



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal
Iron Nelson
Sale WL-341-2019-W00781-01

District: Western Lane

Date: July 31, 2018

Cost Summary

	Conifer	Hardwood	Total
Gross Timber Sale Value	\$2,038,184.46	\$1,194.48	\$2,039,378.94
		Project Work:	\$0.00
		Advertised Value:	\$2,039,378.94



Timber Sale Appraisal Iron Nelson Sale WL-341-2019-W00781-01

District: Western Lane

Date: July 31, 2018

Timber Description

Location: Portions of Section 04, T17S, R7W, W.M., Lane County, Oregon

Stand Stocking: 60%

Specie Name	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	24	0	97
Maple	16	0	95

Volume by Grade	2S	3S & 4S 6"-11"	Camprun	Total
Douglas - Fir	2,350	2,408	0	4,758
Maple	0	0	36	36
Total	2,350	2,408	36	4,794

Comments: Pond Values Used: Local Pond Values June 2018.

Western hemlock and Other Conifers Stumpage Price = Pond Value minus Logging Costs:
\$300.82/MBF = \$672/MBF - \$371.18/MBF

Western redcedar and Other Cedars Stumpage Price = Pond Value minus Logging Costs:
\$1,033.82/MBF = \$1,405/MBF - \$371.18/MBF

Red alder Stumpage Price = Pond Value minus Logging Costs:
\$387.82/MBF = \$759/MBF - \$371.18/MBF

Maple and Other Hardwood Stumpage Price = Pond Value minus Logging Costs:
\$33.60/MBF = \$508/MBF - \$474.36/MBF

BRANDING AND PAINTING COST ALLOWANCE = \$2.00/MBF

Fuel Cost Allowance = \$3.00/gallon

Hauling Cost Allowance = equivalent to \$950 daily truck cost.

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

Other Costs (No Profit & Risk added):
 Logger Option Landings = \$1,600
 Logger Option Landing Rock = \$3,520
 Final Road Maintenance = \$6,218
 Firewood Sorting and Landing Slash Piles = \$4,000
 BLM Road Use Fee = \$43,406.79
 TOTAL Other Costs (No Profit and Risk added) = \$58,745



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal
Iron Nelson
Sale WL-341-2019-W00781-01

District: Western Lane

Date: July 31, 2018

Logging Conditions

Combination#: 1	Douglas - Fir	100.00%
	Maple	100.00%
Logging System:	Cable: Large Tower >=70	Process: Harvester Head Delimbing
yarding distance:	Long (1,500 ft)	downhill yarding: No
tree size:	Mature / Regen Cut (900 Bft/tree), 3-5 logs/MBF	
loads / day:	8	bd. ft / load: 4000
cost / mbf:	\$249.39	
machines:	Log Loader (A)	
	Forwarder	
	Harvester	
	Tower Yarder (Large)	



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal
Iron Nelson
Sale WL-341-2019-W00781-01

District: Western Lane

Date: July 31, 2018

Logging Costs

Operating Seasons: 1.00	Profit Risk: 10%
Project Costs: \$0.00	Other Costs (P/R): \$0.00
Slash Disposal: \$0.00	Other Costs: \$58,745.00

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	4.5
Maple	\$0.00	2.0	3.0



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal Iron Nelson Sale WL-341-2019-W00781-01

District: Western Lane

Date: July 31, 2018

Logging Costs Breakdown

Logging	Road Maint	Fire Protect	Hauling	Other P/R appl	Profit & Risk	Slash Disposal	Brand & Paint	Other	Total
Douglas - Fir									
\$249.39	\$2.10	\$0.92	\$72.48	\$0.00	\$32.49	\$0.00	\$2.00	\$12.25	\$371.63
Maple									
\$249.39	\$2.14	\$0.92	\$166.25	\$0.00	\$41.87	\$0.00	\$2.00	\$12.25	\$474.82

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	\$0.00	\$800.00	\$428.37	\$0.00
Maple	\$0.00	\$508.00	\$33.18	\$0.00



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal
Iron Nelson
Sale WL-341-2019-W00781-01

District: Western Lane

Date: July 31, 2018

Summary

Amortized

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

Unamortized

Specie	MBF	Value	Total
Douglas - Fir	4,758	\$428.37	\$2,038,184.46
Maple	36	\$33.18	\$1,194.48

Gross Timber Sale Value

Recovery: \$2,039,378.94

Prepared By: Kevin Gehrig

Phone: 541-935-2283

Summary of "Other Costs" for Timber Sale Appraisals

Iron Nelson WL-341-2109-W00781-01

"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	Station	81	\$76.76	\$ 6,218
Logger Option Landings	Landing	4	\$400.00	\$ 1,600
Logger Option Landing Rock	Tons	160	\$22.00	\$ 3,520
Firewood sorting and landing slash piling	Operation			\$ 4,000
BLM Road Use Fee	Operation			\$ 43,406.79

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

\$ 58,745

Cost per MBF 4,794 MBF

\$ 12.25

Cruise Report

Iron Nelson

SALE # 341-19-W00781-01

Sale Area: Portions of Section 4, T17S, R7W, W.M., Lane County, Oregon. The sale's net harvestable acres are 108. There are approximately 22 acres of stream buffers and roads. Acres were determined using a combination of aerial photos, GPS, GIS, and topographic maps.

Stand Description: Iron Nelson is dominated by 80 year old Douglas-fir. A small component of Bigleaf maple, western hemlock, western red cedar and Red alder are present. Most of the hardwood component is concentrated near the draws. The understory mainly consists of sword fern, salal, Oregon grape, salmonberry, oxalis, and vine maple. The slopes are primarily 65% and above throughout the unit. There are two streams located in the timber sale area, one small type N in the Southern portion of the unit and the other a small type F that runs through the Northern portion of the unit. This unit was appraised for cable based operations.

Cruise Method: The area was cruised in a grid pattern using a systematic variable radius plot sampling method. 18 plots were cruised in an alternating cruise-count pattern. Every tree was graded using the official rules for log scaling for the above species. 40, 36, and 32 foot lengths were favored for #2 and #3 sawlog grades. Deductions for defect were estimated on a tree by tree basis. Logs that were not at least 16 feet in length and having at least 20 bf were not counted.

Volume Tables: Volumes were computed using the SuperACE program.

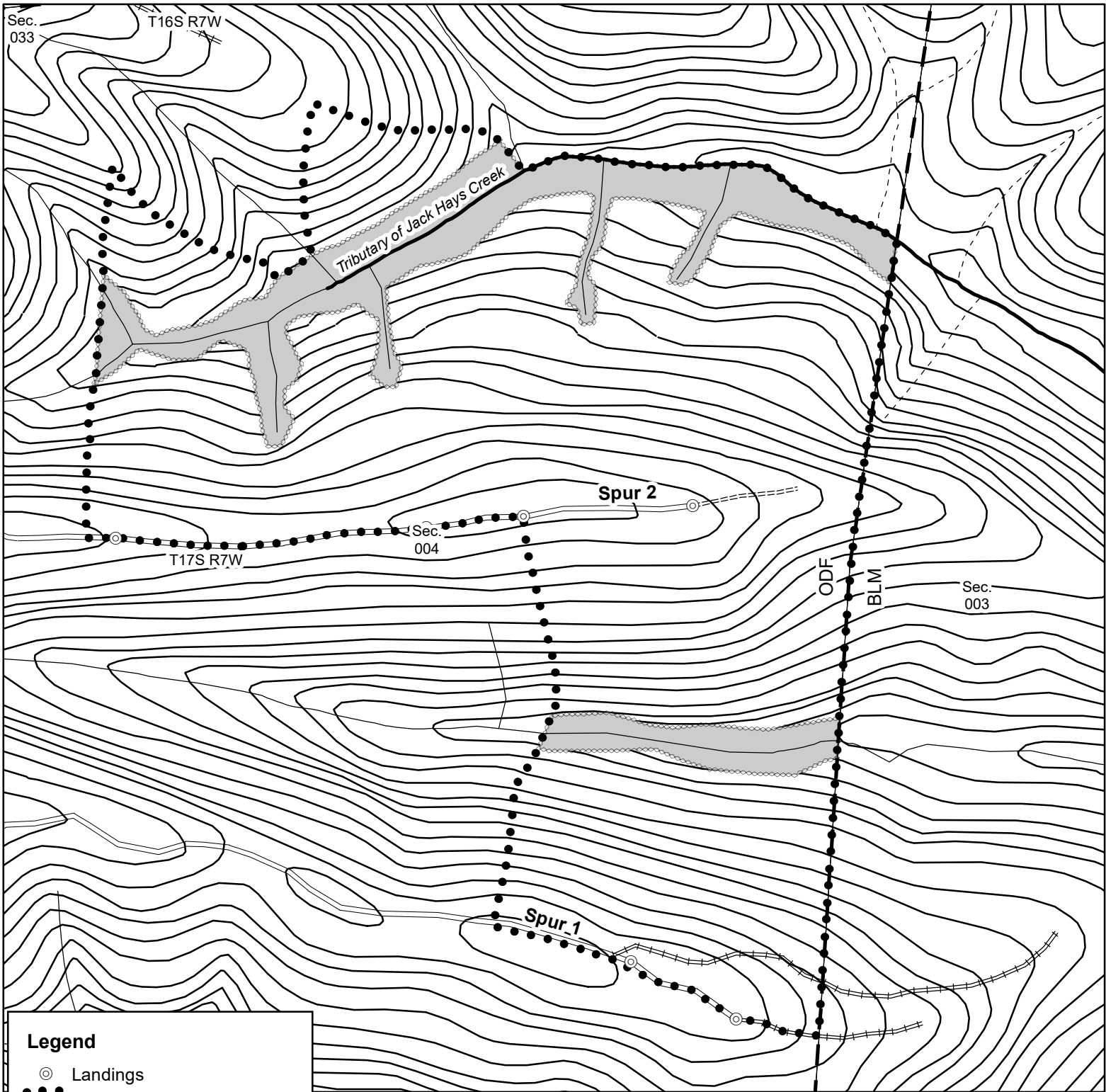
Area 1 Net Cruised Volume (MBF)

Species	Avg. DBH	Special Mill	2 Saw	3 Saw	4 Saw	Camp Run	Sub-Total
Douglas-fir	23.5		2350	1908	500		4758
Big leaf maple	15.6					36	36

**Total
(MBF): 4794**

Note: A breakage and defect was applied to the volume in the appraisal.

Average MBF/Acre: 44



Legend

- ⊙ Landings
- Timber Sale Boundary
- ▬ ODF Ownership
- ==== Unsurfaced road
- Surfaced road
- ≡≡≡ Old road bed - not driveable
- - Blocked road

Streams

- Fish
- Nonfish
- - - Unknown
- ▨ Stream Buffer
- 40ft Contours

Exhibit "A"

OF TIMBER SALE CONTRACT NO. 341-2019-W00781
IRON NELSON
PORTIONS OF SECTION 4, T17S, R7W, W.M.
LANE COUNTY, OREGON

TOTAL NET ACRES = 108

Contours = 40ft

0 250 500 1,000
Feet

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.



"STEWARDSHIP IN FORESTRY"