



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal
No More Nelson
Sale WL-341-2022-W00915-01

District: Western Lane

Date: August 27, 2021

Cost Summary

	Conifer	Hardwood	Total
Gross Timber Sale Value	\$553,100.40	\$549.92	\$553,650.32
		Project Work:	(\$26,375.22)
		Advertised Value:	\$527,275.10



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Timber Description

Location: SECTION 4, T17S, R7W, W.M.
LANE COUNTY, OREGON

Stand Stocking: 60%

Specie Name	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	23	0	97
Alder (Red)	13	0	95
Maple	15	0	95

Volume by Grade	2S	3S & 4S 6"-11"	Camprun	Total
Douglas - Fir	1,286	262	0	1,548
Alder (Red)	0	0	3	3
Maple	0	0	5	5
Total	1,286	262	8	1,556

Comments: Western hemlock and Other Conifer Stumpage Price = Pond Value minus Logging Costs: \$105.04/MBF = \$546.00/MBF - \$440.96/MBF

Western red cedar Stumpage Price = Pond Value minus Logging Costs: \$781.04/MBF = \$1,222.00/MBF - \$440.96/MBF

Maple and Other Hardwood Stumpage Price = \$0.00/MBF

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

Conifer Utility SC & PC = \$30/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) = \$6,299

BLM Road Maintenance and Rock Wear Fees = \$13,476

TOTAL Other Costs (No Profit and Risk added) = \$19,775



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Logging Conditions

Combination#: 1 Douglas - Fir 74.00%
 Alder (Red) 74.00%
 Maple 74.00%

Logging System: Cable: Large Tower >=70 **Process:** Manual Falling/Delimiting

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

tree size: Mature / Regen Cut (900 Bft/tree), 3-5 logs/MBF

loads / day: 6 **bd. ft / load:** 4000

cost / mbf: \$283.33

machines: Log Loader (A)
 Tower Yarder (Large)

Combination#: 2 Douglas - Fir 26.00%
 Alder (Red) 26.00%
 Maple 26.00%

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

yarding distance: Short (400 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: \$123.04

machines: Shovel Logger



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Logging Costs

Operating Seasons: 2.00	Profit Risk: 15%
Project Costs: \$26,375.22	Other Costs (P/R): \$0.00
Slash Disposal: \$0.00	Other Costs: \$19,775.00

Miles of Road

Road Maintenance: \$0.00

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

Hauling Costs

Species	\$ / MBF	Trips/Day	MBF / Load
Douglas - Fir	\$0.00	2.0	4.0
Alder (Red)	\$0.00	2.0	3.8
Maple	\$0.00	2.0	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									
\$241.65	\$1.05	\$5.64	\$122.31	\$0.00	\$55.60	\$0.00	\$2.00	\$12.71	\$440.96
Alder (Red)									
\$241.65	\$1.07	\$5.64	\$131.25	\$0.00	\$56.94	\$0.00	\$2.00	\$12.71	\$451.26
Maple									
\$241.65	\$1.07	\$5.64	\$131.25	\$0.00	\$56.94	\$0.00	\$2.00	\$12.71	\$451.26

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	\$0.00	\$798.26	\$357.30	\$0.00
Alder (Red)	\$0.00	\$720.00	\$268.74	\$0.00
Maple	\$0.00	\$400.00	(\$51.26)	\$0.00



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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	1,548	\$357.30	\$553,100.40
Alder (Red)	3	\$268.74	\$806.22
Maple	5	(\$51.26)	(\$256.30)

Gross Timber Sale Value

Recovery: \$553,650.32

Prepared By: John Enos

Phone: 541-935-2283

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Combined Project Costs

Project 1	Spread rock for road	\$ 1,497.00
Project 2	Grade water bars	\$ 183.00
Project 3	Construct drafting pond	\$ 2,195.22
Project 4	Install Gates	\$ 21,000.00
Project 5	Move In	\$ 1,500.00
TOTAL PROJECT COSTS		\$ 26,375.22

State Timber Sale Contract
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Rocking and Compaction

Rock Source: Commercial

Rock Quantity (Inplace)

Base Rock	Nelson Ridge Rd.	TOTAL
Rock Size	3"-0"	
Stations	1.00	1.00
Approx yds/sta	40	
Subtotal base (cu. yds)	40	40

Cap Rock	Nelson Ridge Rd.	TOTAL
Rock Size	1 1/2"-0"	
Stations	1.00	1.00
Approx yds/sta	20	
Subtotal cap (cu. yds)	20	20

ROCK COST (Rock + Delivery)

Road Segment/Name	Nelson Ridge Rd.	TOTAL
Rock Size	3"-0"	
Approx cu. yds	40	40
Cost/yd (includes load/spread)	\$ 24.71	
Subtotal Cost "Base" Rock	\$ 989	\$ 989

Rock Size	1 1/2"-0"	
Approx cu. yds	20	20
Cost/yd (includes load/spread)	\$ 25.41	
Subtotal Cost "Cap" Rock	\$ 508	\$ 508

Grand total quarry approx yds	60	60
Total Quarry Rock Cost	\$ 1,497	\$ 1,497

\$/yd³ rock in place & compacted	Nelson Ridge Rd.	Total
Total Rock Costs	\$1,497	\$ 1,497

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	Nelson Ridge Rd.	Spur 1	Spur 1a	TOTAL
Stations	4	8.7	2.4	15
Cost/Sta	\$ 46.00	\$ -	\$ -	
Cost	\$ 183.00	\$ -	\$ -	\$ 183.00

Subgrade Treatment

Grade and Shape	Nelson Ridge Rd.	Spur 1	Spur 1a	TOTAL
Road Stations	4			4
Cost/STA	\$ 45.73			
Subtotal	\$ 183			\$ 183

Move in Cost	
Dump Truck	\$ 500
grader	\$ 1,000

Project Cost	\$ 183.00
Move In Cost	\$ 1,500
Total Cost	\$ 1,683.00

**No More Nelson
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Draft Pond Cost**

Site Costs: Staged Excavator	Operating	
Cost per Hour	\$ 105.45	\$/hr
Working Hours	6	hours
Cost per yd ³	\$ 2.50	\$/yd ³
Excavation CY w/fluff	345	yd ³
Subtotal	\$ 1,495.22	
Site Costs: Mulching		
Bales	\$ 12.00	\$/bale
# of Bales	10	#
Hand Labor	\$ 40.00	\$/hr
# of hours	2	hrs
Subtotal	\$ 200.00	
Move-in	\$ 500.00	
Total Cost	\$ 2,195.22	

"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
Firewood sorting and landing slash piling	Operation			\$ 2,000
BLM Road Use Fees	Operation			\$ 13,476
Final Road Maintenance	Operation			\$ 3,799
Total "Other Costs" With No Additional Profit and Risk:				<u>\$ 19,775</u>
Cost per MBF	1,621	MBF		\$ 12.20

State Timber Sale Contract
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 No More Nelson

Final Road Maintenance Cost Summary

Totals	Nelson Ridge Rd.	Spur 1	Spur 1a	TOTAL
Stations	5.22	8.7	2.4	
Cost/Sta	\$ 129.13	\$ 137.02	\$ 180.49	
Total Cost	\$ 674.07	\$ 1,192.07	\$ 433.18	\$ 2,299

Spot Rocking	Nelson Ridge Rd.	Spur 1	Spur 1a	TOTAL
Total Yds	20	30	10	
Rock Size	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	
\$/yd	\$25.41	\$25.41	\$25.41	
Subtotal	\$ 508	\$ 762	\$ 254	\$ 1,524

Grade,Shape & Pull Ditches	Nelson Ridge Rd.	Spur 1	Spur 1a	TOTAL
Stations	5.22	8.70	2.40	
\$/STA	\$ 18.35	\$ 18.35	\$ 18.35	
Subtotal	\$ 96	\$ 160	\$ 44	\$ 300

Install Waterbars	Nelson Ridge Rd.	Spur 1	Spur 1a	TOTAL
# of waterbars	2.00	2.00	1.00	
\$/waterbar	\$35.00	\$35.00	\$35.00	
Subtotal	\$ 70.00	\$ 70.00	\$ 35.00	\$ 175.00

Landing clean up	Nelson Ridge Rd.	Spur 1	Spur 1a	TOTAL
Stations		2.00	1.00	
\$/STA	\$ 100.00	\$ 100.00	\$ 100.00	
Subtotal	\$ -	\$ 200	\$ 100	\$ 300

Move In	Initial
Grader	\$ 1,000
Dump Truck	\$ 500.00

Move in costs associated with one entry for the entire project

Total Final Maintenance Costs \$ 3,799

Bureau of Land Management
P.O. Box 10226
Eugene Or 97440

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1556
27

Volume MBF:
Approximate Acres

Road maintenance and surface replacement fees shown are per MBF per mile.
Definition
ASC - Aggregate Surface Course
NA - Not Applicable

Road Number	Seg	Setting/Entry point	Hrv Type	Vol.	MBF/YDS	Miles Used	Allocation A or N	Surf Type	Road Use		Road Maintenance		Surface Replacement				
									FEE	Total	FEE	Total	FEE	Total			
17-7-22	G (por)	IP Deeded		1556	MBF	1.28	A	ASC	NA	\$	0.94	\$	1,872.18	\$	0.90	\$	1,792.51
17-7-22	A2 - F	IP Deeded		1556	MBF	3.21	A	ASC	NA	\$	0.94	\$	4,695.07	\$	0.90	\$	4,495.28
17-7-22	A1	IP Deeded		1556	MBF	0.35	A	BST	NA	\$	1.14	\$	620.84	\$	-	\$	-
Totals									0			\$	7,188.10			\$	6,287.80
											Grand Total		\$		13,476		

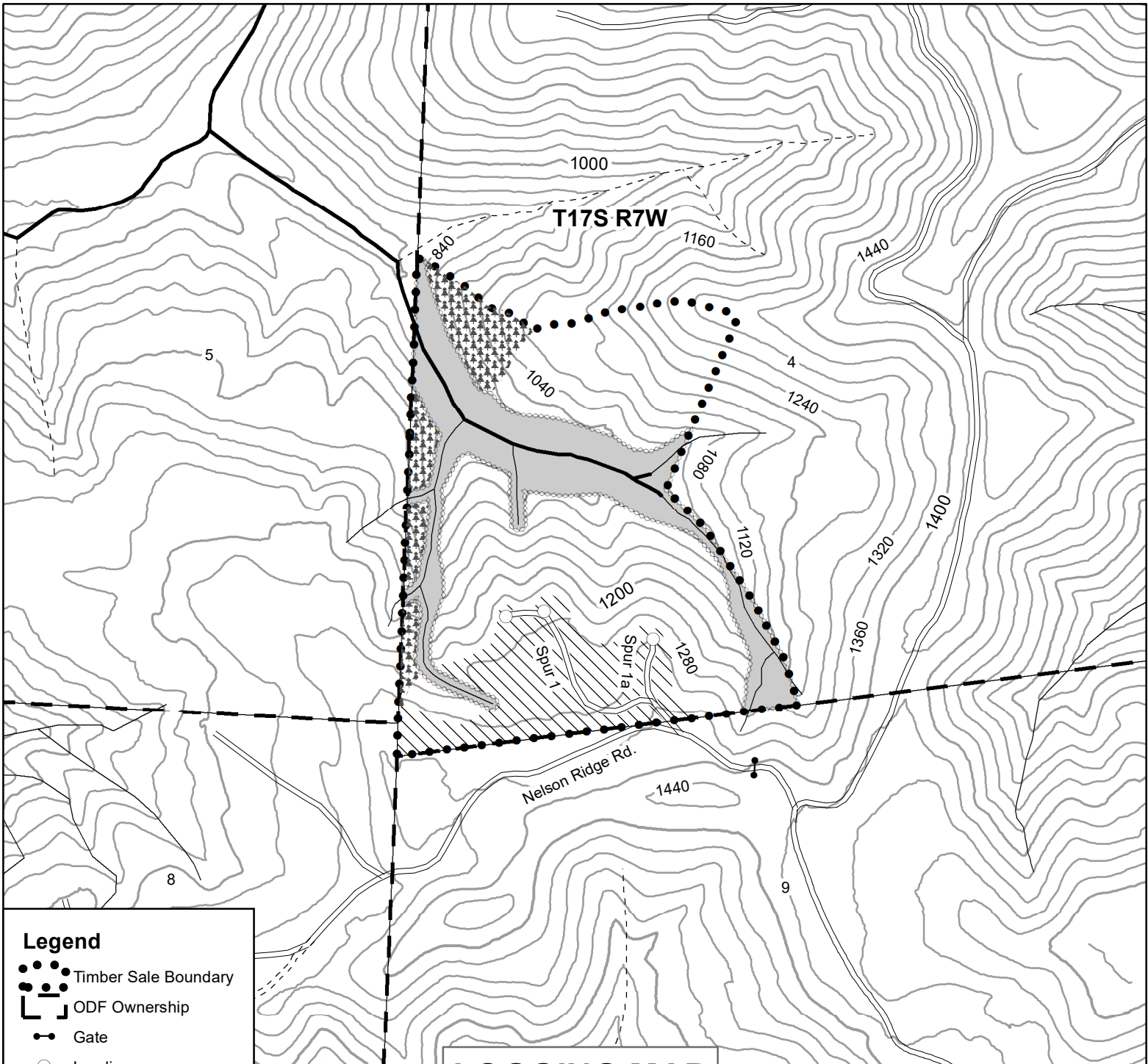
CRUISE REPORT

SALE NAME: No More Nelson

SALE NUMBER: 341-2022-W00915-01

1. **Acreage Calculation:** There are 27 net cruise acres in the sale area determined by a combination of GPS traverse waypoints and ArcGIS 10.2 software. Net acres do not include the riparian management areas, green tree retention areas, and road right of way.
2. **Cruise Method:** This timber sale was not cruised. Instead, cut-out data with from the Upper Nelson Timber Sale was used for grade volume percentage, total MBF and MBF/acre volume.
3. **RIGHT of WAY VOLUMES:** There is currently no right of way volume associated with this sale.
4. **Computation Procedures:** Volume was computed by utilizing Ticket Books from the adjacent Upper Nelson Timber Sale, which was then broken down into species, sort, and grade.

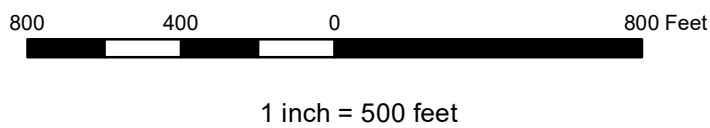
Species	AVG. DBH	Total MBF	Grades by MBF			
			2S	3S	4S	Camp Run
Douglas-fir	23"	1548	1286	238	24	--
red alder	13"	3	--	--	--	3
bigleaf maple	15"	5	--	--	--	5
					Total MBF	1556



LOGGING MAP

OF TIMBER SALE CONTRACT NO. 341-2022-W00915-01
 NO MORE NELSON
 SECTION 4, T17S, R7W, W.M.
 LANE COUNTY, OREGON

YARDING
 GROUND BASED: 26%
 CABLE: 74%
 NET ACRES: 27



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"

Legend

- Timber Sale Boundary
- ODF Ownership
- Gate
- Landings
- Ground Based
- GTR
- Stream Buffer

Roads

- All weather
- Dirt

Streams

- Fish
- Nonfish
- Unknown

Contours

- 40
- 200