



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal
Happy Hen
Sale WL-341-2018-64-

District: Western Lane

Date: June 22, 2017

Cost Summary

	Conifer	Hardwood	Total
Gross Timber Sale Value	\$977,292.98	\$45,232.56	\$1,022,525.54
		Project Work:	(\$46,019.00)
		Advertised Value:	\$976,506.54



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Timber Description

Location: Portions of Section 10, T17S, R8W, W.M., Lane County, Oregon.

Stand Stocking: 60%

Specie Name	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	18	0	97
Alder (Red)	12	0	100
Maple	11	0	100

Volume by Grade	2S	3S	4S	Camprun	Total
Douglas - Fir	2,020	601	138	0	2,759
Alder (Red)	0	0	0	124	124
Maple	0	0	0	28	28
Total	2,020	601	138	152	2,911

Comments: Pond Values Used: Local Pond Values, April 2017.

Western Hemlock and Other Conifers Stumpage Price = Pond Value minus Logging Cost:
\$265/MBF = \$575/MBF - \$310/MBF

Western redcedar and Other Cedars Stumpage Price = Pond Value minus Logging Cost:
\$1,115/MBF = \$1,425/MBF - \$310/MBF

SCALING COST ALLOWANCE = \$5.00/MBF

BRANDING AND PAINTING COST ALLOWANCE = \$2.00/MBF

FUEL COST ALLOWANCE = \$3.00/Gallon

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

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

Other Costs (No Profit & Risk added):
Final Road Maintenance = \$4,587
TOTAL Other Costs (No Profit & Risk added) = \$4,587



"SUSTAINING FORESTRY"

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Logging Conditions

Combination#: 1	Douglas - Fir	100.00%
	Alder (Red)	100.00%
	Maple	100.00%
Logging System:	Cable: Medium Tower >40 - <70	Process: Stroke Delimber
yarding distance:	Medium (800 ft)	downhill yarding: No
tree size:	Mature Private Forest / Regen Cut (250 Bft/tree), 6-11 logs/MBF	
loads / day:	8	bd. ft / load: 4000
cost / mbf:	\$187.50	
machines:	Log Loader (A) Stroke Delimber (A) Tower Yarder (Medium)	



"PARTNERSHIP IN FORESTRY"

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 Happy Hen
 Sale WL-341-2018-64-

District: Western Lane

Date: June 22, 2017

Logging Costs

Operating Seasons: 2.00	Profit Risk: 16%
Project Costs: \$46,019.00	Other Costs (P/R): \$0.00
Slash Disposal: \$0.00	Other Costs: \$4,587.00

Miles of Road

Road Maintenance: \$0.00

Dirt	Rock (Contractor)	Rock (State)	Paved
0.0	3.0	0.0	0.0

Hauling Costs

Species	\$ / MBF	Trips/Day	MBF / Load
Douglas - Fir	\$0.00	3.0	4.0
Alder (Red)	\$0.00	3.0	3.5
Maple	\$0.00	3.0	3.5



"SUSTAINABILITY IN FORESTRY"

Timber Sale Appraisal
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Logging Costs Breakdown

Logging	Road Maint	Fire Protect	Hauling	Other P/R appl	Profit & Risk	Slash Disposal	Scaling / Brand & Paint	Other	Total
Douglas - Fir									
\$187.50	\$3.15	\$3.01	\$66.95	\$0.00	\$41.70	\$0.00	\$7.00	\$1.58	\$310.89
Alder (Red)									
\$187.50	\$3.06	\$3.01	\$74.29	\$0.00	\$42.86	\$0.00	\$7.00	\$1.58	\$319.30
Maple									
\$187.50	\$3.06	\$3.01	\$74.29	\$0.00	\$42.86	\$0.00	\$7.00	\$1.58	\$319.30

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	\$0.00	\$665.11	\$354.22	\$0.00
Alder (Red)	\$0.00	\$650.00	\$330.70	\$0.00
Maple	\$0.00	\$470.22	\$150.92	\$0.00



"PROGRESS THROUGH FORESTRY"

Timber Sale Appraisal
Happy Hen
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District: Western Lane

Date: June 22, 2017

Summary

Amortized

Specie	MBF	Value	Total
Douglas - 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	2,759	\$354.22	\$977,292.98
Alder (Red)	124	\$330.70	\$41,006.80
Maple	28	\$150.92	\$4,225.76

Gross Timber Sale Value

Recovery: \$1,022,525.54

Prepared By: Chad Howard

Phone: 541-935-2283

Summary of "Other Costs" for Timber Sale Appraisals

Happy Hen 314-18-64

"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>
Final Road Maintenance	Operation			\$ 4,587
Total "Other Costs" With No Additional Profit and Risk:				<u>\$ 4,587</u>
Cost per MBF	2,911	MBF		\$ 1.58

Happy Hen
314-18-64
Combined Project Costs

Project 1	Improve roads, grade, shape, establish drainage.	\$6,749
Project 2	Spread and compact rock for Roads.	\$32,985
Project 3	Clear roadside vegetation	\$2,150
Project 4	Vacate Road	\$ 4,135
TOTAL PROJECT COSTS		\$46,019

State Timber Sale Contract
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 Happy Hen

Road Vacating

Total Cost for Project 4 **\$ 4,135.00**

Machine Cost

<u>Machine Productivity (station/day)</u>	<u>Acres</u>	<u>Duration (Days)</u>
8	16	2.00
 <u>Operating Cost (\$/day)</u>	 <u>Cost/Sta</u>	 <u>Machine Cost</u>
\$ 1,200.00	\$ 150.00	\$ 2,400.00
 <u>Move In</u>		 <u>\$ 1,500.00</u>

Seed And Mulch

Mulch	Rate	Acres	# of Bales/ Acre	Cost/Bale	Cost of Mulch
	1 ton/Acre	0.32	10	\$ 5.00	\$ 50
Seed	Rate "lbs./Acre"	Acres	Lbs. of Seed	Cost/Bag	Cost of Seed
	100	0.32	32.00	\$ 70.00	\$ 70.00
Personnel	Personnel	Rate	Hrs./Acre	Cost/Acre	Cost of Personnel
	2	\$ 30.00	6	\$ 360.00	\$ 115.20
Seed and Mulch Cost			Acres	\$/Acre	Total Cost
			0.32	\$ 735.00	\$ 235.20

State Timber Sale Contract
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Happy Hen

Rocking and Compaction

Rock Source: Commercial

Rock Quantity (Inplace)

	Chicken Creek Rd	Chicken Creek Rd	Spur 2	TOTAL
Base Rock				
Rock Size	3"-0"	0	Jaw Run	
Stations	32.60		1.50	34.00
Approx yds/sta	22		33	
Subtotal base (cu. yds)	720	0	50	770

	Chicken Creek	Chicken Creek	Spur 2	TOTAL
Cap Rock				
Rock Size	1 1/2" open	1 1/2"-0"	0	
Stations	7.6	2		10.00
Approx yds/sta	11	11		
Subtotal cap (cu. yds)	90	30	0	120

	Chicken Creek Rd	Chicken Creek Rd	Spur 2	TOTAL
Landings				
Rock Size	Logger 3"-5"	0	0	
Stations	5.00			5.00
Approx yds/sta	20			
Subtotal base (cu. yds)	100	0	0	100

	Rd	Rd	Spur 2	TOTAL
Additional Rock				
Rock Size	3"-0"	0	0	
Turnouts and Turn-Arounds	3			
Approx cu. yds	10			
Subtotal Tunouts/Around (cu. yds)	30	0	0	30
Rock Size	1 1/2"-0"	0	0	
Number of Points	5			
Spot Rocking (Yds)	10			
Subtotal Spot/Widening Rock	50	0	0	50

	Rip Rap	0	0	
Energy Disipator Yds				
Rock Size	Rip Rap	Rip Rap	Rip Rap	
Approx Total (cu. Yds)	20			20

ROCK COST (Rock + Delivery)

Road Segment/Name	Chicken Creek Rd	Chicken Creek Rd	Spur 2	TOTAL
Rock Size	3"-0"	0	Jaw Run	
Approx cu. yds	720	0	50	770
Cost/yd (includes load/spread)	\$27.79	\$0.00	\$27.79	
Subtotal Cost "Base" Rock	\$ 20,005	\$ -	\$ 1,389	\$ 21,394

Rock Size	1 1/2" open	1 1/2"-0"	0	
Approx cu. yds	90	30	0	120
Cost/yd (includes load/spread)	\$29.00	\$28.19	\$0.00	
Subtotal Cost "Cap" Rock	\$ 2,610	\$ 846	\$ -	\$ 3,456

Rock Size	3"-0"	0	0	
Approx cu. yds Tunouts/Arounds	30	0	0	30
Cost/yd (includes load/spread)	\$27.79	\$0.00	\$0.00	
Subtotal	\$833.55	\$0.00	\$0.00	
Rock Size	1 1/2"-0"	0	0	
Approx cu. Yds Spot/Widening	50	0	0	50
Cost/yd (includes load/spread)	\$28.19	\$0.00	\$0.00	
Subtotal	\$1,409.50	\$0.00	\$0.00	
Rock Size	Rip Rap	0	0	
Approx cu. Yds Engery Disipator	20	0	0	20
Cost/yd (includes load/spread)	\$41.96	\$0.00	\$0.00	
Subtotal	\$839.20	\$0.00	\$0.00	
Subtotal Cost "Additional" Rock	\$ 3,082	\$ -	\$ -	\$ 3,082

Rock Size	Logger 3"-5"	\$ -	\$ -	
Approx cu. yds	100	0	0	100
Cost/yd (includes load/spread)	\$28.73	\$0.00	\$0.00	
Subtotal Cost "Landing" Rock	\$ 2,873	\$ -	\$ -	\$ 2,873

Grand total quarry approx yds	1010	30	50	1090
Total Quarry Rock Cost	\$ 28,570	\$ 846	\$ 1,389	\$ 30,805

Compaction w/Processing	Chicken Creek Rd	Chicken Creek Rd	Spur 2	TOTAL
Cost/Cu. Yd.	\$2.00	\$2.00	\$2.00	
Subtotal Processing	\$ 2,020	\$ 60	\$ 100	\$ 2,180

\$/yd ³ rock in place & compacted	Chicken Creek Rd	Chicken Creek Rd	Spur 2	Total
Total Rock Costs	\$30,590	\$906	\$1,489	\$ 32,985

Move-in included in subgrade construction

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

State Timber Sale Contract
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Subgrade Construction/Culverts
 Processing and Decking Right-of-Way Logs Not Included

Totals	Chicken Creek Rd	Spur 2	TOTAL
Stations	129	1.5	130
Cost/Sta	\$ 33.00	\$ 19.00	
Cost	\$ 4,221.00	\$ 28.00	\$ 4,249.00

Earthwork

End-haul

Cu Yd	100		
\$/yd	\$4.00		
End-haul stumps			
Subtotal	\$400.00	\$0.00	\$ 400.00

Culverts

Plastic	Chicken Creek Rd	Spur 2	
Length (ft)	60		
Diameter	18"	18"	0
Cost/Foot	\$ 15.23	\$ 15.23	
Subtotal	913.8	0	
Subtotal	\$ 914	\$ -	\$ 914.00
Installation Cost	\$ 957	\$ -	\$ 957.00

Subgrade Treatment

Grade and Shape	Chicken Creek Rd	Spur 2	TOTAL
Road Stations	65	1.5	
Cost/STA	\$ 30.00	\$ 18.35	
Subtotal	\$ 1,950	\$ 28	\$ 1,978

Move in Cost	Initial		
Dump truck	\$ 200	Project Cost	\$ 4,249.00
Grader	\$ 500		
Excavator	\$ 1,500	Move In Cost	\$ 2,500
Vibratory roller	\$ 200		
Water truck	\$ 100	Total Cost	\$ 6,749.00

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State Timber Sale Contract
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 Happy Hen

Final Road Maintenance Cost Summary

Totals	Chicken Creek Rd	Spur 2	TOTAL
Stations	129.00	1.50	
Cost/Sta	\$ 30.69	\$ 85.33	
Total Cost	\$ 3,959	\$ 128	\$ 4,087

Spot Rocking	Chicken Creek Rd	Spur 2	TOTAL
Total Yds	50		
Rock Size	1 1/2"-0"	0	
\$/yd	\$26.83	\$0.00	
Subtotal	\$ 1,342	\$ -	\$ 1,342

Grade,Shape & Pull	Chicken Creek Rd	Spur 2	TOTAL
Ditches			
Stations	129.00	1.50	
\$/STA	\$ 18.35	\$ 18.35	
Subtotal	\$ 2,367	\$ 28	\$ 2,395

Landing clean up	Chicken Creek Rd	Spur 2	TOTAL
Landings	5.00	1.00	
\$/Landing	\$ 50.00	\$ 100.00	
Subtotal	\$ 250	\$ 100	\$ 350

Move In	Initial
Grader	\$ 500

Move in costs associated with one entry for the entire project

Total Final Maintenance Costs \$ 4,587

Cruise Report

Happy Hen

SALE # 341-18-64

Sale Area: Portions of Section 10, T17S, R8W, W.M., Lane County, Oregon. The sale's net harvestable acres are 85. There are approximately 9.1 acres of stream buffers and 4.6 acres of existing roads and landings. Acres were determined using a combination of aerial photos, GPS, GIS, and topographic maps.

Stand Description: Happy Hen is dominated by 84-87 year old Douglas-fir, with a small component of bigleaf maple and red alder. 2/3 of the timber sale was thinned in 2006. The remaining timber in the thinned portion is nice, tall, and straight, with low defect. The non-thinned portion has a higher stand density and is also nice, and straight, with low defect. Other species consist of western hemlock and western redcedar. Western redcedar is reserved from cutting. The majority of the brush component is sword fern and salal, with scattered huckleberry. The rockier ridges contain huckleberry, rhododendron, and ceanothus. The slopes are mostly 65% or greater, broken by tributary streams.

Cruise Method: Volumes were based on a combination of Stand Level Inventory (SLI) Data, and cut out volumes from adjacent sales.

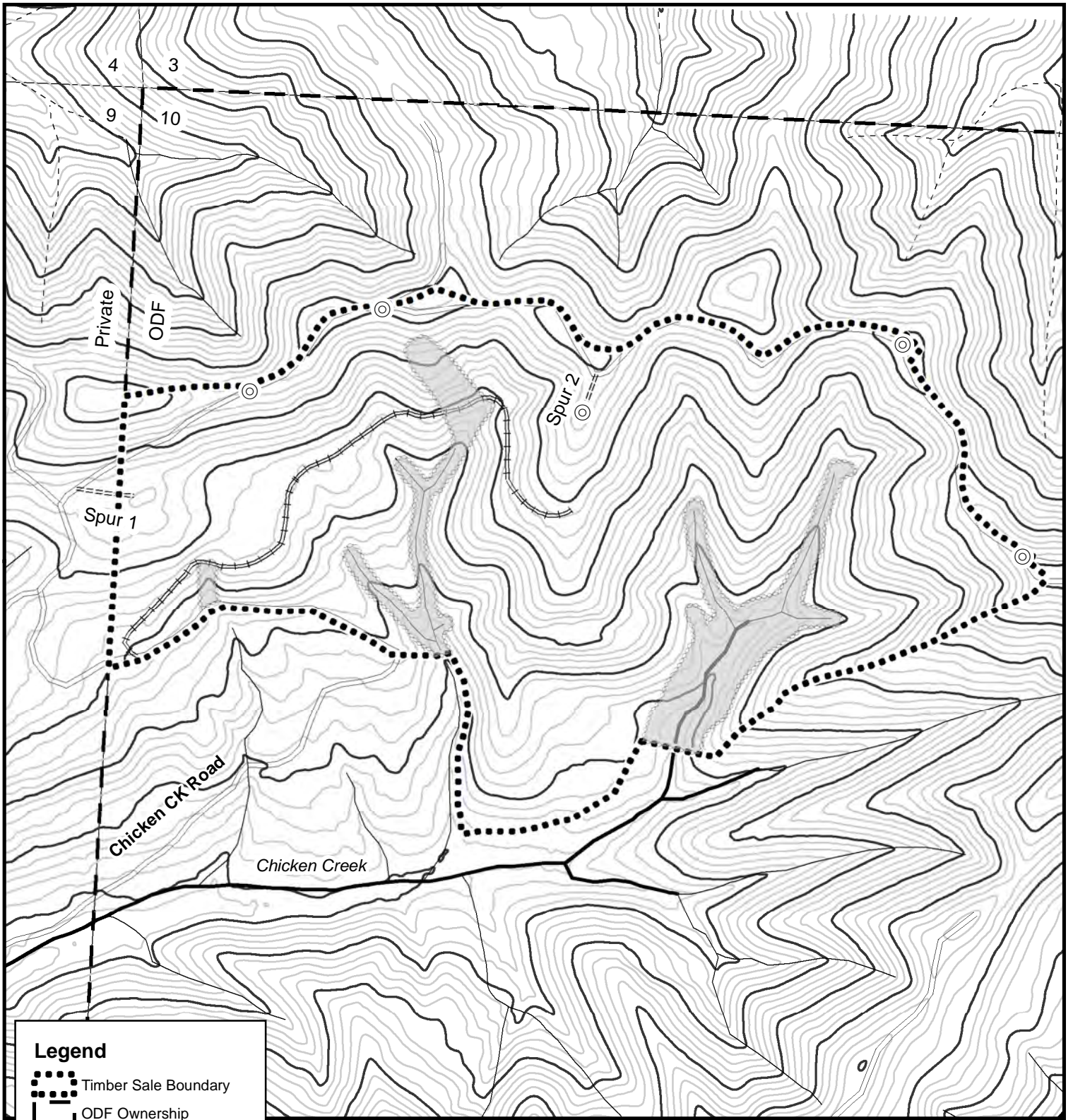
Cruiser: Chad Howard

Net Calculated Volume

Species	Avg. DBH	2 Saw (MBF)	3 Saw (MBF)	4 Saw (MBF)	Camp Run (MBF)	Sub-Total (MBF)
Douglas-fir	18	2020	601	138		2759
Big Leaf Maple	12				124	124
Red Alder	11				28	28

Happy Hen Total (MBF): 2911

Average Volume per Acre (MBF): 34.2



Legend

- Timber Sale Boundary
- ODF Ownership

Roads

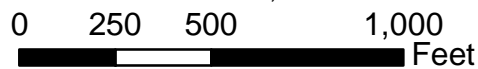
- Surfaced road
- Dirt/Primitive Road - driveable
- Old road bed - not driveable

Streams

- Fish
- Nonfish
- Unknown
- Stream Buffer
- Landing

Logging Plan

OF TIMBER SALE CONTRACT NO. 341-18-64
 HAPPY HEN
 PORTIONS OF SECTION 10, T17S, R8W, W.M.
 LANE COUNTY, OREGON



1 inch = 500 feet

This product is for informational use and may not have been prepared for or be suitable for legal, engineering or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of this information.

Appraised Cable Logging
 NET ACRES = 85

Contours = 20 feet



"STEWARDSHIP IN FORESTRY"