



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal  
By Gally  
Sale WL-341-2021-W00581-01

District: Western Lane

Date: October 28, 2020

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**Cost Summary**

	Conifer	Hardwood	Total
Gross Timber Sale Value	\$879,542.82	\$0.00	\$879,542.82
		Project Work:	(\$49,846.81)
		Advertised Value:	\$829,696.01



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**District: Western Lane**

**Date: October 28, 2020**

## Timber Description

**Location:** Section 22 of T18S R7W W.M.

**Stand Stocking:** 40%

Specie Name	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	21	0	97

Volume by Grade	2S	3S & 4S 6"-11"	Total
Douglas - Fir	1,490	664	2,154
<b>Total</b>	1,490	664	2,154

**Comments:** Other Conifers Stumpage Price = Pond Value minus Logging Costs: \$146.59/MBF = \$500/MBF - \$353.41/MBF

Western redcedar and Other Cedars Stumpage Price = Pond Value minus Logging Costs: \$655.78/MBF = \$1,009.19/MBF - \$353.41/MBF

Red alder Stumpage Price = Pond Value minus Logging Costs: \$182.59/MBF = \$536/MBF - \$353.41/MBF

Other Hardwoods Stumpage Price = \$2.50/ton x 27 ton/load x 1 load/3.4 mbf = \$19.85/mbf

Pulp Price (Conifer and Hardwood) Price = \$2.50/Ton

Conifer Utility SC & PC = \$20/MBF

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

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

Other Costs (No Profit & Risk added)

Equipment wash = \$500

Landing slash piling = \$2,000

Final Road Maintenance = \$6,894

BLM Road Maintenance and Rock Wear Fees = \$14,301

Coos Bay Rail Link Application Fee = \$1,200

TOTAL Other Costs (No Profit and Risk added) = \$24,895



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**Logging Conditions**

**Combination#:** 1                      Douglas - Fir                      28.00%

**Logging System:** Shovel                                              **Process:** Manual Falling/Delimbing

**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:** 3800

**cost / mbf:** \$129.52

**machines:** Shovel Logger

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**Combination#:** 2                      Douglas - Fir                      72.00%

**Logging System:** Cable: Medium Tower >40 - <70                                      **Process:** Manual Falling/Delimbing

**yarding distance:** Medium (800 ft)                                      **downhill yarding:** No

**tree size:** Mature Private Forest / Regen Cut (250 Bft/tree), 6-11 logs/MBF

**loads / day:** 7.5                                              **bd. ft / load:** 3800

**cost / mbf:** \$231.58

**machines:** Log Loader (A)  
Tower Yarder (Medium)

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**Date: October 28, 2020**

## Logging Costs

<b>Operating Seasons:</b> 1.00	<b>Profit Risk:</b> 16%
<b>Project Costs:</b> \$49,846.81	<b>Other Costs (P/R):</b> \$0.00
<b>Slash Disposal:</b> \$0.00	<b>Other Costs:</b> \$24,895.00

**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	3.8



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## Logging Costs Breakdown

Logging	Road Maint	Fire Protect	Hauling	Other P/R appl	Profit & Risk	Slash Disposal	Brand & Paint	Other	Total
Douglas - Fir									
\$203.00	\$2.10	\$2.04	\$85.83	\$0.00	\$46.88	\$0.00	\$2.00	\$11.56	\$353.41

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	\$0.00	\$761.74	\$408.33	\$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	2,154	\$408.33	\$879,542.82

**Gross Timber Sale Value**

**Recovery:** \$879,542.82

**Prepared By:** Ross Huffman

**Phone:** 541-972-1840

**By Gally**  
**WL-341-2021-W00581-01**  
**Combined Project Costs**

Project 1	Road Brushing	\$ 3,049.10
Project 2	Construct and compact sub-grades, Road Improvements, Culverts	\$ 14,365.00
Project 3	Install Gate	\$ 7,000.00
Project 4	Build Pond	\$ 304.71
Project 5	Spread and compact rock for Roads	\$ 20,628.00
Project 6	Move In	\$ 4,500.00
TOTAL PROJECT COSTS		\$ 49,846.81

State Timber Sale Contract  
By Gally  
WL-341-2021-W00581-01

Road Brushing Costs

Location	Penn Tie Rd	Spur 1a	Spur 1b	Brush Roads	
Point to Point/Satationing	A to B	0+00 to 7+27	0+00 to 4+55	In Map	
Miles	1.15	0.138	0.086	1.18	Total
Brushing Intensity	Light	Medium	Medium	Light	
Cost/mile	\$ 1,150	\$ 1,650	\$ 1,650	\$ 1,150	
Total Cost	\$ 1,323	\$ 228	\$ 142	\$ 1,357	\$ 3,049



State Timber Sale Contract  
 WL-341-2021-W00581-01  
 East Green Leaf

### Final Road Maintenance Cost Summary

<b>Totals</b>	Penn Tie Rd	Spur 1	Spur 1a	Spur 1b	<b>TOTAL</b>
Stations	84.81	27.09	7.27	4.55	
Cost/Sta	\$ 52.01	\$ 18.35	\$ 32.11	\$ 55.71	
<b>Total Cost</b>	<b>\$ 4,410.86</b>	<b>\$ 497.10</b>	<b>\$ 233.40</b>	<b>\$ 253.49</b>	<b>\$ 5,394</b>

<b>Spot Rocking</b>	Penn Tie Rd	Spur 1	Spur 1a	Spur 1b	<b>TOTAL</b>
Total Yds	100	0	0	0	
Rock Size	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	
\$/yd	\$28.55	\$28.55	\$28.55	\$28.55	
Subtotal	\$ 2,855	\$ -	\$ -	\$ -	<b>\$ 2,855</b>

<b>Grade,Shape &amp; Pull Ditches</b>	Penn Tie Rd	Spur 1	Spur 1a	Spur 1b	<b>TOTAL</b>
Stations	84.81	27.09	7.27	4.55	
\$/STA	\$ 18.35	\$ 18.35	\$ 18.35	\$ 18.35	
Subtotal	\$ 1,556	\$ 497	\$ 133	\$ 83	<b>\$ 2,269</b>

<b>Install Waterbars</b>	Penn Tie Rd	Spur 1	Spur 1a	Spur 1b	<b>TOTAL</b>
# of waterbars				2.00	
\$/waterbar	\$35.00	\$35.00	\$35.00	\$35.00	
Subtotal	\$ -	\$ -	\$ -	\$ 70.00	<b>\$ 70.00</b>

<b>Landing clean up</b>	Penn Tie Rd	Spur 1	Spur 1a	Spur 1b	<b>TOTAL</b>
Stations			1.00	1.00	
\$/STA	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	
Subtotal	\$ -	\$ -	\$ 100	\$ 100	<b>\$ 200</b>

<b>Move In</b>	Initial	Between Proj.
Grader	\$ 500	
Vibratory Roller		
D * Cat		
Excavator	\$1,000	
Dump Truck		

Move in costs associated with one entry for the entire project

<b>Total Final Maintenance Costs</b>	<b>\$ 6,894</b>
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State Timber Sale Contract  
By Gally  
WL-341-2021-W00581-01

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

Totals	Penn Tie Rd	Spur 1	Spur 1a	Spur 1b	TOTAL
Stations	84.81	27.09	7.27	4.55	124
Cost/Sta	\$ 46.00	\$ 46.00	\$ 809.00	\$ 740.00	
<b>Cost</b>	<b>\$ 3,879.00</b>	<b>\$ 1,239.00</b>	<b>\$ 5,880.04</b>	<b>\$ 3,367.00</b>	<b>\$ 14,365.00</b>

**Earthwork**

Clearing and Grubbing	Penn Tie Rd	Spur 1	Spur 1a	Spur 1b	TOTAL
Acreage			0.335	0.224	0.559
Cost/Acre	\$1,519.53	\$1,519.53	\$1,519.53	\$1,519.53	
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 509</b>	<b>\$ 341</b>	<b>\$ 850.00</b>

Excavation yards are bank run from State's design

Construction/Excavation	Penn Tie Rd	Spur 1	Spur 1a	Spur 1b	TOTAL
Stations			1.5	1	
Drift/Excavation Cu Yd w Fluff			1163	777	
\$/sta	\$138.66	\$138.66	\$138.66	\$138.66	
Drift/Excavation \$/yd	\$2.50	\$2.50	\$2.50	\$2.50	
Landing Construction			\$442.11	\$442.11	
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,558</b>	<b>\$ 2,524</b>	<b>\$ 6,082.00</b>

Culverts	Penn Tie Rd	Spur 1	Spur 1a	Spur 1b	TOTAL
ACSP			1		
Length (ft)			40		
Diameter			18"		
Cost/Foot	\$ 13.85	\$ 13.85	\$ 13.85	\$ 13.85	
Replace culverts			\$ 1.00		
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 554.00</b>	<b>\$ -</b>	<b>\$ 554</b>
<b>Installation Cost</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 459</b>	<b>\$ -</b>	<b>\$ 460</b>

\* Aluminized Steel was used for costing purposes based on prices as of 06/20/19

**Subgrade Treatment**

Compaction w/ Roller Surface Rock	18-7-ML	Spur 1	Spur 1a	Spur 1b	TOTAL
Road Stations			7.27	4.55	11.82
Cost/STA	\$ 64.19	\$ 64.19	\$ 64.19	\$ 64.19	
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 467</b>	<b>\$ 293</b>	<b>\$ 760</b>

Grade and Shape (Including ditch and culvert cleaning)	Penn Tie Rd	Spur 1	Spur 1a	Spur 1b	TOTAL
Road Stations	84.81	27.09	7.27	4.55	123.72
Cost/STA	\$ 45.73	\$ 45.73	\$ 45.73	\$ 45.73	
<b>Subtotal</b>	<b>\$ 3,879</b>	<b>\$ 1,239</b>	<b>\$ 333</b>	<b>\$ 209</b>	<b>\$ 5,660</b>

Move in Cost	Initial	Between Projects	
D-7 Cat	\$ 1,500		\$ 14,365.00
Dump Truck	\$ 200		
grader	\$ 500		\$ 4,500
small excavator	\$ 500		
vibratory roller	\$ 200		\$ 18,865.00
water truck	\$ 100		
large excavator	\$ 1,500		

State Timber Sale Contract WL-341-2021-W00581-01 By Gally					
<div> <div>Rocking and Compaction</div> <div> <div>Rock Source:</div> <div>Commercial</div> </div> </div>					
<div> <div>Rock Quantity (Inplace)</div> <div>(3" - 0")</div> </div>					
Base Rock	Penn Tie Rd	Spur 1	Spur 1a	Spur 1b	TOTAL
Rock Size	3"-0"	3"-0"	3"-0"	3"-0"	
Stations	84.81	27.09	7.27	4.55	124.00
Approx yds/sta			33	33	
Subtotal base (cu. yds)	0	0	240	150	390
Cap Rock	Penn Tie Rd	Spur 1	Spur 1a	Spur 1b	TOTAL
Rock Size	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	
Stations	84.81	27.09	7.27	4.55	124.00
Approx yds/sta			17	17	
Subtotal cap (cu. yds)	0	0	120	80	200
Landings	Penn Tie Rd	Spur 1	Spur 1a	Spur 1b	TOTAL
Rock Size	Jaw Run	Jaw Run	Jaw Run	Jaw Run	
Stations			1.00	1.00	2.00
Approx yds/sta			40	40	
Subtotal base (cu. yds)	0	0	40	40	80
Additional Rock	Penn Tie Rd	Spur 1	Spur 1a	Spur 1b	TOTAL
Rock Size	Jaw Run	Jaw Run	Jaw Run	Jaw Run	
Turnouts and Turn-Arounds			2		2.00
Approx cu. yds			10		
Subtotal Tunouts/Around (cu. yds)	0	0	20	0	20
Rock Size	1 1/2"-0"	1 1/2"-0"	3"-0"	3"-0"	
Number of Points					
Curve Widening/Spot Rocking (Yds)					
Subtotal Spot/Widening Rock	0	0	0	0	0
Energy Disipator/ Drain Rock	Penn Tie Rd	Spur 1	Spur 1a	Spur 1b	TOTAL
Rock Size	Pit Run	Pit Run	Pit Run	Pit Run	
Approx cu. yds					
Energy Disipator/ Drain Rock Points					0.00
Subtotal Energy Disipator/Drain Rock	0	0	0	0	0
ROCK COST (Rock + Delivery)					
Road Segment/Name	Penn Tie Rd	Spur 1	Spur 1a	Spur 1b	TOTAL
Rock Size	3"-0"	3"-0"	3"-0"	3"-0"	
Approx cu. yds	0	0	240	150	390
Cost/yd (includes load/spread)	\$ 27.85	\$ 27.85	\$ 27.85	\$ 27.85	
Subtotal Cost "Base" Rock	\$ -	\$ -	\$ 6,683	\$ 4,177	\$ 10,860
Rock Size	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	
Approx cu. yds	0	0	120	80	200
Cost/yd (includes load/spread)	\$ 28.55	\$ 28.55	\$ 28.55	\$ 28.55	
Subtotal Cost "Cap" Rock	\$ -	\$ -	\$ 3,426	\$ 2,284	\$ 5,710
Rock Size	Jaw Run	Jaw Run	Jaw Run	Jaw Run	
Approx cu. yds Tunouts/Arounds	0	0	20	0	20
Cost/yd (includes load/spread)	\$ 26.80	\$ 26.80	\$ 26.80	\$ 26.80	
Subtotal	\$0.00	\$0.00	\$535.92	\$0.00	
Rock Size	1 1/2"-0"	1 1/2"-0"	3"-0"	3"-0"	
Approx cu. Yds Spot/Widening	0	0	0	0	0
Cost/yd (includes load/spread)	\$ 28.55	\$ 28.55	\$ 27.85	\$ 27.85	
Subtotal	\$0.00	\$0.00	\$0.00	\$0.00	
Rock Size	Pit Run	Pit Run	Pit Run	Pit Run	
Approx cu. Yds Energy Disipator/Drain Rock					0
Cost/yd (includes load/spread)	\$ 23.65	\$ 23.65	\$ 23.65	\$ 23.65	
Subtotal	\$ -	\$ -	\$ -	\$ -	
Subtotal Cost "Additional" Rock	\$ -	\$ -	\$ 536	\$ -	\$ 536
Approx cu. yds Landing					
Rock Size	Jaw Run	Jaw Run	Jaw Run	Jaw Run	
Approx cu. yds	0	0	40	40	80
Cost/yd (includes load/spread)	\$ 26.80	\$ 26.80	\$ 26.80	\$ 26.80	
Subtotal Cost "Landing" Rock	\$ -	\$ -	\$ 1,072	\$ 1,072	\$ 2,144
Grand total quarry approx yds	0	0	420	270	690
Total Quarry Rock Cost	\$ -	\$ -	\$ 11,716	\$ 7,532	\$ 19,248
Compaction w/Processing (Stations)	Penn Tie Rd	Spur 1	Spur 1a	Spur 1b	TOTAL
Cost/cu. Yds	\$2.00	\$2.00	\$2.00	\$2.00	
Subtotal Processing	\$ -	\$ -	\$ 840	\$ 540	\$ 1,380
\$/yd* rock in place & compacted	Penn Tie Rd	Spur 1	Spur 1a	Spur 1b	Total
Total Rock Costs	\$0	\$0	\$12,556	\$8,072	\$ 20,628
<div> <div>Move-in included in subgrade construction</div> <div>Due to rounding, the numbers in the table above may not add up to the totals shown.</div> </div>					

State Timber Sale Contract  
WL-341-2021-W00581-01  
By Gally

**Draft Pond**

<b>Site costs: Staged Excavator</b>	<b>Operating</b>	
Cost per Hour	\$ 76.18	\$/hr
Working Hours	4	hours
Cost per Day	\$ 304.71	\$/Day
# of Days	1	Days
<b>Total Cost</b>	<b>\$ 304.71</b>	

**"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>
Equipment wash prior to move-out	Operation			\$ 500
Landing slash piling	Operation			\$ 2,000
Coos Rail Link Application Fee	Operation			\$ 1,200
BLM Road Use Fees	Operation			\$ 14,301
Final Road Maintenance	Operation			\$ 6,894
<b>Total "Other Costs" With No Additional Profit and Risk:</b>				<b>\$ 24,895</b>
<b>Cost per MBF</b>	2,200	MBF		<b>\$ 11.32</b>



# Cruise Report

By Gally

SALE # 341-2021-W00581-01

**Sale Area:** Portions of Section 22, T18S, R07W, W.M., Douglas Lane, Oregon. The sale's net harvestable acres are 49. There are approximately 5 acres of stream and road buffers. Acres were determined using a combination of aerial photos, GPS, GIS, and topographic maps.

**Stand Description:** By Gally is dominated by 76-year-old Douglas-fir. A small component of Bigleaf Maple, Western Hemlock, Cherry and Other hardwoods. The understory consists of primarily salal, sword fern, bracken fern, Oregon grape, salmonberry, and poison oak. The majority of the timber sale area on the West side is steep ranging from 50%-65% slopes and the Western portion of the timber sale is mostly flat with slopes that are primarily 0%-30%. There are four small type N streams branching off on to one small type F stream running through the middle of the timber sale area. This unit was appraised for both ground and cable based operations.

**Cruise Method:** Unit 1 was cruised using a 62 BAF to a six-inch top, no smaller than a 9" DBH and calculated with the SuperACE program.

**Volume Tables:** Volumes were computed using the SuperACE program.

## ***Unit 1 Net Cruised Volume (MBF)***

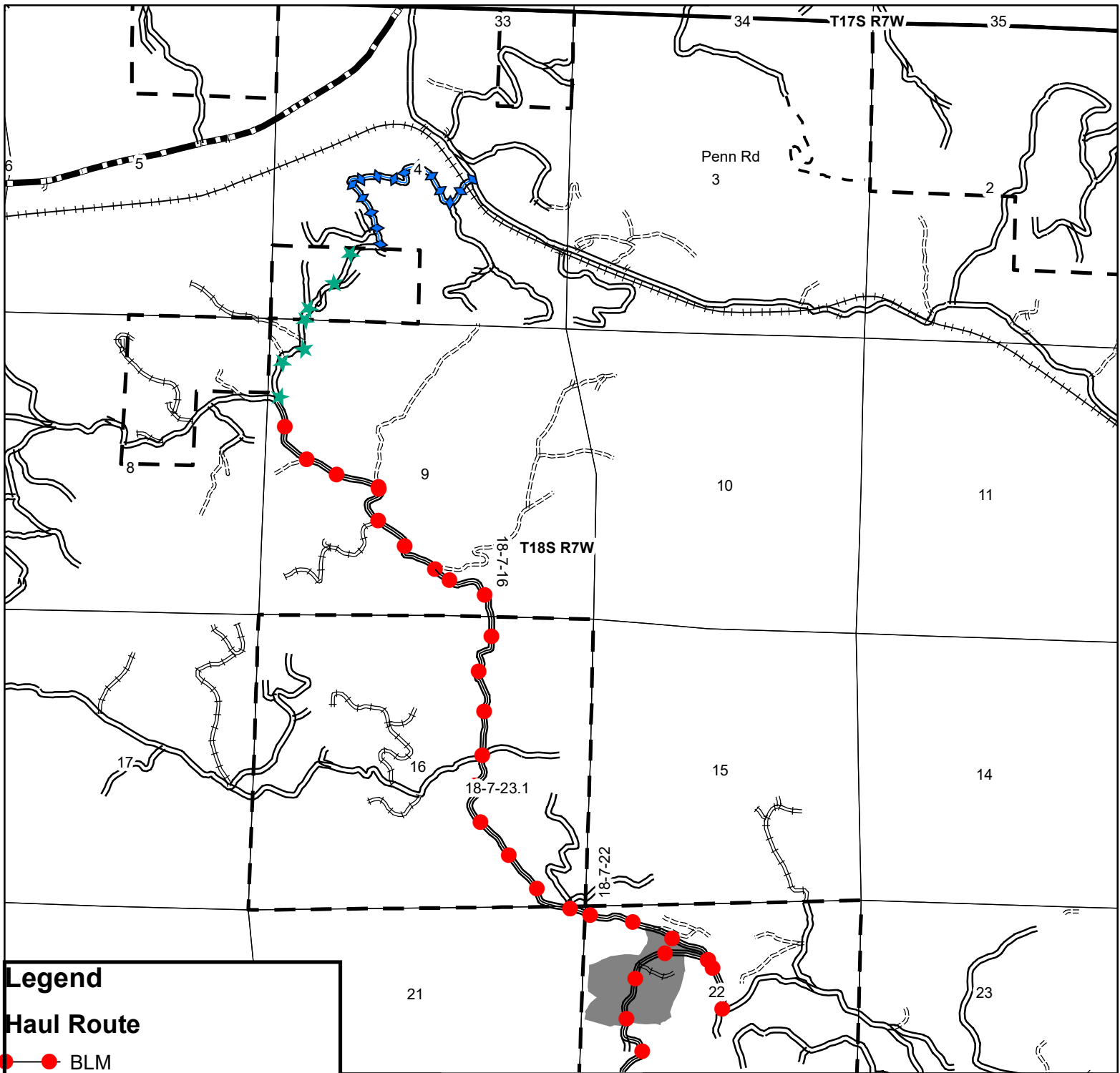
Species	Avg. DBH	2 Saw	3 Saw	4 Saw	Camp Run	Sub-Total
Douglas-fir		1490	499	165		2154
Western Hemlock					28	28
Bigleaf Maple					11	11
Other Hardwoods					5	5
Cherry					2	2

**Sub-Total (MBF): 2200**

**Merchantable (MBF): 2108**

\*Numbers may be different from units due to rounding.

By Gally



## Legend

### Haul Route

- BLM
- ★ ODF
- ◆ R.F. Wilson Trust

### Transportation

- Federal & State Highway
- Surfaced road
- ==== Dirt/Primitive Road - driveable
- ++++ Old road bed - not driveable
- - Blocked road
- ++++ Railroad
- Timber Sale

## Haul Route

OF TIMBER SALE CONTRACT NO. 341-2021-W00571-01  
BY GALLY  
SECTION 22, T18S, R7W, W.M.  
LANE COUNTY, OREGON

0 875 1,750 3,500 5,250 7,000 Feet

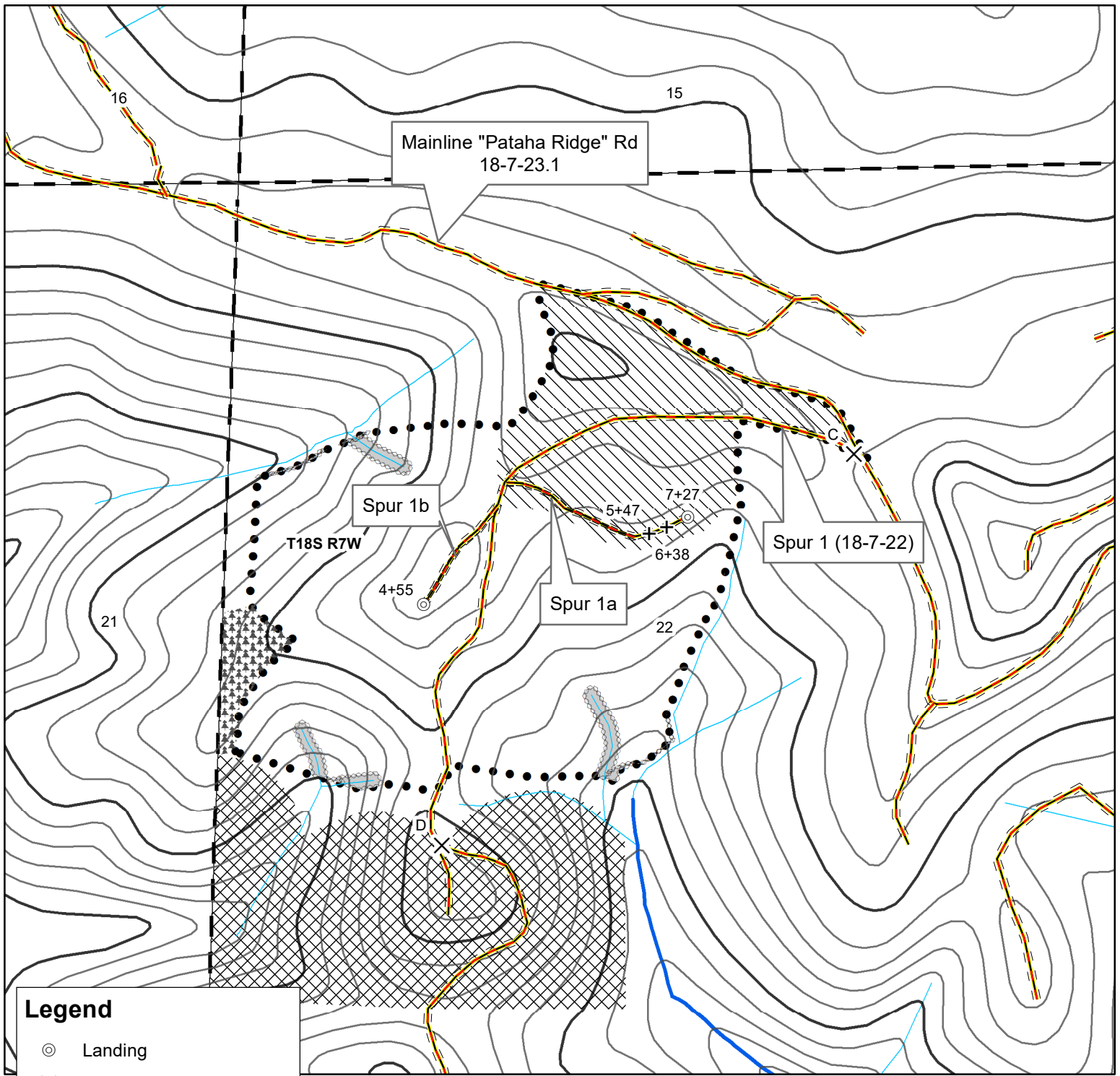
This product is for informational use  
and may not have been prepared  
for or be suitable for legal, engineering  
or surveying purposes. Users of this information should  
review or consult the primary data and information  
sources to ascertain the usability of this information.

Permanent Easements:  
311.20246 (R.F. Wilson Trust)  
311.20223 (CBRL)



"STEWARDSHIP IN FORESTRY"

Net Acres: 49



## Legend

- ⊙ Landing
- × Project Point
- + Station
- ===== Reconstruction
- Fish
- Nonfish
- /// Ground Based
- Cable Yarding
- ⊗ Chainsaw Restricted Area
- ⊘ Leave Tree Area
- ⊙ Stream Buffer
- Timber Sale
- ODF Ownership

## Logging Map

OF TIMBER SALE CONTRACT NO. 341-2021-W00571-01  
BY GALLY  
SECTION 22, T18S, R7W, W.M.  
LANE COUNTY, OREGON

0 250 500 1,000 1,500 Feet

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Net Acres: 49



"STEWARDSHIP IN FORESTRY"

Contours = 40 Feet  
1 inch = 500 feet