



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal
Wildcat WL
Sale WL-341-2018-88-

District: Western Lane

Date: October 10, 2017

Cost Summary

	Conifer	Hardwood	Total
Gross Timber Sale Value	\$3,397,462.60	\$20,684.57	\$3,418,147.17
		Project Work:	(\$124,535.00)
		Advertised Value:	\$3,293,612.17



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Timber Description

Location: Portions of Section 5, T18S, R7W. and portions of Section 32, T17S, R7W, W.M., Lane County, Oregon.

Stand Stocking: 60%

Specie Name	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	16	0	97
Alder (Red)	11	0	96
Maple	12	0	96

Volume by Grade	SM	2S	3S	4S	Camprun	Total
Douglas - Fir	78	4,218	2,595	466	0	7,357
Alder (Red)	0	0	0	0	33	33
Maple	0	0	0	0	53	53
Total	78	4,218	2,595	466	86	7,443

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

Western Hemlock and Other Conifers Stumpage Price = Pond Value minus Logging Cost:
\$290/MBF = \$580/MBF - \$290/MBF

Western redcedar and Other Cedars Stumpage Price = Pond Value minus Logging Cost:
\$1,135/MBF = \$1,525/MBF - \$390/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 = \$8,466
TOTAL Other Costs (No Profit & Risk added): \$8,466



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Logging Conditions

Combination#: 1

Douglas - Fir	75.00%
Alder (Red)	75.00%
Maple	75.00%

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: 7 **bd. ft / load:** 4200

cost / mbf: \$204.08

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

Combination#: 2

Douglas - Fir	25.00%
Alder (Red)	25.00%
Maple	25.00%

Logging System: Shovel **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:** 4200

cost / mbf: \$94.40

machines: Stroke Delimber (B)



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Date: October 10, 2017

Logging Costs

Operating Seasons: 2.00	Profit Risk: 16%
Project Costs: \$124,535.00	Other Costs (P/R): \$0.00
Slash Disposal: \$0.00	Other Costs: \$8,466.00

Miles of Road

Road Maintenance: \$0.00

Dirt	Rock (Contractor)	Rock (State)	Paved
0.0	2.0	0.0	0.0

Hauling Costs

Species	\$ / MBF	Trips/Day	MBF / Load
Douglas - Fir	\$0.00	3.0	4.2
Alder (Red)	\$0.00	3.0	3.5
Maple	\$0.00	3.0	3.5



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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									
\$176.66	\$2.10	\$1.18	\$63.76	\$0.00	\$38.99	\$0.00	\$7.00	\$1.14	\$290.83
Alder (Red)									
\$176.66	\$2.12	\$1.18	\$77.26	\$0.00	\$41.16	\$0.00	\$7.00	\$1.14	\$306.52
Maple									
\$176.66	\$2.12	\$1.18	\$77.26	\$0.00	\$41.16	\$0.00	\$7.00	\$1.14	\$306.52

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	\$0.00	\$752.63	\$461.80	\$0.00
Alder (Red)	\$0.00	\$650.00	\$343.48	\$0.00
Maple	\$0.00	\$482.93	\$176.41	\$0.00



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Timber Sale Appraisal Wildcat WL

Sale WL-341-2018-88-

District: Western Lane

Date: October 10, 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	7,357	\$461.80	\$3,397,462.60
Alder (Red)	33	\$343.48	\$11,334.84
Maple	53	\$176.41	\$9,349.73

Gross Timber Sale Value

Recovery: \$3,418,147.17

Prepared By: Chad Howard

Phone: 541-935-2283

Summary of "Other Costs" for Timber Sale Appraisals

Wildcat (341-18-88)

"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			\$ 8,466
Total "Other Costs" With No Additional Profit and Risk:				<u>\$ 8,466</u>
Cost per MBF	7,443	MBF		\$ 1.14

Rocking and Compaction

Rock Source: Commercial

Rock Quantity (Inplace)

Base Rock	Cemetery Forest Road	Spur 1	Spur 2	Spur 3	Spur 3a	Spur 3b	Spur 4	Spur 4	TOTAL
Rock Size	0	3'-0"	0	3'-0"	Jaw Run	Jaw Run	3'-0"	Jaw Run	
Stations		8.30		23.00	2.00	1.00	3.50	11.00	49.00
Approx yds/sta		33		33	44	44	33	44	
Subtotal base (cu. yds)	0	270	0	760	90	40	120	480	1760
Cap Rock	Cemetery Forest	Spur 1	Spur 2	Spur 3	Spur 3a	Spur 3b	Spur 4	Spur 4	TOTAL
Rock Size	As specified	1 1/2'-0"	0	1 1/2'-0"	0	0	1 1/2'-0"	0	
Stations	68	8.3		23			3.5		102.00
Approx yds/sta	17	11		11			11		
Subtotal cap (cu. yds)	1160	90	0	250	0	0	40	0	1540
Landings	Cemetery Forest	Spur 1	Spur 2	Spur 3	Spur 3a	Spur 3b	Spur 4	Spur 4	TOTAL
Rock Size	Jaw Run	Jaw Run	Jaw Run	Jaw Run	Jaw Run	Jaw Run	Jaw Run	0	
Stations	2.00	1.00	3.00	1.50	1.00	1.00	2.00		12.00
Approx yds/sta	40	40	40	40	40	40	40		
Subtotal base (cu. yds)	80	40	120	60	40	40	80	0	460
Additional Rock	Cemetery Forest	Spur 1	Spur 2	Spur 3	Spur 3a	Spur 3b	Spur 4	Spur 4	TOTAL
Rock Size	3'-0"	3'-0"	0	3'-0"	0	0	0	0	
Turnouts and Turn-Arounds	4	1		1					
Approx cu. yds	10	10		10					
Subtotal Turnouts/Around (cu. yds)	40	10	0	10	0	0	0	0	60
Rock Size	3'-0"	1 1/2'-0"	1 1/2'-0"	Jaw Run	0	0	0	3'-0"	
Number of Points	10	1	5	5				2	
Curve Widening/Spot Rocking (Yds)	10	30	10	40				10	
Subtotal Spot/Widening Rock	100	30	50	200	0	0	0	20	400
Energy Dissipator Yds	0	0	0	Rip Rap	0	0	Rip Rap	0	
Rock Size	24'-0"	24'-0"	24'-0"	24'-0"	24'-0"	24'-0"	24'-0"	24'-0"	
Approx Total (cu. Yds)				30			10		30

ROCK COST (Rock + Delivery)

Road Segment/Name	Cemetery Forest Road	Spur 1	Spur 2	Spur 3	Spur 3a	Spur 3b	Spur 4	Spur 4	TOTAL
Rock Size	0	3'-0"	0	3'-0"	Jaw Run	Jaw Run	3'-0"	Jaw Run	
Approx cu. yds	0	270	0	760	90	40	120	480	1760
Cost/yd (includes load/spread)	\$0.00	\$19.77	\$0.00	\$19.77	\$19.77	\$19.77	\$19.77	\$19.77	
Subtotal Cost "Base" Rock	\$ -	\$ 5,339	\$ -	\$ 15,027	\$ 1,780	\$ 791	\$ 2,373	\$ 9,491	\$ 34,801
Rock Size	As specified	1 1/2'-0"	0	1 1/2'-0"	0	0	1 1/2'-0"	0	
Approx cu. yds	1160	90	0	250	0	0	40	0	1540
Cost/yd (includes load/spread)	\$20.00	\$20.18	\$0.00	\$20.18	\$0.00	\$0.00	\$20.18	\$0.00	
Subtotal Cost "Cap" Rock	\$ 23,200	\$ 1,816	\$ -	\$ 5,045	\$ -	\$ -	\$ 807	\$ -	\$ 30,867
Rock Size	3'-0"	3'-0"	0	3'-0"	0	0	0	0	
Approx cu. yds Turnouts/Arounds	40	10	0	10	0	0	0	0	60
Cost/yd (includes load/spread)	\$19.77	\$19.77	\$0.00	\$19.77	\$0.00	\$0.00	\$0.00	\$0.00	
Subtotal	\$790.92	\$197.73	\$0.00	\$197.73	\$0.00	\$0.00	\$0.00	\$0.00	
Rock Size	3'-0"	1 1/2'-0"	1 1/2'-0"	Jaw Run	0	0	0	3'-0"	
Approx cu. Yds Spot/Widening	100	30	50	200	0	0	0	20	400
Cost/yd (includes load/spread)	\$19.77	\$20.18	\$20.18	\$19.77	\$0.00	\$0.00	\$0.00	\$19.77	
Subtotal	\$1,977.30	\$605.34	\$1,008.90	\$3,954.60	\$0.00	\$0.00	\$0.00	\$395.46	
Rock Size	0	0	0	Rip Rap	0	0	Rip Rap	0	
Approx cu. Yds Energy Dissipator	0	0	0	30	0	0	10	0	40
Cost/yd (includes load/spread)	\$0.00	\$0.00	\$0.00	\$33.95	\$0.00	\$0.00	\$33.95	\$0.00	
Subtotal	\$0.00	\$0.00	\$0.00	\$1,018.44	\$0.00	\$0.00	\$339.48	\$0.00	
Subtotal Cost "Additional" Rock	\$ 2,768	\$ 803	\$ 1,009	\$ 5,171	\$ -	\$ -	\$ 339	\$ 395	\$ 10,485
Rock Size	Jaw Run	Jaw Run	Jaw Run	Jaw Run	Jaw Run	Jaw Run	Jaw Run	\$ -	
Approx cu. yds	80	40	120	60	40	40	80	0	460
Cost/yd (includes load/spread)	\$19.77	\$19.77	\$19.77	\$19.77	\$19.77	\$19.77	\$19.77	\$0.00	
Subtotal Cost "Landing" Rock	\$ 1,582	\$ 791	\$ 2,373	\$ 1,186	\$ 791	\$ 791	\$ 1,582	\$ -	\$ 9,096
Grand total quarry approx yds	1380	440	170	1310	130	80	250	500	4260
Total Quarry Rock Cost	\$ 27,550	\$ 8,749	\$ 3,382	\$ 26,429	\$ 2,570	\$ 1,582	\$ 5,101	\$ 9,887	\$ 85,250
Compaction w/Processing	Cemetery Forest Road	Spur 1	Spur 2	Spur 3	Spur 3a	Spur 3b	Spur 4	Spur 4	TOTAL
Cost/Cu. Yd.	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	
Subtotal Processing	\$ 2,760	\$ 880	\$ 340	\$ 2,620	\$ 260	\$ 160	\$ 500	\$ 1,000	\$ 8,520
\$/yd³ rock in place & compacted	Cemetery Forest Road	Spur 1	Spur 2	Spur 3	Spur 3a	Spur 3b	Spur 4	Spur 4	Total
Total Rock Costs	\$30,310	\$9,629	\$3,722	\$29,049	\$2,830	\$1,742	\$5,601	\$10,887	\$ 93,770

Move-in included in subgrade construction
Due to rounding, the numbers in the table above may not add up to the totals shown.

Subgrade Construction/Culverts
 Processing and Decking Right-of-Way Logs Not Included

Totals	Spur 1	Spur 3	Spur 3a	Spur 3b	Spur 4	Spur 2	TOTAL
Stations	8.3	28	2	1.5	14.5	3	57
Cost/Sta	\$ 639.00	\$ 284.00	\$ 727.00	\$ 909.00	\$ 271.00	\$ 631.00	
Cost	\$ 5,302.00	\$ 7,943.00	\$ 1,454.00	\$ 1,364.00	\$ 3,935.00	\$ 1,892.00	\$ 21,890.00

Earthwork

Clearing and Grubbing	Spur 1	Spur 3	Spur 3a	Spur 3b	Spur 4	Spur 2	TOTAL
Acreage	0.57	1.3	0.2	0.2	0.7	0.5	
Cost/Acre	\$1,337.00	\$1,337.00	\$1,337.00	\$1,337.00	\$1,337.00	\$1,337.00	
Total	\$ 763	\$ 1,739	\$ 268	\$ 268	\$ 936	\$ 669	\$ 4,643.00

Excavation yards are bank run from State's design

Construction/Excavation	Spur 1	Spur 3	Spur 3a	Spur 3b	Spur 4	Spur 2	TOTAL
Stations	8.3	28	2	1.5	14.5		
Drift/Excavation Cu Yd	500		250	250			
\$/sta	\$190.00	\$50.00	\$122.00	\$122.00	\$50.00	\$122.00	
Drift/Excavation \$/yd	\$1.90		\$1.90	\$1.90			
Landing Construction	\$389.00	\$389.00	\$389.00	\$389.00	\$778.00	\$1,167.00	
Subtotal	\$ 2,916	\$ 1,789	\$ 1,108	\$ 1,047	\$ 1,503	\$ 1,167	\$ 9,530.00

Culverts

Alum. Steel 2-2/3" x 1/2"	Spur 1	Spur 3	Spur 3a	Spur 3b	Spur 4	Spur 2	TOTAL
Length (ft)	40	90	0	0	30		160
Diameter (2-2/3" x 1/2")	18"	18"	18"	18"	18"	18"	
Cost/Foot	\$ 15.23	\$ 15.23	\$ 15.23	\$ 15.23	\$ 15.23	\$ 15.23	
Subtotal	\$ 610	\$ 1,371	\$ -	\$ -	\$ 457	\$ -	\$ 2,438.00
Installation Cost	\$ 638	\$ 1,435	\$ -	\$ -	\$ 479	\$ -	\$ 2,552.00

Subgrade Treatment

Compaction w/ Roller	Spur 1	Spur 3	Spur 3a	Spur 3b	Spur 4	Spur 2	TOTAL
Road Stations	8.3	28	2	1	14.5	0	54
Cost/STA	\$ 20.20	\$ 20.20	\$ 20.20	\$ 20.20	\$ 20.20	\$ 20.20	
Subtotal	\$ 168	\$ 566	\$ 41	\$ 21	\$ 293	\$ -	\$ 1,089

Grade and Shape	Spur 1	Spur 3	Spur 3a	Spur 3b	Spur 4	Spur 2	TOTAL
Road Stations	8.3	28	2	1.5	14.5	3	
Cost/STA	\$ 24.83	\$ 37.24	\$ 18.35	\$ 18.35	\$ 18.35	\$ 18.35	
Subtotal	\$ 207	\$ 1,043	\$ 37	\$ 28	\$ 267	\$ 56	\$ 1,638

Move in Cost	Initial	Between Projects
D-7 Cat	\$ 1,500	
Dump Truck	\$ 200	
grader	\$ 500	
excavator	\$ 1,500	
vibratory roller	\$ 200	
water truck	\$ 100	
small excavator	\$ 500	

Project Cost	\$ 21,890.00
Move In Cost	\$ 4,500
Total Cost	\$ 26,390.00

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

State Timber Sale Contract
 341-18-88
 Wildcat

Final Road Maintenance Cost Summary

Totals	Cemetery Forest Road	Spur 1	Spur 2	Spur 3	Spur 3a	Spur 3b	Spur 4	TOTAL
Stations	105.00	8.30	26.50	28.00	2.00	1.50	14.50	
Cost/Sta	\$ 38.52	\$ 48.68	\$ 31.62	\$ 47.29	\$ 130.85	\$ 98.35	\$ 65.15	
Total Cost	4044.55	404.085	838.055	1324.14	261.7	147.525	944.635	\$ 7,966

Spot Rocking	Cemetery Forest Road	Spur 1	Spur 2	Spur 3	Spur 3a	Spur 3b	Spur 4	TOTAL
Total Yds	100	10	10	30			20	
Rock Size	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	0	0	1 1/2"-0"	
\$/yd	\$20.18	\$20.18	\$20.18	\$20.18	\$0.00	\$0.00	\$20.18	
Subtotal	\$ 2,018	\$ 202	\$ 202	\$ 605	\$ -	\$ -	\$ 404	\$ 3,431

Grade, Shape & Pull Ditches	Cemetery Forest Road	Spur 1	Spur 2	Spur 3	Spur 3a	Spur 3b	Spur 4	TOTAL
Stations	105.00	8.30	26.50	28.00	2.00	1.50	14.50	
\$/STA	\$ 18.35	\$ 18.35	\$ 18.35	\$ 18.35	\$ 18.35	\$ 18.35	\$ 18.35	
Subtotal	\$ 1,927	\$ 152	\$ 486	\$ 514	\$ 37	\$ 28	\$ 266	\$ 3,410

Install Waterbars	Cemetery Forest Road	Spur 1	Spur 2	Spur 3	Spur 3a	Spur 3b	Spur 4	TOTAL
# of waterbars				3.00	5.00	2.00	5.00	
\$/waterbar	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	
Subtotal	\$ -	\$ -	\$ -	\$ 105.00	\$ 175.00	\$ 70.00	\$ 175.00	\$ 525.00

Landing clean up	Cemetery Forest Road	Spur 1	Spur 2	Spur 3	Spur 3a	Spur 3b	Spur 4	TOTAL
Stations	2.00	1.00	3.00	2.00	1.00	1.00	2.00	
\$/STA	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	
Subtotal	\$ 100	\$ 50	\$ 150	\$ 100	\$ 50	\$ 50	\$ 100	\$ 600

Move In	Initial	Between Proj.
Grader	\$ 500	
Vibratory Roller		
D * Cat		
Excavator		
Dump Truck		

Move in costs associated with one entry for the entire project

Total Final Maintenance Costs **\$ 8,466**

Wildcat
341-18-88
Combined Project Costs

Project 1	Construct and compact subgrades, road improvements, culverts.	\$26,390
Project 2	Spread and compact rock for Spur 1, 2, 3, 3a, 3b, and 4	\$63,460
Project 3	Spread and compact rock for Cemetery Forest Road.	\$30,310
Project 4	Conduct roadside brushing.	\$3,375
Project 5	Reconstruct/Improve gate.	\$1,000
TOTAL PROJECT COSTS		\$124,535

Cruise Report

Wildcat

SALE # 341-18-88

Sale Area: Portions of Section 5, T18S, R7W, and portions of section 32 T17S R7W, W.M., Lane County, Oregon. The sale's net harvestable acres is 156. There is approximately 5.0 acres of stream buffers and 5.0 acres of roads. Acres were determined using a combination of aerial photos, GPS, GIS, and topographic maps.

Stand Description: Wildcat is dominated by 82 year old Douglas-fir, with a small component of bigleaf maple and red alder. The timber is tall, straight, and exhibits low defect. There is a few scattered other species such as western hemlock, western redcedar, chinquapin, and madrone. Western hemlock and western redcedar is reserved from cutting. The majority of the brush component is sword fern, salal, and oregon grape, with scattered woody brush species. The slopes are variable with some flat ridges, benches, mixed with 60-70 percent slopes broken by tributary streams. Ground and cable harvest operations are anticipated.

Cruise Method: Volumes were based on cut out volumes from adjacent sales and inventory data.

Cruiser: Chad Howard

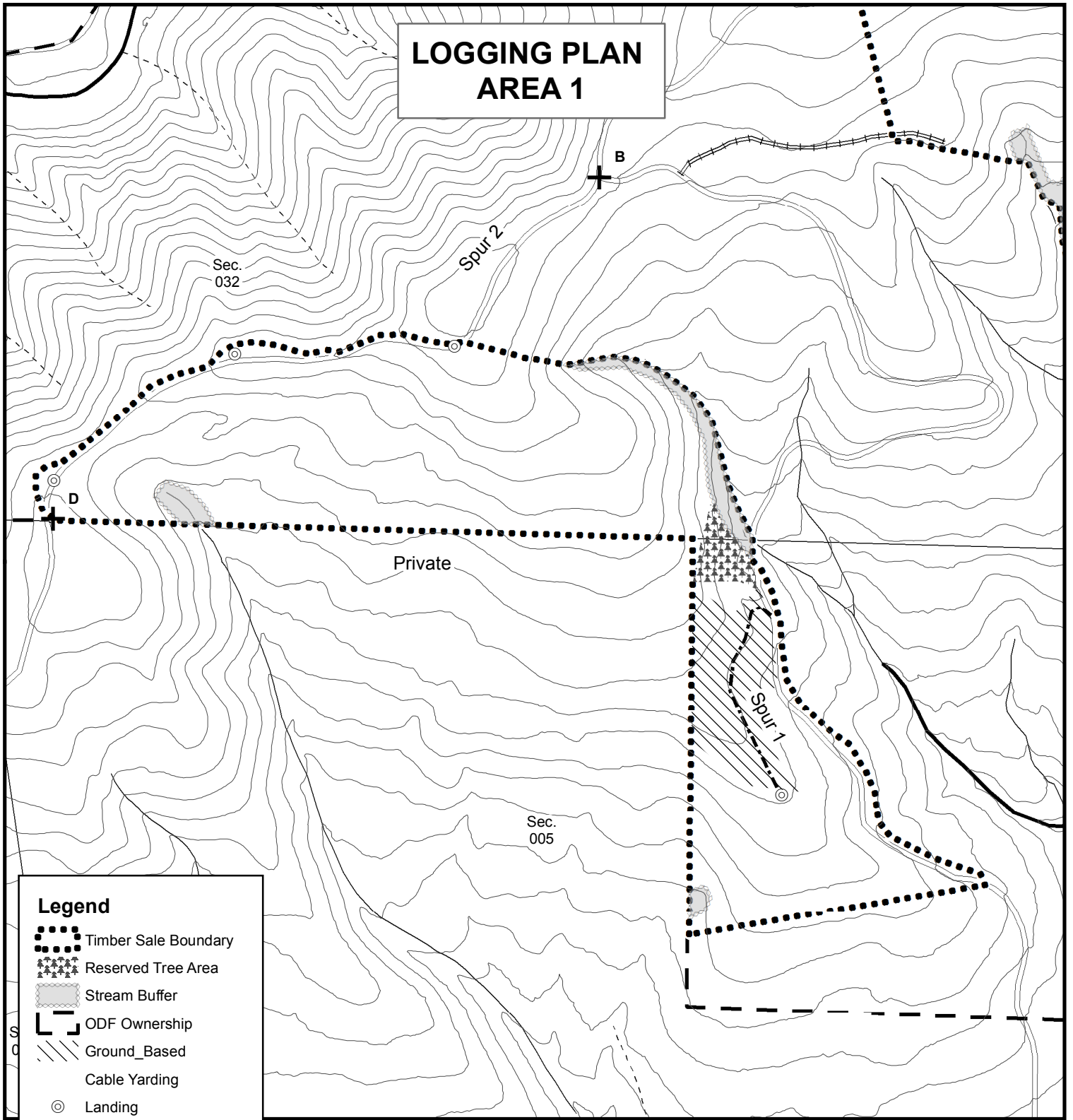
Net Calculated Volume

Species	Avg. DBH	SM (MBF)	2 Saw (MBF)	3 Saw (MBF)	4 Saw (MBF)	Camp Run (MBF)	Sub-Total (MBF)
Douglas-fir	16	78	4218	2595	466		7357
Big Leaf Maple	12					53	53
Red Alder	11					33	33

Wildcat Total (MBF): 7443

Average Volume per Acre (MBF): 47.71

LOGGING PLAN AREA 1



Legend

- Timber Sale Boundary
 - Reserved Tree Area
 - Stream Buffer
 - ODF Ownership
 - Ground-Based Cable Yarding
 - Landing
 - Gate
 - Project Points
- Roads**
- Surfaced road
 - Old road bed - not driveable
 - New Road Construction
- Streams**
- Fish
 - Nonfish
 - Unknown

OF TIMBER SALE CONTRACT NO. 341-18-88
WILDCAT
PORTIONS OF SECTION 5, T18S, R7W, AND
PORTIONS OF SECTION 32, T17S, R7W, W.M.
LANE COUNTY, OREGON

10 % GROUND BASED
90% CABLE YARDING
TOTAL NET ACRES = 50

40 Foot Contours

0 250 500 1,000
Feet

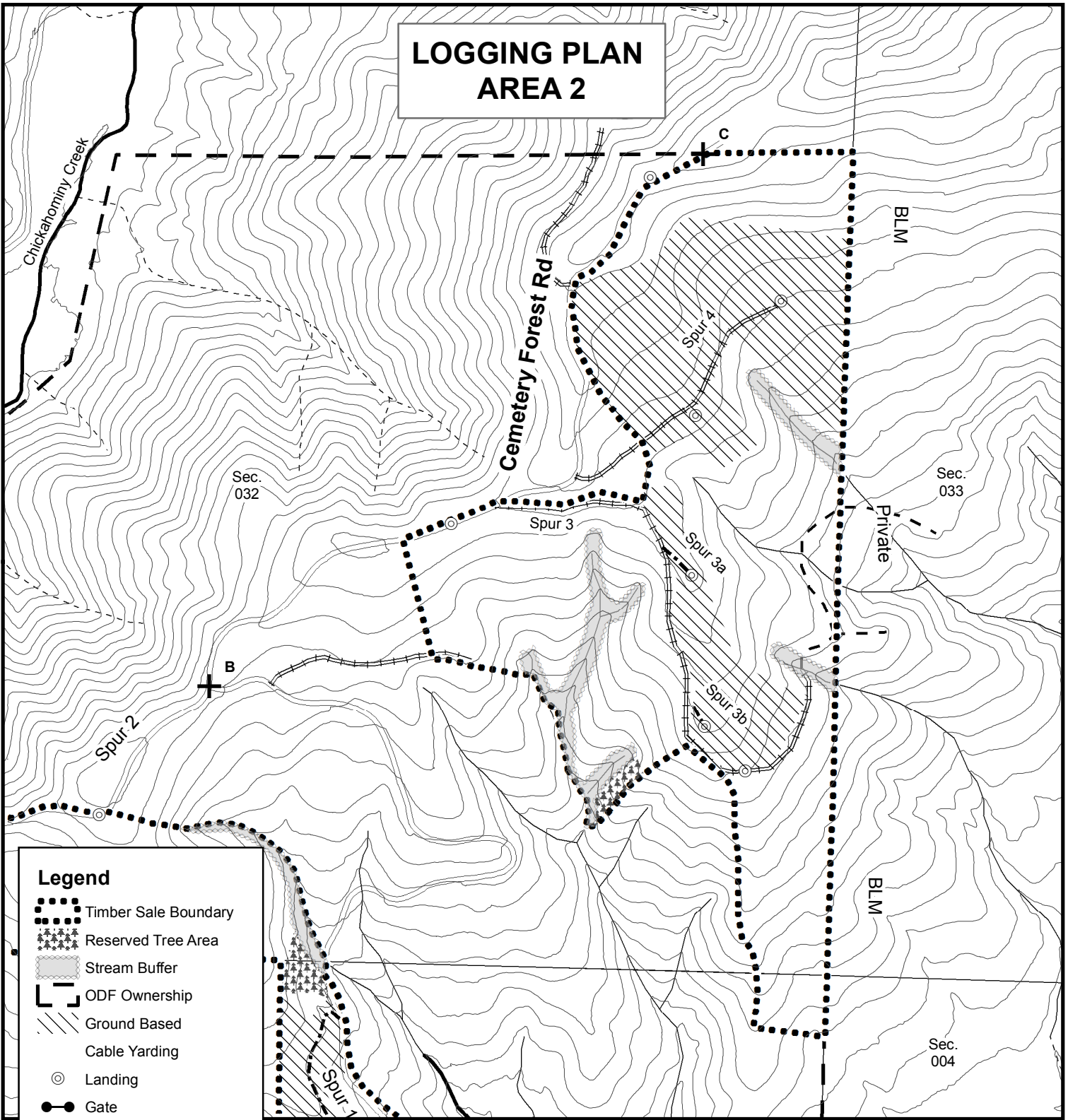
1 inch = 500 feet

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"STEWARDSHIP IN FORESTRY"

LOGGING PLAN AREA 2



Legend

- Timber Sale Boundary
- Reserved Tree Area
- Stream Buffer
- ODF Ownership
- Ground Based
- Cable Yarding
- Landing
- Gate
- Project Points

Roads

- Surfaced road
- Old road bed - not driveable
- Blocked road
- New Road Construction

Streams

- Fish
- Nonfish
- Unknown

OF TIMBER SALE CONTRACT NO. 341-18-88
WILDCAT
PORTIONS OF SECTION 5, T18S, R7W, AND
PORTIONS OF SECTION 32, T17S, R7W, W.M.
LANE COUNTY, OREGON

34% GROUND BASED
66% CABLE YARDING
TOTAL NET ACRES = 106
40 Foot Contours

0 330 660 1,320
Feet

1 inch = 660 feet

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