Timber Sale Appraisal
Nelson Nebulous

Sale WL-341-2026-W01191-01

District: Western Lane **Date: October 29, 2025**

Cost Summary

	Conifer	Hardwood	Total
Gross Timber Sale Value	$2,216,898.25	$1,969.30	$2,218,867.55
		Project Work:	($94,618.00)
		Advertised Value:	$2,124,249.55

Timber Description

Location: SECTION 14, T17S, R8W, W.M., LANE COUNTY, OREGON

Stand Stocking: 20%

Specie Name	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	22	0	97
Western Hemlock / Fir	19	0	97
Alder (Red)	15	0	97

Volume by Grade	2S	3S & 4S 6"- 11"	4S	8"+	Total
Douglas - Fir	4,300	826	0	0	5,126
Western Hemlock / Fir	22	5	0	0	27
Red Cedar	0	0	0	0	0
Alder (Red)	0	0	94	0	94
Maple	0	0	0	9	9
Total	4,322	831	94	9	5,256

Comments: Pond Values used: Forest to Market Prices November 2025

WESTERN RED CEDAR AND OTHER CEDARS
Stumpage Price = Pond Value – Logging Costs:
$796.18 = $1,130/MBF - $333.82

BIG LEAF MAPLE
Stumpage Price = $0/MBF

Pulp Price (Conifer and Hardwood) Price = $2.00/Ton

Utility PC & SC = $219.05

Other Costs (With Profit & Risk to be added):
Equipment wash prior to move-in: $500
County road flagging: flagging costs = hours of logging on county road x 2 flaggers x $35.00 person/hour
$21,000 = 300 x 2 x $35.00
Firewood sorting and landing slash piling: $2,000

TOTAL Other Costs (With Profit and Risk added) = $23,500

TOTAL Final Road Maintenance = $17,773
$17,773/5,256 MBF = $3.38/MBF

OTHER COSTS WITH NO ADDITIONAL PROFIT AND RISK:
Fees:
BLM License Agreement: $1,441.92
Lane County Public Works Apron Permit: $250.00
RRC Road Use & Right-of Way Permit: $3,357.50
TOTAL Other Costs (Without Profit and Risk) = $5,049.42

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District: Western Lane **Date: October 29, 2025**

Logging Conditions

Combination#: 1

Douglas - Fir	17.00%
Western Hemlock / Fir	17.00%
Alder (Red)	17.00%

Logging System: Cable: Medium Tower >40 - <70 **Process:** Stroke Delimber

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

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

loads / day: 7 **bd. ft / load:** 4600

cost / mbf: $247.78

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

Combination#: 2

Douglas - Fir	83.00%
Western Hemlock / Fir	83.00%
Alder (Red)	83.00%

Logging System: Track Skidder **Process:** Stroke Delimber

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

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

loads / day: 12 **bd. ft / load:** 4600

cost / mbf: $181.17

machines: Stroke Delimber (B)

Timber Sale Appraisal
Nelson Nebulous
Sale WL-341-2026-W01191-01

District: Western Lane **Date: October 29, 2025**

Logging Costs

Operating Seasons:	2.00	**Profit Risk:**	12%
Project Costs:	$94,618.00	**Other Costs (P/R):**	$23,500.00
Slash Disposal:	$0.00	**Other Costs:**	$5,049.42

Miles of Road

Road Maintenance: $3.38

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

Hauling Costs

Species	$ / MBF	Trips/Day	MBF / Load
Douglas - Fir	$0.00	3.0	4.6
Western Hemlock / Fir	$0.00	3.0	4.2
Alder (Red)	$0.00	2.0	3.8

Timber Sale Appraisal
Nelson Nebulous

Sale WL-341-2026-W01191-01

District: Western Lane **Date: October 29, 2025**

Logging Costs Breakdown

Logging	Road Maint	Fire Protect	Hauling	Other P/R appl	Profit & Risk	Slash Disposal	Brand & Paint	Other	Total
Douglas - Fir									
$192.49	$3.48	$1.67	$93.30	$4.47	$35.45	$0.00	$2.00	$0.96	$333.82
Western Hemlock / Fir									
$192.49	$3.48	$1.67	$102.19	$4.47	$36.52	$0.00	$2.00	$0.96	$343.78
Alder (Red)									
$192.49	$3.48	$1.67	$169.40	$4.47	$44.58	$0.00	$2.00	$0.96	$419.05

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	$0.00	$765.33	$431.51	$0.00
Western Hemlock / Fir	$0.00	$528.15	$184.37	$0.00
Alder (Red)	$0.00	$440.00	$20.95	$0.00

Timber Sale Appraisal
Nelson Nebulous

Sale WL-341-2026-W01191-01

District: Western Lane

Date: October 29, 2025

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	5,126	$431.51	$2,211,920.26
Western Hemlock / Fir	27	$184.37	$4,977.99
Alder (Red)	94	$20.95	$1,969.30

Gross Timber Sale Value

Recovery: $2,218,867.55

Prepared By: Kylie Husman **Phone:** --

Nelson Nebulous
WL-341-2026-W01191-01
Combined Project Costs

Project 1	Road Brushing	$ 4,877
Project 2	Road Construction. Construct and Compact Sub-grades for New Construct Roads, Culverts	$ 41,088
Project 3	Surface Rock Placement. Spread and Compact Rock for New Construct Roads	$ 7,954
Project 4	Road Improvement. Exisiting Road Sub-grade Improvements, Culverts	$ 19,761
Project 5	Road Maintenance and Surface Rock Replacement. Grading, Spread and Compact Rock Lift	$ 4,923
Project 6	Stream Enhancement	$ 6,840
Project 7	Move In	$ 9,175
	TOTAL PROJECT COSTS	$ 94,618

"Other Costs" with Profit and Risk to be Added:

	Units	Quantity	Cost/Unit	Total Cost
Equipment wash prior to move-in	Operation			$ 500
Road Flagging on Nelson Mountain Road (2 Flaggers)	Hours	600	$ 35.00	$ 21,000
Firewood sorting and landing slash piling	Operation			$ 2,000

Total "Other Costs" with Profit and Risk to be Added:			**$ 23,500**
Cost per MBF	5,256	MBF	**$ 4.47**

"Other Costs" With No Additional Profit and Risk

	Units	Quantity	Cost/Unit	Total Cost
Lane County Public Works Apron Permit Fee	Operation			$ 250
RRC Road Use & Right-of-Way Permit Fees	Operation			$ 3,357.50
BLM License Agreement Rockwear Fees (Estimation)	Operation			$ 1,441.92

Total "Other Costs" With No Additional Profit and Risk:			**$ 5,049.42**
Cost per MBF	5,256	MBF	**$ 0.96**

State Timber Sale Contract
Nelson Nebulous
WL-341-2026-W01191-01

Road Brushing Costs

Location	Nelson Junction Spur 1 (I-3 to I-4)	Nelson Junction Spur 2 (I-3 to I-5)	Existing Dirt Spur (I-7 to I-8)	Shady Millwalk Rd (I-9 to I-11)	Shady Millwalk Spur (I-10 to I-12)	
Point to Point/Stationing	I-3 to I-4	I-3 to 8+10	I-7 to 14+35	I-9 to I-11	I-10 to I-12	
Miles	0.09	0.15	0.27	0.97	0.75	Total
Brushing Intensity	Light to Medium	Light to Medium	Medium	Light to Medium	Medium	
Cost/mile	$ 1,982	$ 1,982	$ 2,423	$ 1,982	$ 2,423	
Total Cost	**$ 175**	**$ 304**	**$ 658**	**$ 1,923**	**$ 1,817**	**$ 4,877**

State Timber Sale Contract
WL-341-2026-W01191-01
Nelson Nebulous

Final Road Maintenance Cost Summary

Totals	Nelson Creek Road (I-1 to I-2)	Spur 1A to 1B	Spur 1C to 1D	Nelson Junction Spur 1 (I-3 to I-4)	Nelson Junction Spur 2 (I-3 to I-5)	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Walker Point Road (I-6 to I-7)	Spur 1K to 1L	Existing Dirt Spur (I-7 to I-8)	Spur 1M to 1N	Spur 1O to 1P	
Cost/Sta	$ 85.43	$ 71.41	$ 86.68	$ 64.07	$ 55.43	$ 884.02	$ 839.76	$ 875.08	$ 42.56	$ 89.40	$ 73.20	$ 98.66	$ 100.27	
Total Cost														

Spot Rocking	Nelson Creek Road (I-1 to I-2)	Spur 1A to 1B	Spur 1C to 1D	Nelson Junction Spur 1 (I-3 to I-4)	Nelson Junction Spur 2 (I-3 to I-5)	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Walker Point Road (I-6 to I-7)	Spur 1K to 1L	Existing Dirt Spur (I-7 to I-8)	Spur 1M to 1N	Spur 1O to 1P	
Total Yds	20													
Rock Size	1 1/2"-0"													
$/yd														
Subtotal	$ 922	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	

Grade,Shape & Pull Ditches	Nelson Creek Road (I-1 to I-2)	Spur 1A to 1B	Spur 1C to 1D	Nelson Junction Spur 1 (I-3 to I-4)	Nelson Junction Spur 2 (I-3 to I-5)	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Walker Point Road (I-6 to I-7)	Spur 1K to 1L	Existing Dirt Spur (I-7 to I-8)	Spur 1M to 1N	Spur 1O to 1P	
$/STA														
Subtotal														

Vacate Road	Nelson Creek Road (I-1 to I-2)	Spur 1A to 1B	Spur 1C to 1D	Nelson Junction Spur 1 (I-3 to I-4)	Nelson Junction Spur 2 (I-3 to I-5)	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Walker Point Road (I-6 to I-7)	Spur 1K to 1L	Existing Dirt Spur (I-7 to I-8)	Spur 1M to 1N	Spur 1O to 1P	
$/STA														
Seed & Mulch acres														
$/ac														
Subtotal														

Install Waterbars & Block Road	Nelson Creek Road (I-1 to I-2)	Spur 1A to 1B	Spur 1C to 1D	Nelson Junction Spur 1 (I-3 to I-4)	Nelson Junction Spur 2 (I-3 to I-5)	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Walker Point Road (I-6 to I-7)	Spur 1K to 1L	Existing Dirt Spur (I-7 to I-8)	Spur 1M to 1N	Spur 1O to 1P	
$/waterbar		$42.65	$42.65		$42.65					$42.65	$42.65	$42.65	$42.65	
Block Road														
$/barricade		$75.00	$75.00			$75.00	$75.00	$75.00		$75.00	$75.00	$75.00		
Subtotal	$ -	$ 202.95	$ 160.30	$ -	$ 85.30	$ 75.00	$ 75.00	$ 75.00	$ -	$ 330.90	$ 842.70	$ 202.95	$ 127.95	**$ 2,178.00**

Landing clean up	Nelson Creek Road (I-1 to I-2)	Spur 1A to 1B	Spur 1C to 1D	Nelson Junction Spur 1 (I-3 to I-4)	Nelson Junction Spur 2 (I-3 to I-5)	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Walker Point Road (I-6 to I-7)	Spur 1K to 1L	Existing Dirt Spur (I-7 to I-8)	Spur 1M to 1N	Spur 1O to 1P	**TOTAL**
Stations		1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00		1.00	1.00	
$/STA		$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00		$ 100.00		$ 100.00	$ 100.00	
Subtotal	$ -	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ -	$ 100	$ -	$ 100	$ 100	**$ 1,000**

Move In	Initial	Between Proj.
Grader	$ 1,200.00	
Large Excavator	$ 2,204.00	$500
Dump Truck	$ 510.00	

Move in costs associated with one entry for the entire project

Total Final Maintenance Costs **$ 17,773**

Cost per MBF **5256 MBF** **$ 3.38 /MBF**

Puls 11/24/2025

State Timber Sale Contract
WL-341-2026-W01191-01
Nelson Nebulous

Road Rocking and Compaction

Rock Source: **Commercial**

Rock Quantity (Inplace)

Work Type	*Improvement*	*Reconstruction*	*Construction*	*Construction*	*Construction*	*Reconstruction*	*Improvement*	
Base Rock	Nelson Creek Road (I-1 to I-2)	Spur 1A to 1B	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Spur 1K to 1L	Existing Dirt Spur (I-7 to I-8)	**TOTAL**
Rock Size	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	
Stations		0.90	0.90	0.90	0.90	0.90	0.90	6.00
Approx yds/sta		22	22	22	22	22	33	
Subtotal base (cu. yds)	**0**	**20**	**20**	**20**	**20**	**20**	**30**	**130**
Cap Rock	Nelson Creek Road (I-1 to I-2)	Spur 1A to 1B	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Spur 1K to 1L	Existing Dirt Spur (I-7 to I-8)	**TOTAL**
Rock Size	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	
Stations	0.00	0.90	0.90	0.90	0.90	0.90	0.90	6.00
Approx yds/sta			11	11	11			
Subtotal cap (cu. yds)	**0**	**0**	**10**	**10**	**10**	**0**	**0**	**30**
Landings	Nelson Creek Road (I-1 to I-2)	Spur 1A to 1B	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Spur 1K to 1L	Existing Dirt Spur (I-7 to I-8)	**TOTAL**
Rock Size	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	
# of landings								0.00
Approx yds/sta								
Subtotal (cu. yds)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Turnout/Around Rock	Nelson Creek Road (I-1 to I-2)	Spur 1A to 1B	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Spur 1K to 1L	Existing Dirt Spur (I-7 to I-8)	**TOTAL**
Rock Size	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	
Turnouts and Turn-Arounds								0.00
Approx cu. yds								
Subtotal	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Spot and Curve Widening Rock	Nelson Creek Road (I-1 to I-2)	Spur 1A to 1B	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Spur 1K to 1L	Existing Dirt Spur (I-7 to I-8)	**TOTAL**
Rock Size	1 1/2"-0"	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	
Number of Points	4		1	1	1			
Approx cu. yds	10		10	10	10			
Subtotal	**40**	**0**	**10**	**10**	**10**	**0**	**0**	**70**
Backfill/ Drain Rock	Nelson Creek Road (I-1 to I-2)	Spur 1A to 1B	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Spur 1K to 1L	Existing Dirt Spur (I-7 to I-8)	**TOTAL**
Rock Size	1 1/2"-0"	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	
Number of Points	1							
Approx cu. yds	20							20.00
Subtotal	20	0	0	0	0	0	0	**20**
Energy Disipator/ Armoring Rock	Nelson Creek Road (I-1 to I-2)	Spur 1A to 1B	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Spur 1K to 1L	Existing Dirt Spur (I-7 to I-8)	**TOTAL**
Rock Size	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	
Number of Points	1							
Approx cu. yds	10							10.00
Subtotal	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**10**
Cubic Yards	**Nelson Creek Road (I-1 to I-2)**	**Spur 1A to 1B**	**Spur 1E to 1F**	**Spur 1G to 1H**	**Spur 1I to 1J**	**Spur 1K to 1L**	**Existing Dirt Spur (I-7 to I-8)**	**Total**
Total Rock Volume	**70**	**20**	**40**	**40**	**40**	**20**	**30**	**260**

ROCK COST (Rock + Delivery)

Road Segment/Name	Nelson Creek Road (I-1 to I-2)	Spur 1A to 1B	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Spur 1K to 1L	Existing Dirt Spur (I-7 to I-8)	**TOTAL**
Base Rock	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	
Approx cu. yds	0	20	20	20	20	20	30	130
Cost/yd (includes load/spread)	$ 45.38	$ 45.38	$ 45.38	$ 45.38	$ 45.38	$ 45.38	$ 45.38	
Subtotal Cost	**$ -**	**$ 908**	**$ 908**	**$ 908**	**$ 908**	**$ 908**	**$ 1,362**	**$ 5,902**
Spot and Curve Widening Rock	1 1/2"-0"	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	3"-0"	
Approx cu. yds	40	0	10	10	10	0	0	70
Cost/yd (includes load/spread)	$ 46.08	$ 45.38	$ 45.38	$ 45.38	$ 45.38	$ 45.38	$ 45.38	
Subtotal Cost	**$ 1,843.33**	**$ -**	**$ 453.83**	**$ 453.83**	**$ 453.83**	**$ -**	**$ -**	**$ 3,205**
Backfill/ Drain Rock	1 1/2"-0"	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	
Approx cu. yds	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**20**
Cost/yd (includes load/spread)	$ 46.08	$ 37.68	$ 37.68	$ 37.68	$ 37.68	$ 37.68	$ 37.68	
Subtotal Cost	**$ 922**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 922**
Grand total quarry approx yds	70	20	40	40	40	20	30	260
Total Quarry Rock Cost	**$ 3,142**	**$ 908**	**$ 1,822**	**$ 1,822**	**$ 1,822**	**$ 908**	**$ 1,362**	**$ 11,786**
Compaction w/Processing (Stations)	Nelson Creek Road (I-1 to I-2)	Spur 1A to 1B	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Spur 1K to 1L	Existing Dirt Spur (I-7 to I-8)	**TOTAL**
Cost/cu. Yds	$4.20	$4.20	$4.20	$4.20	$4.20	$4.20	$4.20	
Subtotal Processing	**$ 294**	**$ 84**	**$ 168**	**$ 168**	**$ 168**	**$ 84**	**$ 126**	**$ 1,092**
$/yd^3 rock in place & compacted	Nelson Creek Road (I-1 to I-2)	Spur 1A to 1B	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Spur 1K to 1L	Existing Dirt Spur (I-7 to I-8)	**Total**
Total Rock Costs	**$ 3,436**	**$ 992**	**$ 1,990**	**$ 1,990**	**$ 1,990**	**$ 992**	**$ 1,488**	**$ 12,878**

Road Rocking and Compaction Cost Split Summary		
Project 3	New Construction, Reconstruction	$ 7,954
Project 5	Improvement, Maintenance	$ 4,923
	Rocking Cost Total	$ 12,878

Move-in included in subgrade construction

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

Puls 11/05/2025

State Timber Sale Contract
Nelson Nebulous
WL-341-2026-W01191-01

Stream Enhancement Project

Placement of Logs for Habitat Enhancement in Nelson Creek

Tree Felling/Pushing & Move Logs to Project Site		
Excavator Hourly Rate	$	305.00
Excavator Hours		8
Log Truck Rate	$	140.00
Log Truck Hours		8
Cutter Hourly Rate	$	105.00
Cutter Hours		8
Subtotal	**$**	**4,400**

Log Placement in Nelson Creek		
Excavator Hourly Rate	$	305.00
Excavator Hours		6
Subtotal	**$**	**1,830**

Access Trail Rehabilitation & Blocking		
Excavator Hourly Rate	$	305.00
Excavator Hours		2
Subtotal	**$**	**610**

Project Total	**$**	**6,840**

Move-in costs are included in subgrade construction costs.

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

Road maintenance after project is finishied is included in Subgrade Improvement costs.

Puls 11/06/2025

State Timber Sale Contract
Nelson Nebulous
WL-341-2026-W01191-01

Subgrade Construction/Culverts

Processing and Decking Right-of-Way Logs Not Included

Totals	Spur 1A to 1B	Spur 1C to 1D	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Spur 1K to 1L	Spur 1M to 1N	Spur 1O to 1P	TOTAL
Work Type	Reconstruction	Construction	Construction	Construction	Construction	Reconstruction	Construction	Construction	
Stations	10.5	5.9	1.35	2.05	1.45	9.2	5.4	3.95	38
Cost/Sta	$ 850.00	$ 904.00	$ 3,320.00	$ 2,474.00	$ 3,142.00	$ 346.00	$ 1,011.00	$ 1,031.00	
Cost	**$ 8,929.00**	**$ 5,332.00**	**$ 4,481.99**	**$ 5,071.00**	**$ 4,556.00**	**$ 3,185.00**	**$ 5,459.00**	**$ 4,074.00**	**$ 41,088.00**

Earthwork

Clearing and Grubbing	Spur 1A to 1B	Spur 1C to 1D	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Spur 1K to 1L	Spur 1M to 1N	Spur 1O to 1P	TOTAL
Acreage	0.72	0.41	0.09	0.14	0.10	0.14	0.37	0.27	1.98
Cost/Acre	$ 2,118.71	$ 2,118.71	$ 2,118.71	$ 2,118.71	$ 2,118.71	$ 2,118.71	$ 2,118.71	$ 2,118.71	
Total	**$ 1,533**	**$ 861**	**$ 197**	**$ 300**	**$ 212**	**$ 300**	**$ 788**	**$ 577**	**$ 4,768.00**

Excavation yards are bank run from State's design

Construction/Excavation	Spur 1A to 1B	Spur 1C to 1D	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Spur 1K to 1L	Spur 1M to 1N	Spur 1O to 1P	TOTAL
Stations	10.5	5.9	1.35	2.05	1.45	2.05	5.4	3.95	
$/sta	$ 445.66	$ 445.66	$ 445.66	$ 445.66	$ 445.66	$ 445.66	$ 445.66	$ 445.66	
Drift/Excavation Cu Yd w Fluff	50	150	50	75	50	50	125	200	
Drift/Excavation $/yd	$ 3.16	$ 3.16	$ 3.16	$ 3.16	$ 3.16	$ 3.16	$ 3.16	$ 3.16	
Landing Construction	$ 569.18	$ 569.18	$ 569.18	$ 569.18	$ 569.18	$ 569.18	$ 569.18	$ 569.18	
# of Landings	2	1	1	1	1	1	2	1	
Subtotal	**$ 5,976**	**$ 3,673**	**$ 1,329**	**$ 1,720**	**$ 1,374**	**$ 1,641**	**$ 3,940**	**$ 2,962**	**$ 22,615.00**

Culverts	Spur 1A to 1B	Spur 1C to 1D	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Spur 1K to 1L	Spur 1M to 1N	Spur 1O to 1P	TOTAL
ACSP			1	1	1				
Length (ft)			60	60	60				
Diameter			12	12	12				
Cost/Foot			$ 7.91	$ 7.91	$ 7.91				
Replace culverts									
Culvert Markers ($/steel post)	$ 5.29	$ 5.29	$ 5.29	$ 5.29	$ 5.29	$ 5.29	$ 5.29	$ 5.29	
Banding			$ 15.64	$ 15.64	$ 15.64				
Subtotal	$ -	$ -	$ 506.00	$ 506.00	$ 506.00	$ -	$ -	$ -	**$ 1,518**
Installation Cost	**$ -**	**$ -**	**$ 2,267**	**$ 2,267**	**$ 2,267**	**$ -**	**$ -**	**$ -**	**$ 6,801**

Subgrade Treatment

Compaction w/ Roller	Spur 1A to 1B	Spur 1C to 1D	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Spur 1K to 1L	Spur 1M to 1N	Spur 1O to 1P	TOTAL
Road Stations	10.5	5.9	1.35	2.05	1.45	9.2	5.4	3.95	39.8
Cost/STA	$ 78.91	$ 78.91	$ 78.91	$ 78.91	$ 78.91	$ 78.91	$ 78.91	$ 78.91	
Subtotal	**$ 829**	**$ 466**	**$ 107**	**$ 162**	**$ 115**	**$ 726**	**$ 427**	**$ 312**	**$ 3,144**

Grade and Shape (Including ditch and culvert cleaning)	Spur 1A to 1B	Spur 1C to 1D	Spur 1E to 1F	Spur 1G to 1H	Spur 1I to 1J	Spur 1K to 1L	Spur 1M to 1N	Spur 1O to 1P	TOTAL
Road Stations	10.5	5.9	1.35	2.05	1.45	9.2	5.4	3.95	39.8
Cost/STA	$ 56.22	$ 56.22	$ 56.22	$ 56.22	$ 56.22	$ 56.22	$ 56.22	$ 56.22	
Subtotal	**$ 591**	**$ 332**	**$ 76**	**$ 116**	**$ 82**	**$ 518**	**$ 304**	**$ 223**	**$ 2,242**

Move in Cost	Initial	Between Projects
D-7 Cat	$ 1,300	$ 400
Dump Truck	$ 500	
Grader	$ 1,200	$ 200
Small Excavator	$ 1,200	
Vibratory Roller	$ 850	$ 500
Water Truck	$ 225	
Large Excavator	$ 2,200	$ 600

Project Cost	$ 41,088
Move In Cost	**$ 9,175**
Total Cost	$ 50,263

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

State Timber Sale Contract
Nelson Nebulous
WL-341-2026-W01191-01

Existing Road Improvements/Culverts

Processing and Decking Right-of-Way Logs Not Included

Totals	Nelson Creek Road (I-1 to I-2)	Nelson Junction Spur 1 (I-3 to I-4)	Nelson Junction Spur 2 (I-3 to I-5)	Nelson Junction Spur 2 (I-3 to I-5)	Walker Point Road (I-6 to I-7)	Existing Dirt Spur (I-7 to I-8)	Existing Dirt Spur (I-7 to I-8)	TOTAL
Work Type	Maintenance	Maintenance	Maintenance	Improvement	Maintenance	Maintenance	Improvement	
Stations	21.5	4.65	8.1	6.3	28.6	14.35	13.15	97
Cost/Sta	$ 235.00	$ 258.00	$ 206.00	$ 372.00	$ 135.00	$ 135.00	$ 281.00	
Cost	**$ 5,051**	**$ 1,199**	**$ 1,666**	**$ 2,343**	**$ 3,865**	**$ 1,940**	**$ 3,697**	**$ 19,761**

Earthwork

Clearing and Grubbing	Nelson Creek Road (I-1 to I-2)	Nelson Junction Spur 1 (I-3 to I-4)	Nelson Junction Spur 2 (I-3 to I-5)	Nelson Junction Spur 2 (I-3 to I-5)	Walker Point Road (I-6 to I-7)	Existing Dirt Spur (I-7 to I-8)	Existing Dirt Spur (I-7 to I-8)	TOTAL
Acreage				0.43			0.91	1.34
Cost/Acre	$ 2,118.71	$ 2,118.71	$ 2,118.71	$ 2,118.71	$ 2,118.71	$ 2,118.71	$ 2,118.71	
Total	**$ -**	**$ -**	**$ -**	**$ 920**	**$ -**	**$ -**	**$ 1,919**	**$ 2,839**

Excavation yards are bank run from State's design

Construction/Excavation	Nelson Creek Road (I-1 to I-2)	Nelson Junction Spur 1 (I-3 to I-4)	Nelson Junction Spur 2 (I-3 to I-5)	Nelson Junction Spur 2 (I-3 to I-5)	Walker Point Road (I-6 to I-7)	Existing Dirt Spur (I-7 to I-8)	Existing Dirt Spur (I-7 to I-8)	TOTAL
Stations		0.5	0.5	0.5				
$/sta	$ 446.12				$ 446.12	$ 446.12	$ 446.12	
Drift/Excavation Cu Yd w Fluff								
Drift/Excavation $/yd	$ 3.08	$ 3.08	$ 3.08	$ 3.08	$ 3.08	$ 3.08	$ 3.08	
Landing Construction	$ 569.74	$ 569.74	$ 569.74	$ 569.74	$ 569.74	$ 569.74	$ 569.74	
# of Landings		1	1	1				
Subtotal	**$ -**	**$ 570**	**$ 570**	**$ 570**	**$ -**	**$ -**	**$ -**	**$ 1,710**

Culverts	Nelson Creek Road (I-1 to I-2)	Nelson Junction Spur 1 (I-3 to I-4)	Nelson Junction Spur 2 (I-3 to I-5)	Nelson Junction Spur 2 (I-3 to I-5)	Walker Point Road (I-6 to I-7)	Existing Dirt Spur (I-7 to I-8)	Existing Dirt Spur (I-7 to I-8)	TOTAL
ACSP	1							
Length (ft)	40							
Diameter	18"							
Cost/Foot	$ 15.01							
Replace culverts	1							
Culvert Markers ($/steel post)	$ 5.29	$ 5.29	$ 5.29	$ 5.29	$ 5.29	$ 5.29	$ 5.29	
Banding	$ 27.55							
Subtotal	$ 633.24	$ -	$ -	$ -	$ -	$ -	$ -	**$ 633**
Installation Cost	**$ 1,512**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,512**

Subgrade Treatment

Compaction w/ Roller	Nelson Creek Road (I-1 to I-2)	Nelson Junction Spur 1 (I-3 to I-4)	Nelson Junction Spur 2 (I-3 to I-5)	Nelson Junction Spur 2 (I-3 to I-5)	Walker Point Road (I-6 to I-7)	Existing Dirt Spur (I-7 to I-8)	Existing Dirt Spur (I-7 to I-8)	TOTAL
Road Stations	21.5	4.65	8.1	6.3	28.6	14.35	13.15	96.65
Cost/STA	$ 78.91	$ 78.91	$ 78.91	$ 78.91	$ 78.91	$ 78.91	$ 78.91	
Subtotal	**$ 1,697**	**$ 367**	**$ 640**	**$ 498**	**$ 2,257**	**$ 1,133**	**$ 1,038**	**$ 7,630**

Grade and Shape (Including ditch and culvert cleaning)	Nelson Creek Road (I-1 to I-2)	Nelson Junction Spur 1 (I-3 to I-4)	Nelson Junction Spur 2 (I-3 to I-5)	Nelson Junction Spur 2 (I-3 to I-5)	Walker Point Road (I-6 to I-7)	Existing Dirt Spur (I-7 to I-8)	Existing Dirt Spur (I-7 to I-8)	TOTAL
Road Stations	21.5	4.65	8.1	6.3	28.6	14.35	13.15	96.65
Cost/STA	$ 56.22	$ 56.22	$ 56.22	$ 56.22	$ 56.22	$ 56.22	$ 56.22	
Subtotal	**$ 1,209**	**$ 262**	**$ 456**	**$ 355**	**$ 1,608**	**$ 807**	**$ 740**	**$ 5,437**

Total Cost $ 19,761

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

Puls 11/05/2025

Cruise Report

Nelson Nebulous

SALE #WL- 341-2026-W01191-01

Sale Area: Portions of Section 14, T17S, R8W, W.M., Lane County, Oregon. Nelson Nebulous is a one-unit sale with approximately 103 acres of modified clearcut. There is approximately a 6-acre buffer, 2-acres of GTR, 5-acres of roads, and 2-acres of transmission line right-of-way. Acres were determined using a combination of aerial photos, GPS, GIS, and topographic maps.

Stand Description: This stand is dominated by Douglas-fir that is approximately 85 years old. In 2009, 45-acres of this sale was commercially thinned. The understory consists primarily of sword fern, Oregon grape, salal, vine maple, and some minor hardwood species. Approximately 83% of the unit is ground based with slopes ranging from 0 - 30 % and 17% of this unit is cable ground with slopes ranging from 40 -65 %.

Computation Procedures: Volume was computed by utilizing cutout data from the recent Upper Nelson and NC6 timber sales. Upper Nelson cutout data was used for the non-thinned portion and Upper Nelson was used for the thinned portion of the timer sale.

Volume Table:

Nelson Nebulous (MBF): Type 1 thinned (45 Acres)

Species	Avg DBH	2 Saw (MBF)	3 Saw (MBF)	4 Saw (MBF)	Camp Run	Sub – total (MBF)
Douglas-Fir	24”	1423	215	25		1663
Western Hemlock	19”	22	4	1		27
Red Alder	15”	0	40	43		83
Big Leaf Maple	14”		.5	0		1
					Total MBF	1774

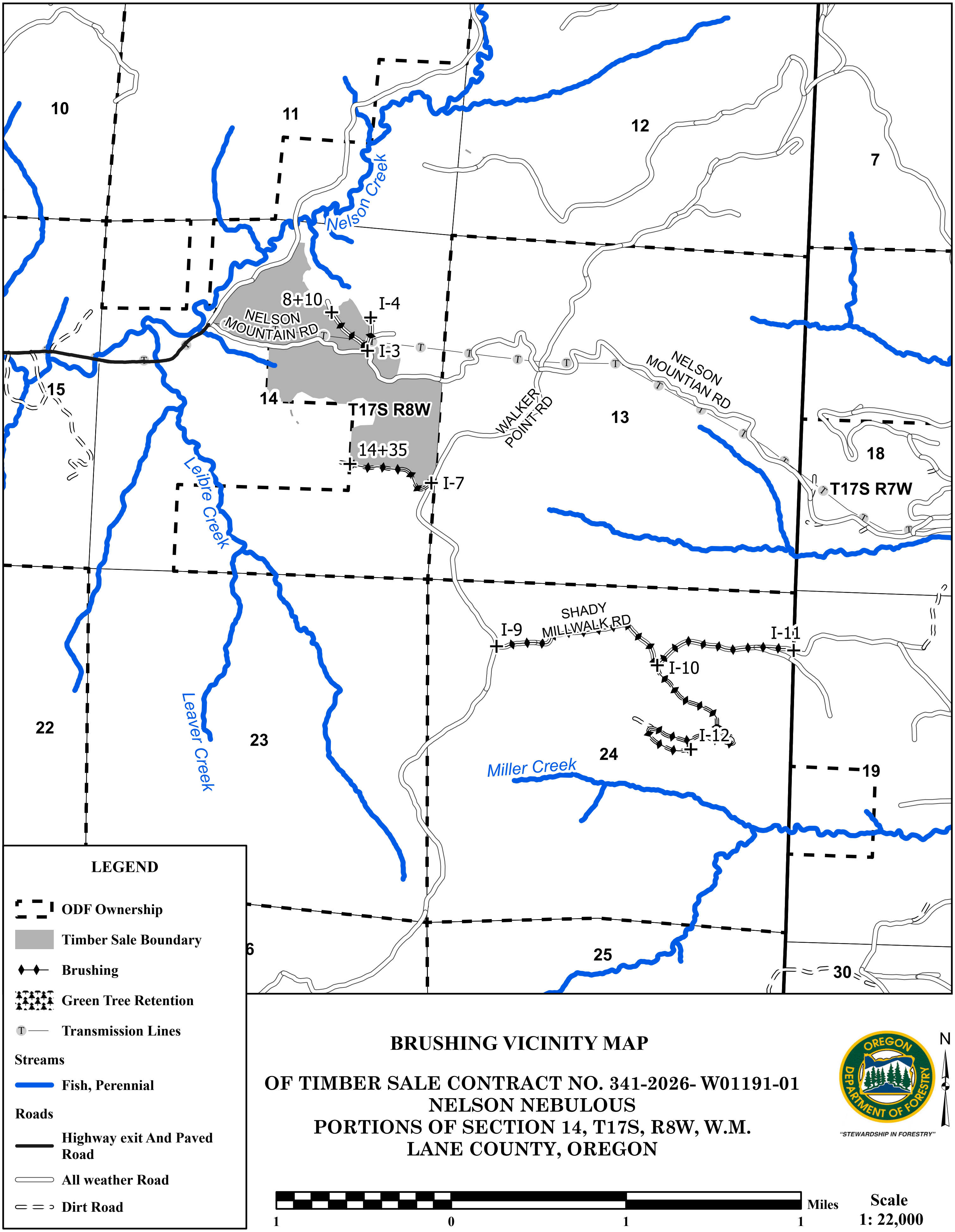
Nelson Nebulous (MBF): Type 2 non-thinned (58 acres)

Species	Avg DBH	2 Saw (MBF)	3 Saw (MBF)	4 Saw (MBF)	Camp Run	Sub – total (MBF)
Douglas-Fir	17”	2877	533	53		3463
Red Alder	15”	0	9	2		11
Big Leaf Maple	19”	0	5	2.5		8
					Total MBF	3482

Merchantable (MBF): 5256

Merchantable (MBF)/Acre: 51

*Numbers may differ due to rounding



BRUSHING VICINITY MAP

OF TIMBER SALE CONTRACT NO. 341-2026- W01191-01
NELSON NEBULOUS
PORTIONS OF SECTION 14, T17S, R8W, W.M.
LANE COUNTY, OREGON

"STEWARDSHIP IN FORESTRY"

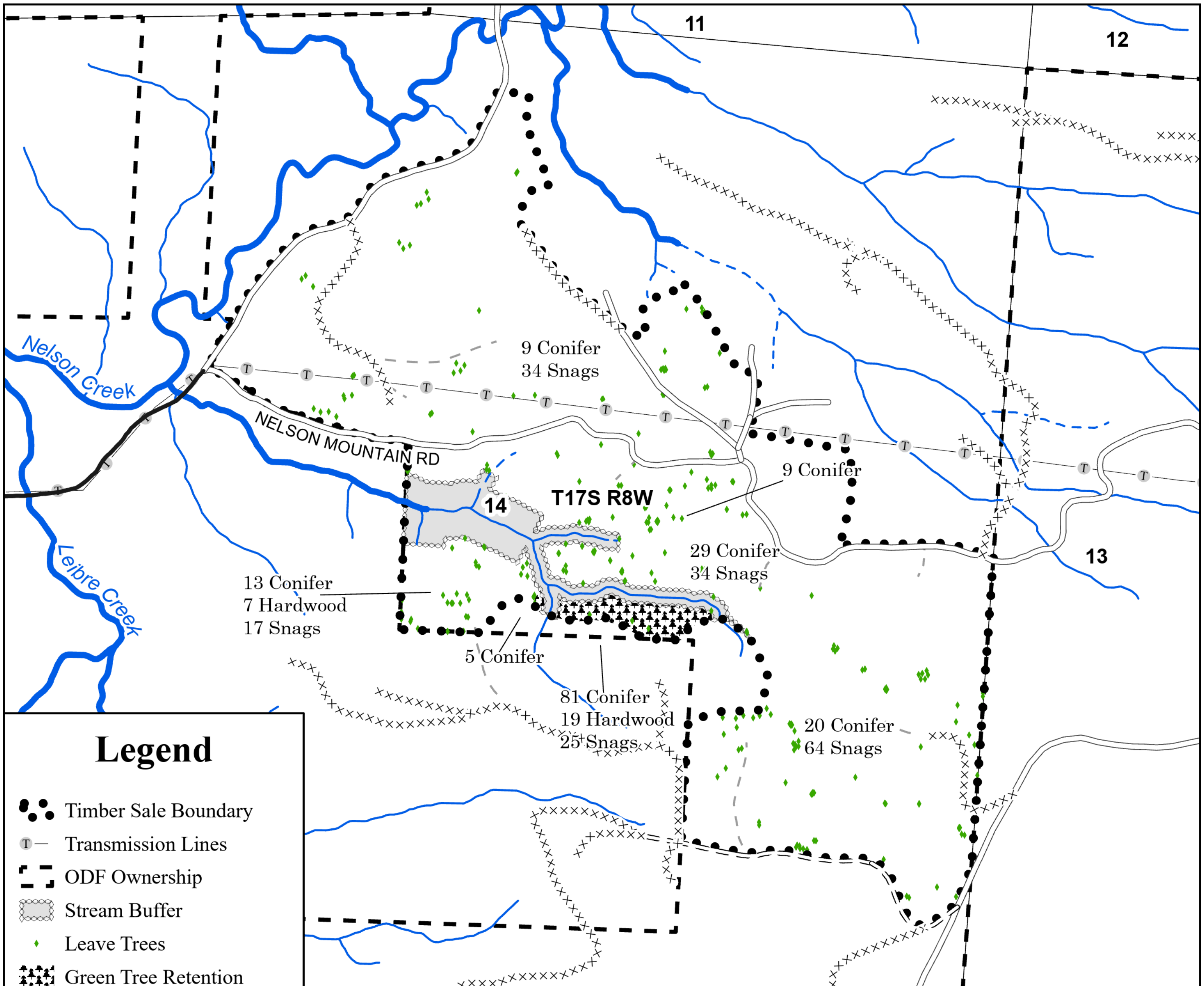
N

Miles

1 0 1 1

Scale
1: 22,000

This product is for informational use and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.



Wildlife Tree Map

OF TIMBER SALE CONTRACT NO. 341-2026-W01191-01
NELSON NEBULOUS
PORTIONS OF SECTIONS 14, T17S, R8W, W.M.
LANE COUNTY, OREGON

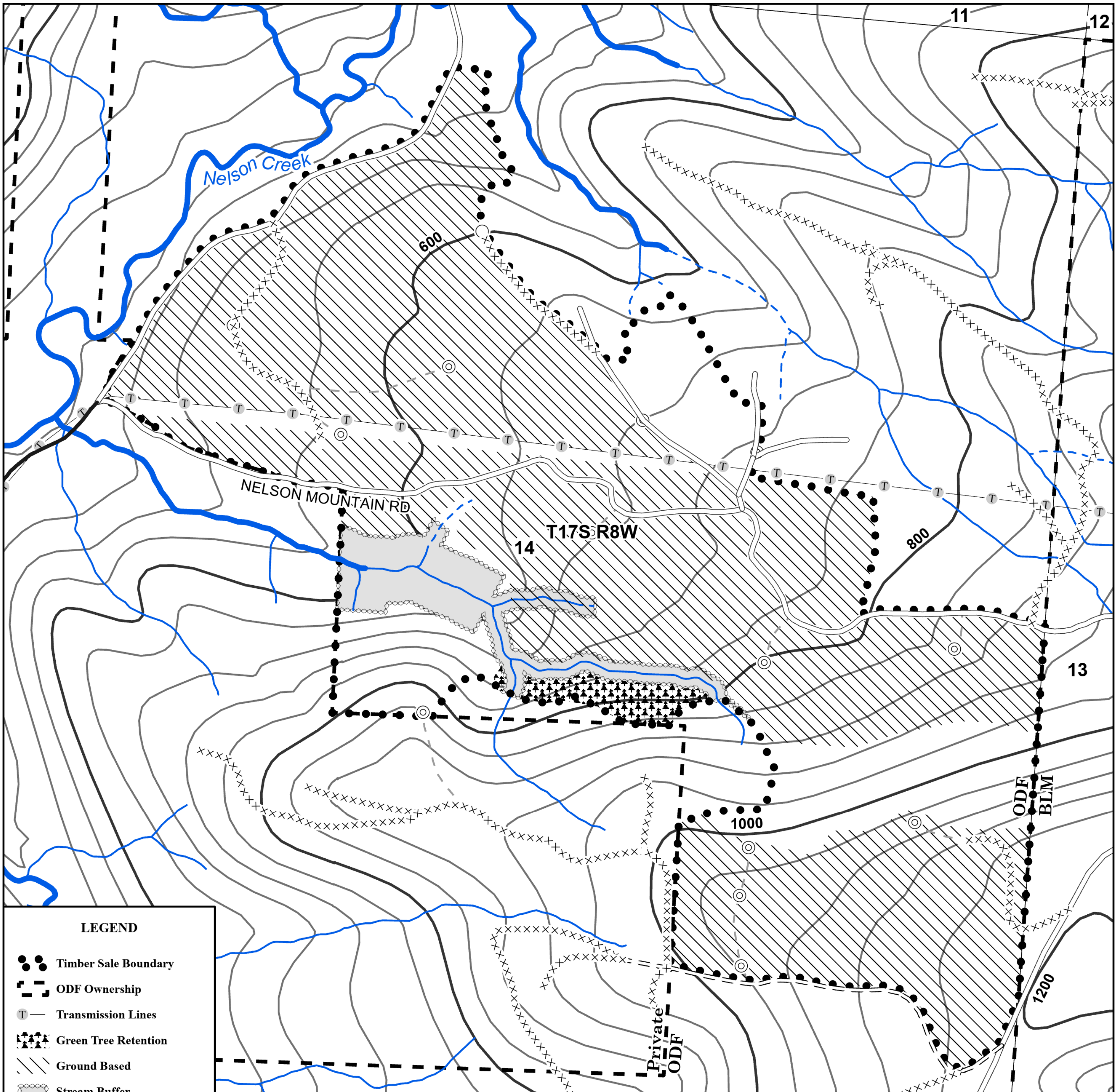
1,000 500 0 1,000 Feet

"STEWARDSHIP IN FORESTRY"

N

Net Acres: 103
Scale: 1: 8,000

Sale Unit	Net Acreage	Inside HCA?	Conifer (Non-geotech)	Hardwood (non-geotech)	Conife (Contract)	Sub Total Green Trees	Green Trees Per Acre	Snags	Snags (Contract)	Sub Tot Snags	Snags Per Acre
1	103	No	166	26	**28**	**220**	**2.14**	174	46	**220**	2.14



LOGGING MAP

Yarding
Cable=17%
Ground=83%

Gross Acres: 118
Net Acres: 103

OF TIMBER SALE CONTRACT NO. 341-2026-W01191-01
NELSON NEBULOUS
PORTIONS OF SECTION 14, T17S, R8W, W.M.,
LANE COUNTY, OREGON

Feet
750 0 750 1,500

This product is for informational use and may not have been prepared for or be suitable for legal, engineering or surveying purposes

N

Scale
1:6,000
Contours=40 Feet