakage.

Cruiser: Jason Hayzlett 8/10 and Dan Menk 10/11

Calculations: Volumes were computed by using the Super Ace program. R/W volume was considered as part of the overall stand. Douglas-fir with a DBH greater than/equal 38 inches and western hemlock with a DBH greater than/equal 30 inches were considered as reserve trees.

Area	Species	2 SAW	3 SAW	4 SAW	Total
Area 1 (mcc)	D-fir	1,680 mbf	983 mbf	173 mbf	2,836 mbf
	whem	107 mbf	158 mbf	16 mbf	281 mbf
	red alder		295 mbf	31 mbf	326 mbf
	maple		40 mbf	10 mbf	50 mbf
TOTAL		1,787 mbf	1,476 mbf	230 mbf	3,493 mbf



Legend

- ODF Ownership
- Timber Sale Boundary
- Ground Based
- Seasonal Restrictions
- Reserved Tree Area

Roads

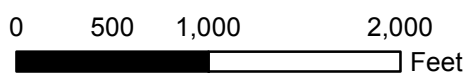
- Highway
- Paved road
- Surfaced road
- Dirt road
- New Road Construction

Streams

- Fish
- Nonfish
- Posted Stream Buffer

Another Nelson Logging Plan Map

OF TIMBER SALE CONTRACT NO. 341-12-68
 PORTIONS OF SECTION 14, T17S, R8W, W.M.
 LANE COUNTY, OREGON



1 inch = 1,000 feet

Contours = 20'

	Gross Acres	Net Acres
Total (CC)	97	76



"STEWARDSHIP IN FORESTRY"

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