



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal
Silver Top
Sale WL-341-2021-W00676-01

District: Western Lane

Date: March 04, 2021

Cost Summary

	Conifer	Hardwood	Total
Gross Timber Sale Value	\$807,069.90	\$20,204.60	\$827,274.50
		Project Work:	(\$38,569.50)
		Advertised Value:	\$788,705.00



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Timber Description

Location: Portions of Sections 6, T24S R10W W.M., Coos County, Oregon

Stand Stocking: 60%

Specie Name	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	18	0	97
Western Hemlock / Fir	19	0	97
Alder (Red)	13	0	97

Volume by Grade	2S	3S	4S	Camprun	Total
Douglas - Fir	1,244	670	376	0	2,290
Western Hemlock / Fir	0	0	0	725	725
Alder (Red)	0	0	0	95	95
Total	1,244	670	376	820	3,110

Comments: Douglas Fir Stumpage Price = Pond Value minus Logging Costs: $\$310.11/\text{MBF} = \$703.43/\text{MBF} - \$393.32/\text{MBF}$
Douglas Fir Stumpage Price/Ton = $\$41.90/\text{Ton}$

Other Conifers Stumpage Price = Pond Value minus Logging Costs: $\$133.68/\text{MBF} = \$527/\text{MBF} - \$393.32/\text{MBF}$
Other Conifer Stumpage Price/Ton = $\$16.71/\text{Ton}$

Western redcedar and Other Cedars Stumpage Price = Pond Value minus Logging Costs: $\$556.68/\text{MBF} = \$950/\text{MBF} - \$393.32/\text{MBF}$
Western redcedar and Other Cedars Stumpage Price /Ton = $\$75.22/\text{Ton}$

Red alder Stumpage Price = Pond Value minus Logging Costs: $\$212.68/\text{MBF} = \$606/\text{MBF} - \$393.32/\text{MBF}$
Red Alder Stumpage Price/Ton = $\$26.59/\text{Ton}$

Other Hardwoods Stumpage Price = $\$0.00/\text{MBF} = \$292/\text{MBF} - \$393.32$
Other Hardwood Stumpage Price/ Ton = $\$0.00/\text{TON}$

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

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 = $\$500$

Firewood sorting and landing slash piling = $\$2,000$

Final Road Maintenance = $\$20,913$

Weyerhaeuser Replacement Rock = $\$46,716$

Weyerhaeuser Gate Fee = $\$4,000$

TOTAL Other Costs (No Profit and Risk added) = $\$74,129$



Date: March 04, 2021



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal Silver Top Sale WL-341-2021-W00676-01

District: Western Lane

Date: March 04, 2021

Logging Costs

Operating Seasons: 2.00	Profit Risk: 20%
Project Costs: \$38,569.50	Other Costs (P/R): \$0.00
Slash Disposal: \$0.00	Other Costs: \$74,129.00

Miles of Road

Road Maintenance: \$0.00

Dirt	Rock (Contractor)	Rock (State)	Paved
1.0	1.0	0.0	0.0

Hauling Costs

Species	\$ / MBF	Trips/Day	MBF / Load
Douglas - Fir	\$0.00	3.0	3.8
Western Hemlock / Fir	\$0.00	3.0	3.8
Alder (Red)	\$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									
\$215.91	\$1.67	\$2.82	\$85.83	\$0.00	\$61.25	\$0.00	\$2.00	\$23.84	\$393.32
Western Hemlock / Fir									
\$215.91	\$1.67	\$2.82	\$85.83	\$0.00	\$61.25	\$0.00	\$2.00	\$23.84	\$393.32
Alder (Red)									
\$215.91	\$1.67	\$2.82	\$85.83	\$0.00	\$61.25	\$0.00	\$2.00	\$23.84	\$393.32

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	\$0.00	\$703.43	\$310.11	\$0.00
Western Hemlock / Fir	\$0.00	\$527.00	\$133.68	\$0.00
Alder (Red)	\$0.00	\$606.00	\$212.68	\$0.00



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Summary

Amortized

Specie	MBF	Value	Total
Douglas - Fir	0	\$0.00	\$0.00
Western Hemlock / Fir	0	\$0.00	\$0.00
Alder (Red)	0	\$0.00	\$0.00

Unamortized

Specie	MBF	Value	Total
Douglas - Fir	2,290	\$310.11	\$710,151.90
Western Hemlock / Fir	725	\$133.68	\$96,918.00
Alder (Red)	95	\$212.68	\$20,204.60

Gross Timber Sale Value

Recovery: \$827,274.50

Prepared By: Jason Hayzlett

Phone: 541-935-2283

Silvertop
WL-341-2021-W00676-01
Combined Project Costs

Project 1	Road Brushing	\$ 2,780.50
Project 2	Construct and compact sub-grades, Road Improvements	\$ 31,289.00
Project 3	Move In	\$ 4,500.00
TOTAL PROJECT COSTS		\$ 38,569.50

State Timber Sale Contract
Silvertop
WL-341-2021-W00676-01

Road Brushing Costs

Location	Weyco Rd	Spur 1	Spur 1a	Spur 2	Spur 2a
Point to Point/Satationing	A to C	0+00 to 41+01	0+00 to 18+34	0+00 to 23+35	0+00 to 5+82
Miles	0.45	0.78	0.35	0.44	0.11
Brushing Intensity	Light	Light to Medium	Medium	Light	Light
Cost/mile	\$ 1,150	\$ 1,350	\$ 1,650	\$ 1,150	\$ 1,150
Total Cost	\$ 518	\$ 1,053	\$ 578	\$ 506	\$ 127
					\$ 2,781

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

Totals	Weyco Rd	Spur 1	Spur 1a	Spur 2	Spur 2a	Elk Ridge Rd	TOTAL
Stations	23.98	41.01	18.34	23.35	5.82	316.8	429
Cost/Sta	\$ 87.00	\$ 217.00	\$ 438.00	\$ 107.00	\$ 145.00		
Cost	\$ 2,084.00	\$ 8,905.00	\$ 8,026.43	\$ 2,489.00	\$ 844.00	\$ 8,941.00	\$ 31,289.00

Earthwork

Clearing and Grubbing	Weyco Rd	Spur 1	Spur 1a	Spur 2	Spur 2a	Elk Ridge Rd	TOTAL
Acreage		0.71	0.79				1.5
Cost/Acre	\$1,519.53	\$1,519.53	\$1,519.53	\$1,519.53	\$1,519.53	\$1,519.53	
Total	\$ -	\$ 1,079	\$ 1,200	\$ -	\$ -	\$ -	\$ 2,279.00

Excavation yards are bank run from State's design

Construction/Excavation	Weyco Rd	Spur 1	Spur 1a	Spur 2	Spur 2a	Elk Ridge Rd	TOTAL
Stations	5	2	2				
Drift/Excavation Cu Yd w Fluff		1715	1840				
\$/sta	\$138.66	\$138.66	\$138.66	\$138.66	\$138.66	\$138.66	
Drift/Excavation \$/yd	\$2.50	\$2.50	\$2.50	\$2.50	\$2.50	\$2.50	
Landing Construction		\$884.21	\$884.21	\$884.21	\$442.11	\$442.11	
Subtotal	\$ 694	\$ 5,450	\$ 5,763	\$ 885	\$ 443		\$ 13,235.00

Subgrade Treatment

Compaction w/ Roller Surface Roc	Weyco Rd	Spur 1	Spur 1a	Spur 2	Spur 2a	Elk Ridge Rd	TOTAL
Road Stations	23.98	41.01	18.34	23.35	5.82	0	112.5
Cost/STA	\$ 22.95	\$ 22.95	\$ 22.95	\$ 22.95	\$ 22.95	\$ 22.95	
Subtotal	\$ 551	\$ 942	\$ 421	\$ 536	\$ 134	\$ -	\$ 2,584

Grade and Shape (Including ditch and culvert cleaning)	Weyco Rd	Spur 1	Spur 1a	Spur 2	Spur 2a	Elk Ridge Rd	TOTAL
Road Stations	23.98	41.01	18.34	23.35	5.82	316.8	429.3
Cost/STA	\$ 34.96	\$ 34.96	\$ 34.96	\$ 45.73	\$ 45.73	\$ 28.22	
Subtotal	\$ 839	\$ 1,434	\$ 642	\$ 1,068	\$ 267	\$ 8,941	\$ 13,191

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

Project Cost	\$ 31,289.00
Move In Cost	\$ 4,500
Total Cost	\$ 35,789.00

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

"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	Operation			\$ 500
Weyerhaeuser Rock Wear Fees	Operation			\$ 46,716
Firewood sorting and landing slash piling	Operation			\$ 2,000
Gate Installation fee	Operation			\$ 4,000
Final Road Maintenance	Operation			\$ 20,913
Total "Other Costs" With No Additional Profit and Risk:				\$ 74,129
Cost per MBF	3,080	MBF		\$ 24.07

Final Road Maintenance Cost Summary

Totals	Weyco Rd	Spur 1	Spur 1a	Spur 2	Spur 2a	Elk Ridge Rd	TOTAL
Stations	23.98	41.01	18.34	23.35	5.82	528	
Cost/Sta	\$ 37.44	\$ 43.19	\$ 44.77	\$ 36.79	\$ 28.22	\$ 28.22	
Total Cost	\$ 897.89	\$ 1,771.28	\$ 821.15	\$ 858.93	\$ 164.24	\$ 14,900.05	\$ 19,413

Grade,Shape & Pull Ditches	Weyco Rd	Spur 1	Spur 1a	Spur 2	Spur 2a	Elk Ridge Rd	TOTAL
Stations	23.98	41.01	18.34	23.35	5.82	528.00	
\$/STA	\$ 20.86	\$ 20.86	\$ 20.86	\$ 28.22	\$ 28.22	\$ 28.22	
Subtotal	\$ 500	\$ 855	\$ 382	\$ 659	\$ 164	\$ 14,900	\$ 17,460

Install Waterbars	Weyco Rd	Spur 1	Spur 1a	Spur 2	Spur 2a	Elk Ridge Rd	TOTAL
# of waterbars	10.00	18.00	6.00				
\$/waterbar	\$39.78	\$39.78	\$39.78	\$39.78	\$39.78	\$39.78	
Subtotal	\$ 397.78	\$ 716.01	\$ 238.67	\$ -	\$ -	\$ -	\$ 1,353.00

Landing clean up	Weyco Rd	Spur 1	Spur 1a	Spur 2	Spur 2a	Elk Ridge Rd	TOTAL
Stations		2.00	2.00	2.00			
\$/STA	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	
Subtotal	\$ -	\$ 200	\$ 200	\$ 200	\$ -	\$ -	\$ 600

Move In	Initial	Betw een Proj.
Grader	\$ 500	
Vibratory Roller		
D * Cat		
Excavator	\$1,000	
Dump Truck		

Move in costs associated with one entry for the entire project

Total Final Maintenance Costs

\$ 20,913

Cruise Report

Silver Top

SALE # 341-2021-W00676-01

Sale Area: Portions of Section 6 & 7, T24S, R10W, W.M., Coos County, Oregon. The sale's net harvestable acres are 91. There are approximately 16 acres of stream and road buffers. Acres were determined using a combination of aerial photos, GPS, GIS, and topographic maps.

Stand Description: Silver Top is dominated by 56 and 52 year old Douglas-fir. A small component of western hemlock and red alder is present in the stand. The understory consists of primarily salal, sword fern, bracken fern, Oregon grape, salmonberry, vine maple and huckleberry. The majority of the timber sale area on the East 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 ten small type N streams branching off into one small type N stream running through the middle of the timber sale area and two small type N in the eastern portion of the sale. This unit was appraised for both ground and cable based operations.

Cruise Method: Unit 1 was cruised using a 62 and 46 BAF to a six-inch top, no smaller than a 9" DBH and calculated with the SuperACE program. MBF was converted to Ton by the SuperACE program. Was originally cruised at 104 acres. Acreage reduced to 91 acres so reduced volume by 12% plus 3% to account for defect. (15% total reduction)

Volume Tables: Volumes were computed using the SuperACE program.

Area 1 Net Cruised Volume (MBF)									
Species	Avg. DBH	Special Mill	2 Saw (mbf)	3 Saw (mbf)	4 Saw (mbf)	Camp Run (mbf)	Sub-Total (mbf)	Conversion Factor (tons/mbf)	Total Tons
Douglas-fir	18.1		1244	670	376		2290	7.40	16946
Western hemlock	19					725	725	8.00	5800
Red Alder	13.2					95	95	8.00	760
Total (MBF):							3110		

Area 1 Net Cruised Volumes

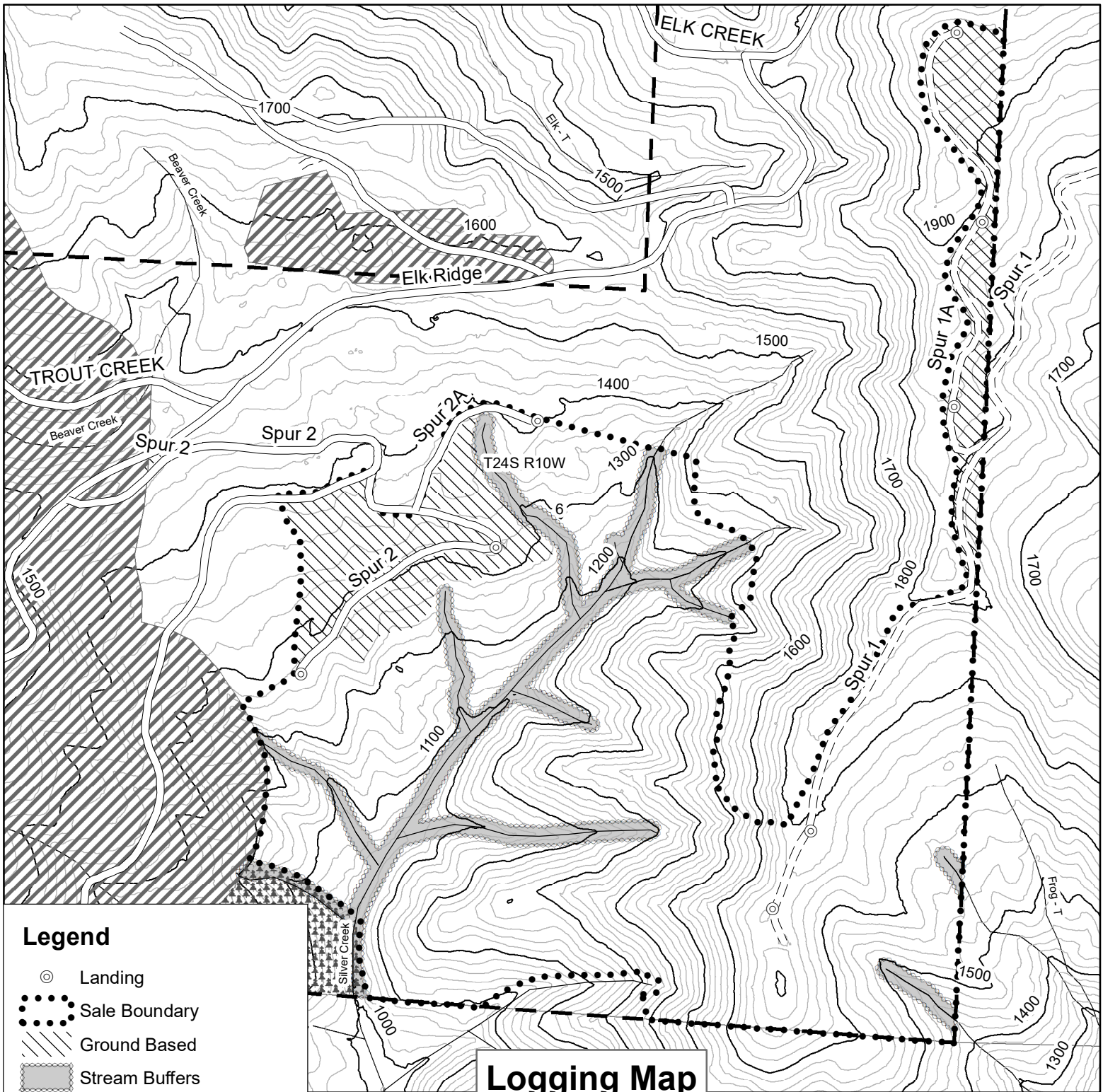
Species	MBF	Tons
Douglas-fir	2290	16946
Western hemlock	725	5800
Red Alder	95	760
Sub Total	3110	23506

Silver Top

341-2021-W00676-01

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Version April 2019



Logging Map

OF TIMBER SALE CONTRACT NO. 341-2021-W00676-01
SILVER TOP
SECTION 6, T24S, R10W, W.M.
COOS COUNTY, OREGON

Net Acres: 91

0 500 1,000 1,500 2,000 Feet

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1 inch = 500 feet
Contours = 20'