



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal
Poley Anna
Sale 341-15-20

District: Forest Grove

Date: December 11, 2014

cost summary

	Conifer	Hardwood	Total
Gross Timber Sale Value	\$2,123,183.60	\$0.00	\$2,123,183.60
Project Work:			\$0.00
Advertised Value:			\$2,123,183.60



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timber description

Location: Portions of Sections 16, 17, 20, and 21, T3N, R5W, W.M., Washington County, Oregon.

Stand Stocking: 20%

SpecieName	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	23	0	100

Volume by Grade	2S	3S	Long Pol	Short Pol	Total
Douglas - Fir	450	150	2,248	150	2,998
Total	450	150	2,248	150	2,998



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comments: Pond Values Used: 3rd Quarter Calendar Year 2014 + Local Pond Values.

Western Hemlock and Other Conifers Stumpage Price = Pond Value
minus Logging Cost:
 $\$193.52/\text{MBF} = \$485/\text{MBF} - \$291.48/\text{MBF}$

Western redcedar and Other Cedars Stumpage Price = Pond Value
minus Logging Cost:
 $\$848.52/\text{MBF} = \$1,140/\text{MBF} - \$291.48/\text{MBF}$

Red Alder and Other Hardwoods Stumpage Price = Pond Value minus
Logging Cost:
 $\$323.52/\text{MBF} = \$615/\text{MBF} - \$291.48/\text{MBF}$

SCALING COST ALLOWANCE = \$5.00/MBF

FUEL COST ALLOWANCE = \$4.00/Gallon

HAULING COST ALLOWANCE
Hauling costs equivalent to \$780 daily truck cost.

Other Costs (with Profit & Risk to be added):
Brand and Paint: 2,998 MBF @ \$2/MBF = \$5,996
Non Project Road = \$5,000
Extra long pole handling costs, including yarding, hauling, &
pilot vehicles: 2,998 MBF @ \$50/MBF = \$149,900
TOTAL Other Costs (with Profit & Risk to be added) = \$160,896

Other Costs (No Profit & Risk added):
Machine time to block/waterbar roads, and skid trails:
20 Hours @ \$150/Hr. = \$3,000
Equipment Cleaning: 4 x \$1,000/Machine = \$4,000
TOTAL Other Costs (No Profit & Risk added) = \$7,000

ROAD MAINTENANCE
Move-in: \$2,000
General Road Maintenance: 5.7 miles x \$1,000/mile = \$5,700
TOTAL: $\$7,700/2,998 \text{ MBF} = \$2.57/\text{MBF}$



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logging conditions

combination#:	1	Douglas - Fir	7.00%
yarding distance:	Short (400 ft)		downhill yarding: No
logging system:	Cable: Small Tower <=40		Process: Stroke Delimber
tree size:	Mature / Partial Cut (900 Bft/tree), 3-5 logs/MBF		
loads / day:	4.0	bd. ft / load:	4,800
cost / mbf:	\$147.62		
machines:	Log Loader (A) Stroke Delimber (A) Tower Yarder (Small)		
combination#:	2	Douglas - Fir	93.00%
yarding distance:	Short (400 ft)		downhill yarding: No
logging system:	Shovel		Process: Stroke Delimber
tree size:	Mature / Partial Cut (900 Bft/tree), 3-5 logs/MBF		
loads / day:	5.0	bd. ft / load:	4,800
cost / mbf:	\$59.93		
machines:	Stroke Delimber (B)		



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logging costs

Operating Seasons:	1.00	Profit Risk:	15.00%
Project Costs:	\$0.00	Other Costs (P/R):	\$160,896.00
Slash Disposal:	\$0.00	Other Costs:	\$7,000.00

Miles of Road

Road Maintenance: \$2.57

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

Hauling Costs

Species	\$ / MBF	Trips/Day	MBF / Load
Douglas - Fir	\$0.00	1.0	5.5

Local Pond Values

Date	Specie	Grade	Value
11/13/14	Douglas - Fir	2S	\$655.00
11/13/14	Douglas - Fir	3S	\$630.00
11/13/14	Douglas - Fir	Long Poles	\$1,100.00
11/13/14	Douglas - Fir	Short Poles	\$900.00



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logging costs breakdown

Logging	Road Maint	Fire Protect	Hauling	Other P/R appl	Profit & Risk	Slash Disposal	Scaling	Other	Total
Douglas - Fir									
\$66.07	\$2.57	\$1.46	\$123.32	\$53.67	\$37.06	\$0.00	\$5.00	\$2.33	\$291.48

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	\$0.00	\$999.68	\$708.20	\$0.00



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summary

Amortized

Specie	MBF	Value	Total
Douglas - Fir	0	\$0.00	\$0.00

Unamortized

Specie	MBF	Value	Total
Douglas - Fir	2,998	\$708.20	\$2,123,183.60

Gross Timber Sale Value

Recovery: \$2,123,183.60

Prepared by: Eric Foucht

Phone: 503-359-7473

TIMBER SALE SUMMARY / CRUISE REPORT

Poley Anna

Contract No. 341-15-20

1. **Location:** Portions of Sections 16, 17, 20, & 21, T3N, R5W, W.M., Washington County, Oregon.
2. **Type of Sale:** This timber sale is a 208 acre Moderate Partial Cut (PC-M), targeting pole-quality trees for removal. The timber will be sold on a recovery basis at a sealed bid auction.
3. **Revenue Distribution:** 100% BOF, Washington County.
4. **Sale Acreage:** Acres are net of stream buffers and road prisms. Acreage was determined using ESRI ArcMap GIS software.
5. **Timber Description:** The Timber Sale Area consists of medium to well stocked 78 year old Douglas-fir stands. The average "take" Douglas-fir DBH is 23 inches. The estimated average net per acre Douglas-fir take volume is 14.4 MBF/acre. It is expected that the sale volume will be primarily comprised of high quality poles.
6. **Cruise :** The Timber Sale was cruised in October of 2014. 16 tenth-acre fixed radius plots were evaluated for the presence of poles and the estimated volume of sawlog material generated. The following summarizes the cruise results:

Trees/plot = 6.9 (69 Trees/acre)

Poles/plot = 2.4 (24 Poles/acre)

Average pole tree DBH = 23"

Average bole length to 8" top = 120'

Average volume/tree = 690 bf

Volume/acre = 16.56 MBF

Assuming there are 27 acres that do not contain poles:

Total sale volume = 181 acres x 16.56 MBF/acre = 2,998 MBF (rounded up)

7. **Volume Summary**

SPECIES		Long Pole	Short Pole	2 Saw	3 Saw	TOTAL
Douglas-fir	Cruise Volume	2,248	150	450	150	2,998
	% of Total	80	5	8	7	

8. **Topography and Logging Method:** Slopes within the sale are generally less than 30% with a few very steep short pitches near the riparian areas. The aspects are variable. Areas 1 and 3 are 100% ground-based yarding. Area 2 is 85% ground-based yarding, and 15% cable-based logging. The average horizontal cable corridor length in Area 2 is approximately 475 feet and the maximum is approximately 950 feet. For the Timber Sale Area, the average horizontal tractor yarding distance is

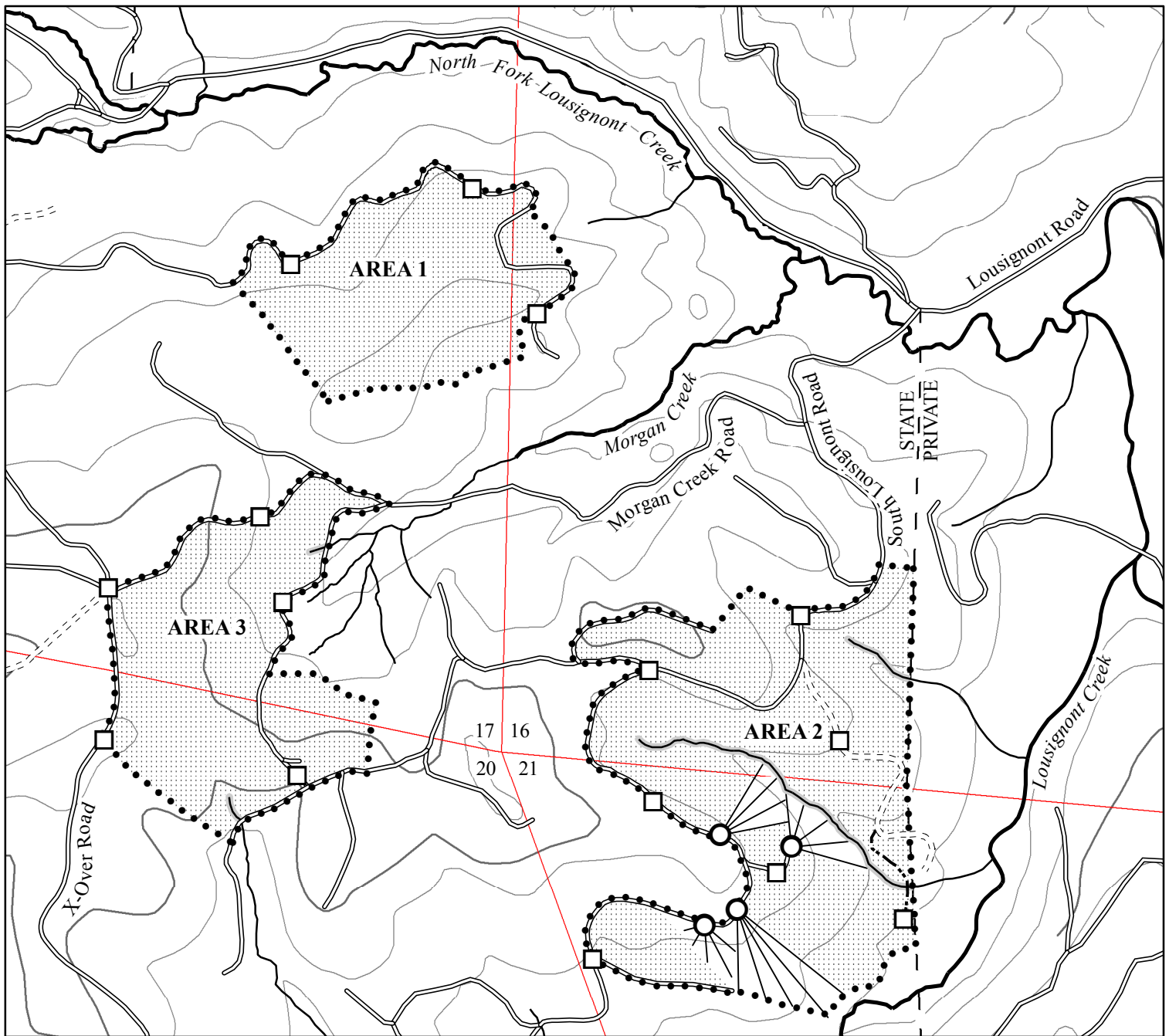
Poley Anna

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approximately 300 feet and the maximum is approximately 850 feet. Non-project roads may be allowed for dry weather use (see contract section 2360).

9. **Access:** From Forest Grove, travel north on Highway 47 through Banks then merge onto Highway 26 westbound and continue for approximately 11 ½ miles to the Timber Road. Turn left and proceed south on the Timber Road .7 miles to the Lousignont Road. Turn right and continue approximately .6 mile to the South Lousignont Road. Turn left and continue on South Lousignont Road ¼ mile to Morgan Creek Road. Turn right and continue west on Morgan Creek Road .6 miles to the northeast corner of Area 3

10. **Projects:** None



Legend

- Timber Sale Boundary
- Surfaced Road
- - - - Unsurfaced Road
- - - - Non Project Road
- Type F Stream
- Type N Stream
- Stream Buffer
- Cable Yarding Area
- ▨ Tractor Yarding Area
- Cable Landing
- Tractor Landing
- 400 Foot Contour Band
- 80 Foot Contour Band
- ODF Ownership Boundary
- ▭ Sections

LOGGING PLAN

FOR TIMBER SALE CONTRACT # 341-15-20
POLEY ANNA
PORTIONS OF SECTIONS 16, 17, 20 & 21, T3N, R5W, W.M.
WASHINGTON COUNTY, OREGON

Forest Grove District GIS
October, 2014

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



1:12,000

1 inch = 1,000 feet



APPROXIMATE NET ACRES

	CABLE	TRACTOR
AREA 1	0	49
AREA 2	15	86
AREA 3	0	58
TOTAL	15	193