Timber Sale Appraisal
South Walton

Sale WL-341-2026-W01260-01

"STEWARDSHIP IN FORESTRY"

District: Western Lane

Date: December 03, 2025

Cost Summary

	Conifer	Hardwood	Total
Gross Timber Sale Value	$2,264,398.53	$218.92	$2,264,617.45
		Project Work:	($75,719.00)
		Advertised Value:	$2,188,898.45

Timber Sale Appraisal
South Walton

Sale WL-341-2026-W01260-01

District: Western Lane **Date: December 03, 2025**

Timber Description

Location: Portions of Section 32 in T17S R7W and Section 5 of T18S R7W, Willamette Meridian, Lane County, Oregon

Stand Stocking: 20%

Specie Name	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	17	0	97
Alder (Red)	11	0	95

Volume by Grade	2S	3S & 4S 6"-11"	Camprun	Total
Douglas - Fir	4,329	1,375	23	5,727
Alder (Red)	0	0	4	4
Maple	0	0	5	5
Total	4,329	1,375	32	5,736

Comments: Pond Values Used: Forest to Market Prices November 2025.

WESTERN RED CEDARS AND OTHER CEDARS
Stumpage Price = Pond Value - Logging Costs:
$838.70/MBF = $1,200.00/MBF - $361.30/MBF

BIG LEAF MAPLE Stumpage Price = $0.00/MBF

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

Hauling Cost Allowance = $1,250/DAY

Other Costs (With Profit & Risk to be added):
Equipment wash prior to move-in: $500
TOTAL Other Costs (With Profit and Risk added) = $500

Other Costs (No Profit & Risk added):
Private Landowner Road Use Fees: $3,000
TOTAL Other Costs (No Profit and Risk added) = $3,000

TOTAL Final Road Maintenance = $16,363
$16,363 / 5,736 MBF = $2.85/MBF

Timber Sale Appraisal
South Walton

Sale WL-341-2026-W01260-01

District: Western Lane **Date: December 03, 2025**

Logging Conditions

Combination#: 1

Douglas - Fir	70.00%
Alder (Red)	70.00%

Logging System: Cable: Large Tower >=70 **Process:** Stroke Delimber

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:** 4600

cost / mbf: $233.12

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

Combination#: 2

Douglas - Fir	30.00%
Alder (Red)	30.00%

Logging System: Shovel **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: 11 **bd. ft / load:** 4600

cost / mbf: $197.64

machines: Stroke Delimber (B)

Logging Costs

Operating Seasons:	2.00	**Profit Risk:**	12%
Project Costs:	$75,719.00	**Other Costs (P/R):**	$500.00
Slash Disposal:	$0.00	**Other Costs:**	$3,000.00

Miles of Road

Road Maintenance: $2.85

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
Alder (Red)	$0.00	2.0	3.8

Timber Sale Appraisal
South Walton

Sale WL-341-2026-W01260-01

District: Western Lane **Date: December 03, 2025**

Logging Costs Breakdown

Logging	Road Maint	Fire Protect	Hauling	Other P/R appl	Profit & Risk	Slash Disposal	Brand & Paint	Other	Total
Douglas - Fir									
$222.48	$2.94	$1.53	$93.30	$0.09	$38.44	$0.00	$2.00	$0.52	$361.30
Alder (Red)									
$222.48	$2.99	$1.53	$172.69	$0.09	$47.97	$0.00	$2.00	$0.52	$450.27

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	$0.00	$756.69	$395.39	$0.00
Alder (Red)	$0.00	$505.00	$54.73	$0.00

Timber Sale Appraisal
South Walton

Sale WL-341-2026-W01260-01

District: Western Lane **Date: December 03, 2025**

Summary

Amortized

Specie	MBF	Value	Total
Douglas - Fir	0	$0.00	$0.00
Alder (Red)	0	$0.00	$0.00

Unamortized

Specie	MBF	Value	Total
Douglas - Fir	5,727	$395.39	$2,264,398.53
Alder (Red)	4	$54.73	$218.92

Gross Timber Sale Value

Recovery: $2,264,617.45

Prepared By: Griffin Puls **Phone:** 541-935-2283

State Timber Sale Contract
South Walton
WL-341-2026-W01260-01

Existing Road Improvements/Culverts
Processing and Decking Right-of-Way Logs Not Included

Totals	Cemetery Road I-1 to I-3	Spur 1A to 1B	Spur I-2 to I-4	TOTAL
Work Type	Improvement	Maintenance	Maintenance	
Stations	72.2	7.4	42.2	121
Cost/Sta	$ 148.00	$ 56.00	$ 56.00	
Cost	**$ 10,700**	**$ 417**	**$ 2,376**	**$ 13,493**

Earthwork

Clearing and Grubbing	Cemetery Road I-1 to I-3	Spur 1A to 1B	Spur I-2 to I-4	TOTAL
Acreage				0
Cost/Acre	$ 1,870.44	$ 1,870.44	$ 1,870.44	
Total	**$ -**	**$ -**	**$ -**	**$ -**

Excavation yards are bank run from State's design

Construction/Excavation	Cemetery Road I-1 to I-3	Spur 1A to 1B	Spur I-2 to I-4	TOTAL
Stations				
$/sta	$ 170.68	$ 170.68	$ 170.68	
Drift/Excavation Cu Yd w Fluff				
Drift/Excavation $/yd	$ 3.08	$ 3.08	$ 3.08	
Landing Construction	$ 544.20	$ 544.20	$ 544.20	
Subtotal	**$ -**	**$ -**	**$ -**	**$ -**

Culverts	Cemetery Road I-1 to I-3	Spur 1A to 1B	Spur I-2 to I-4	TOTAL
HDPE	4			
Length (ft)	150			
Diameter	18			
Cost/Foot	$ 15.01			
Replace culverts	4			
Culvert Markers ($/steel post)	$ 5.29	$ 5.29	$ 5.29	
Banding	$ 110.20			
Subtotal	$ 2,382.86	$ -	$ -	**$ 2,383**
Installation Cost	**$ 4,252**	**$ -**	**$ -**	**$ 4,252**

Subgrade Treatment

Grade and Shape (Including ditch and culvert cleaning)	Cemetery Road I-1 to I-3	Spur 1A to 1B	Spur I-2 to I-4	TOTAL
Road Stations	72.2	7.4	42.2	121.8
Cost/STA	$ 56.29	$ 56.29	$ 56.29	
Subtotal	**$ 4,065**	**$ 417**	**$ 2,376**	**$ 6,858**

Project Cost $ 13,493.00

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

Summary of "Other Costs" for Timber Sale Appraisals

South Walton **WL-341-2026-W01260-01**

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

	Units	Quantity	Cost/Unit	Total Cost
Equipment wash prior to move-in	Operation			$ 500
Total "Other Costs" with Profit and Risk to be Added:				**$500**
Cost per MBF 5,736 MBF				**$ 0.09**

"Other Costs" With No Additional Profit and Risk

	Units	Quantity	Cost/Unit	Total Cost
Private Landowner Road Use Fees	Operation			$ 3,000
Total "Other Costs" With No Additional Profit and Risk:				**$ 3,000**
Cost per MBF 5,736 MBF				**$ 0.52**

State Timber Sale Contract

Road Brushing Costs

South Walton
WL-341-2026-W01260-01

Location	Cemetery Road I-1 to I-3	Spur I-2 to I-4	
Point to Point/Satationing	I-1 to I-3	I-2 to I-4	
Miles	1.37	0.80	Total
Brushing Intensity	Light to Medium	Light to Medium	
Cost/mile	$ 1,889	$ 1,889	
Total Cost	**$ 2,587**	**$ 1,511**	**$ 4,098**

Puls 11/17/2025

State Timber Sale Contract
WL-341-2026-W01260-01
South Walton

Final Road Maintenance Cost Summary

Totals	Cemetery Road I-1 to I-3	Spur 1A to 1B	Spur 1C to 1D	Spur I-2 to I-4	**TOTAL**
Stations	72.2	13.5	10.55	42.2	
Cost/Sta	$ 84.89	$ 352.93	$ 65.77	$ 58.66	
Total Cost	**$ 6,129**	**$ 4,765**	**$ 694**	**$ 2,475**	**$ 14,063**

Spot Rocking	Cemetery Road I-1 to I-3	Spur 1A to 1B	Spur 1C to 1D	Spur I-2 to I-4	**TOTAL**
Total Yds	50	100			
Rock Size	1 1/2"-0"	1 1/2"-0"			
$/yd	$37.30	$37.30			
Subtotal	$ 1,865	$ 3,730	$ -	$ -	**$ 5,595**

Grade,Shape & Pull Ditches	Cemetery Road I-1 to I-3	Spur 1A to 1B	Spur 1C to 1D	Spur I-2 to I-4	**TOTAL**
Stations	72.20	13.50	10.55	42.20	
$/STA	$ 56.29	$ 56.29	$ 56.29	$ 56.29	
Subtotal	$ 4,064	$ 760	$ 594	$ 2,375	**$ 7,793**

Install Waterbars	Cemetery Road I-1 to I-3	Spur 1A to 1B	Spur 1C to 1D	Spur I-2 to I-4	**TOTAL**
# of waterbars		5.00			
$/waterbar		$35.00			
Subtotal		$ 175.00			**$ 175.00**

Landing clean up	Cemetery Road I-1 to I-3	Spur 1A to 1B	Spur 1C to 1D	Spur I-2 to I-4	**TOTAL**
Stations	2.00	1.00	1.00	1.00	
$/STA	$ 100.00	$ 100.00	$ 100.00	$ 100.00	
Subtotal	$ 200	$ 100	$ 100	$ 100	**$ 500**

Move In	Initial	Between Proj.
Grader	$ 850.00	
Excavator	$ 1,200.00	
Dump Truck	$ 250.00	

Move in costs associated with one entry for the entire project

Total Final Maintenance Costs			**$ 16,363**
Cost per MBF	**5,736**	**MBF**	**$ 2.85**

** 100 CY of Spot Rocking for Spur 1A to 1B is designated to satisfy the post haul rocking requirement on the private driveway in Temporary Permit #314.20577*

Puls 12/08/2025

State Timber Sale Contract
WL-341-2026-W01260-01
South Walton

Road Rocking and Compaction

Rock Source: **Commercial**

Rock Quantity (Inplace)

Work Type	*Maintenance*	*Construction*	*Reconstruction*	*Maintenance*	*Construction*	
Base Rock	Cemetery Road I-1 to I-3	Roadside Landing 44+65	Spur 1C to 1D	Spur 1A to 1B	Spur I-2 to I-4	**TOTAL**
Rock Size		3"-0"	3"-0"	3"-0"	3"-0"	
Stations		0.90	10.55	2.90		15.00
Approx yds/sta		33	22	33		
Subtotal base (cu. yds)		**30**	**230**	**100**	**0**	**360**
Cap Rock	Cemetery Road I-1 to I-3	Roadside Landing 44+65	Spur 1C to 1D	Spur 1A to 1B	Spur I-2 to I-4	**TOTAL**
Rock Size			1 1/2"-0"			
Stations			10.55			11.00
Approx yds/sta			11			
Subtotal cap (cu. yds)			**120**			**120**
Landings	Cemetery Road I-1 to I-3	Roadside Landing 44+65	Spur 1C to 1D	Spur 1A to 1B	Spur I-2 to I-4	**TOTAL**
Rock Size		Pit Run	Pit Run		Pit Run	
# of landings		1.00	1.00		1.00	3.00
Approx yds/sta		50	40		40	
Subtotal (cu. yds)		**50**	**40**		**40**	**130**
Spot and Curve Widening Rock	Cemetery Road I-1 to I-3	Roadside Landing 44+65	Spur 1C to 1D	Spur 1A to 1B	Spur I-2 to I-4	**TOTAL**
Rock Size	1 1/2"-0"				1 1/2"-0"	
Number of Points	15				15	
Approx cu. yds	10				10	
Subtotal	**150**				**150**	**300**
Backfill/ Bedding Rock	Cemetery Road I-1 to I-3	Roadside Landing 44+65	Spur 1C to 1D	Spur 1A to 1B	Spur I-2 to I-4	**TOTAL**
Rock Size	1 1/2"-0"					
Number of Points	4					
Approx cu. yds	20					20.00
Subtotal	**80**					**80**
Energy Disipator/ Ditch Filter Rock	Cemetery Road I-1 to I-3	Roadside Landing 44+65	Spur 1C to 1D	Spur 1A to 1B	Spur I-2 to I-4	**TOTAL**
Rock Size	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	
Number of Points	7					
Approx cu. yds	1					1.00
Subtotal	**10**	**0**	**0**	**0**	**0**	**10**
Cubic Yards	**Cemetery Road I-1 to I-3**	**Roadside Landing 44+65**	**Spur 1C to 1D**	**Spur 1A to 1B**	**Spur I-2 to I-4**	**Total**
Total Rock Volume	**240**	**80**	**390**	**100**	**190**	**1000**

ROCK COST (Rock + Delivery)

Road Segment/Name	Cemetery Road I-1 to I-3	Roadside Landing 44+65	Spur 1C to 1D	Spur 1A to 1B	Spur I-2 to I-4	**TOTAL**
Base Rock		3"-0"	3"-0"		3"-0"	
Approx cu. yds		30	230		0	360
Cost/yd (includes load/spread)		$ 36.60	$ 36.60		$ 36.60	
Subtotal Cost		**$ 1,098**	**$ 8,417**		**$ -**	**$ 13,175**
Cap Rock			1 1/2"-0"			
Approx cu. yds			120			120
Cost/yd (includes load/spread)			$ 37.30			
Subtotal Cost			**$ 4,476**			**$ 4,476**
Landing Rock		Pit Run	Pit Run	Pit Run	Pit Run	
Approx cu. yds		50	40		40	130
Cost/yd (includes load/spread)		$ 28.90	$ 28.90		$ 28.90	
Subtotal Cost		**$ 1,444.80**	**$ 1,155.84**		**$ 1,155.84**	**$ 3,757**
Spot and Curve Widening Rock	1 1/2"-0"					
Approx cu. yds	150					300
Cost/yd (includes load/spread)	$ 37.30					
Subtotal Cost	**$ 5,594.40**					**$ 11,188**
Backfill/ Drain Rock	1 1/2"-0"					
Approx cu. yds	**80**					**80**
Cost/yd (includes load/spread)	$ 37.30					
Subtotal Cost	**$ 2,984**					**$ 2,984**
Energy Disipator/ Rip Rap Rock	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	
Approx cu. yds	10	0	0	0	0	**10**
Cost/yd (includes load/spread)	$ 28.90	$ 28.90	$ 28.90	$ 28.90	$ 28.90	
Subtotal Cost	**$ 288.96**	$	$	$	$	**$ 289**
Grand total quarry approx yds	240	80	390	100	190	1000
Total Quarry Rock Cost	**$ 8,867**	**$ 2,543**	**$ 14,048**	**$ 3,660**	**$ 6,750**	**$ 35,868**
Compaction w/Processing (Stations)	Cemetery Road I-1 to I-3	Roadside Landing 44+65	Spur 1C to 1D	Spur 1A to 1B	Spur I-2 to I-4	**TOTAL**
Cost/cu. Yds	$3.00	$3.00	$3.00	$3.00	$3.00	
Subtotal Processing	**$ 720**	**$ 240**	**$ 1,170**	**$ 300**	**$ 570**	**$ 3,000**
$/yd³ rock in place & compacted	Cemetery Road I-1 to I-3	Roadside Landing 44+65	Spur 1C to 1D	Spur 1A to 1B	Spur I-2 to I-4	**Total**
Total Rock Costs	**$ 9,587**	**$ 2,783**	**$ 15,218**	**$ 3,960**	**$ 7,320**	**$ 38,868**

Road Rocking and Compaction Cost Split Summary		
Project 3	New Construction, Reconstruction	$ 25,321
Project 5	Improvement, Maintenance	$ 13,547
	Rocking Cost Total	$ 38,868

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
South Walton
WL-341-2026-W01260-01

Subgrade Construction/Culverts

Processing and Decking Right-of-Way Logs Not Included

Totals	Roadside Landing 44+65	Spur 1C to 1D	Spur 1A to 1B	TOTAL
Work Type	Construction	Reconstruction	Construction	
Stations	1.50	10.55	5.90	19
Cost/Sta	$ 2,108.00	$ 608.00	$ 737.00	
Cost	**$ 3,162.00**	**$ 6,418.00**	**$ 4,345.45**	**$ 13,925.00**

Earthwork

Clearing and Grubbing	Roadside Landing 44+65	Spur 1C to 1D	Spur 1A to 1B	TOTAL
Acreage	0.40	0.73	0.21	1.333195592
Cost/Acre	$ 1,870.44	$ 1,870.44	$ 1,870.44	
Total	**$ 749**	**$ 1,360**	**$ 386**	**$ 2,495.00**

Excavation yards are bank run from State's design

Construction/Excavation	Roadside Landing 44+65	Spur 1C to 1D	Spur 1A to 1B	TOTAL
Stations	1.5	10.55	5.9	
$/sta	$ 580.10	$ 290.05	$ 386.73	
Drift/Excavation Cu Yd w Fluff	250	0	100	
Drift/Excavation $/yd	$ 3.08	$ 3.08	$ 3.08	
Landing Construction	$ 569.39	$ 569.39	$ 569.39	
Subtotal	**$ 2,209**	**$ 3,630**	**$ 3,159**	**$ 8,998.00**

Subgrade Treatment

Compaction w/ Roller Surface Rock	Roadside Landing 44+65	Spur 1C to 1D	Spur 1A to 1B	TOTAL
Road Stations	1.5	10.55	5.9	17.95
Cost/STA	$ 79.01	$ 79.01	$ 79.01	
Subtotal	**$ 119**	**$ 834**	**$ 467**	**$ 1,420**

Grade and Shape (Including ditch and culvert cleaning)	Roadside Landing 44+65	Spur 1C to 1D	Spur 1A to 1B	TOTAL
Road Stations	1.5	10.55	5.9	17.95
Cost/STA	$ 56.29	$ 56.29	$ 56.29	
Subtotal	**$ 85**	**$ 594**	**$ 333**	**$ 1,012**

Move in Cost	Initial	Between Projects
D-7 Cat	$ 1,000	$ 200
Dump Truck	$ 250	
Grader	$ 1,000	$ 200
Medium Excavator	$ 1,200	$ 200
Vibratory Roller	$ 500	
Water Truck	$ 250	

Project Cost	$ 13,925.00
Move In Cost	**$ 4,800**
Total Cost	$ 18,725.00

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

South Walton
WL-341-2026-W01260-01
Combined Project Costs

Project 1	Road Brushing	$	4,098
Project 2	Road Construction. Construct and Compact Sub-grades for New Construct Roads, Culverts	$	13,925
Project 3	Surface Rock Placement. Spread and Compact Rock for New Construct Roads	$	25,321
Project 4	Road Improvement. Exisiting Road Sub-grade Improvements, Culverts	$	13,493
Project 5	Road Maintenance and Surface Rock Replacement. Grading, Spread and Compact Rock Lift	$	13,547
Project 6	Gate Installation. Install Farmer Gate	$	535
Project 7	Move In	$	4,800
	TOTAL PROJECT COSTS	$	75,719

Cruise Report

South Walton

SALE #WL- 341-2026-W01260-01

Sale Area: Portions of Section 32, T17S, R7W, and Section 5, T18S, R7W, W.M., Lane County, Oregon. South Walton is a one-unit sale with approximately 111.5 acres of modified clearcut. The unit is divided into two sub-units by a powerline corridor. There are approximately 29.2-acres of stream buffers, 0.4-acres of GTR, and 3.6-acres of roads. 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 90-95 years old. A 43-acre portion of the unit was commercially thinned in 1984, and a separate 4-acre portion of the unit was commercially thinned in 1996. The understory consists primarily of sword fern, salal, vine maple, holly, poison oak, and salmonberry. There is a minor hardwood component including chinkapin, madrone, red alder, and big leaf maple. Approximately 30% of the unit is ground based with slopes ranging from 0 - 35 %, and 70% of this unit is cable ground with slopes ranging from 35 -90%.

Computation Procedures: Volume was computed by utilizing cutout data from the recent Wildcat WL Timber Sale that is adjacent to South Walton to the east, west and north. Volumes from Wildcat WL were inflated for growth and deflated for storm damage defect primarily in the north end of the unit.

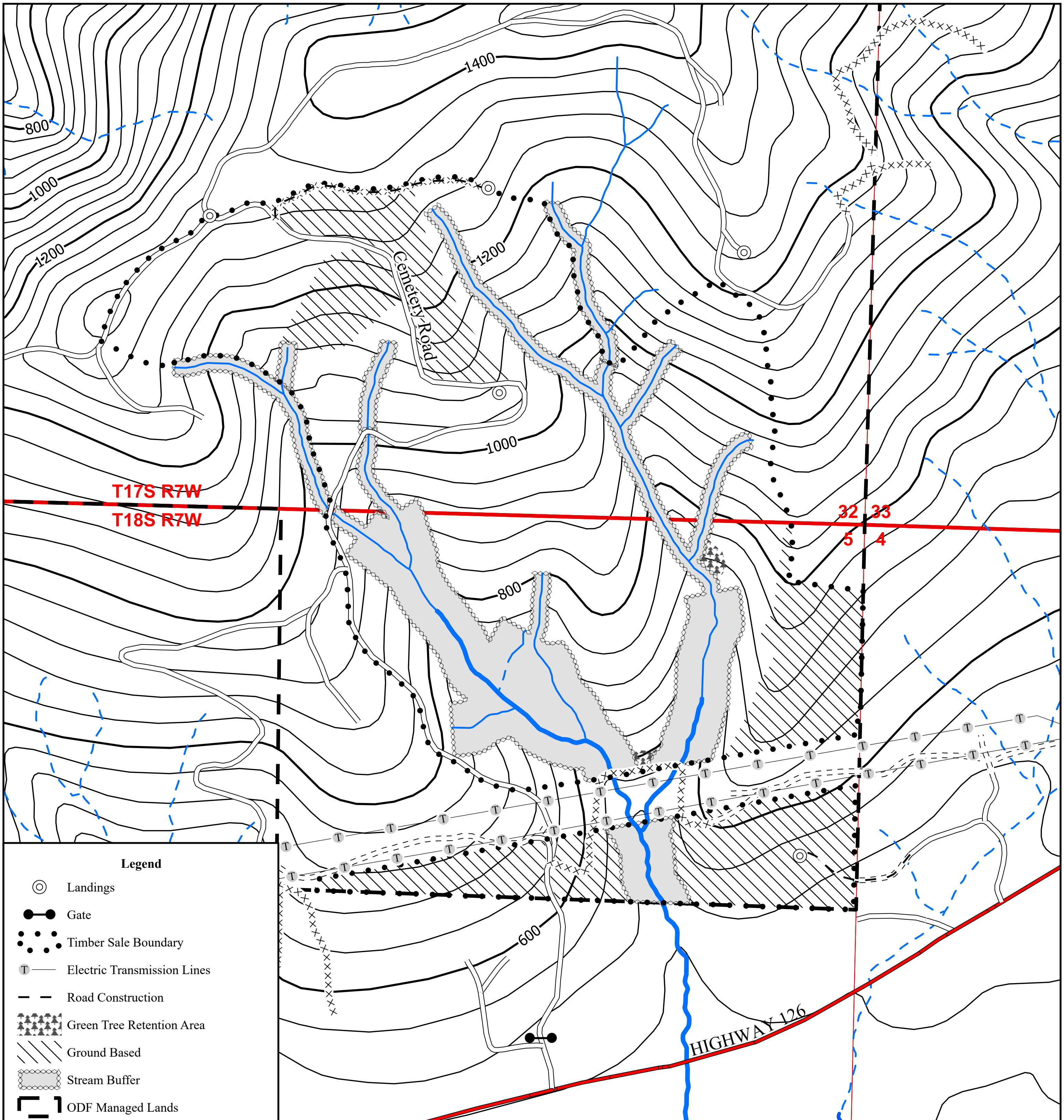
Volume Table:

Species	Avg DBH	2 Saw (MBF)	3 Saw (MBF)	4 Saw (MBF)	Camp Run	Sub – total (MBF)
Douglas-Fir	17”	4329	1230	145	23	5727
Red Alder	11”				4	4
Big Leaf Maple	12”				5	5
					Total MBF	5736

Merchantable (MBF): 5736

Merchantable (MBF)/Acre: 51.4

*Numbers may differ due to rounding

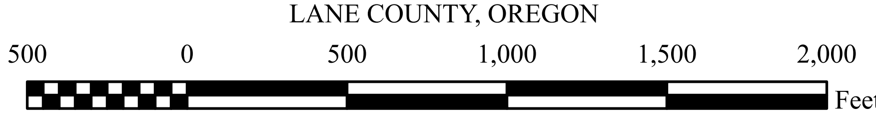


LOGGING MAP

OF TIMBER SALE CONTRACT NO. WL-341-2026-W01260-01
SOUTH WALTON
IN PORTIONS OF SECTION 32 of T17S R7W
& PORTIONS OF SECTION 5 of T18S R7W, W.M.
LANE COUNTY, OREGON

Yarding
Cable = 70%
Ground = 30%

Gross Acres: 144.4
Net Acres: 111.5



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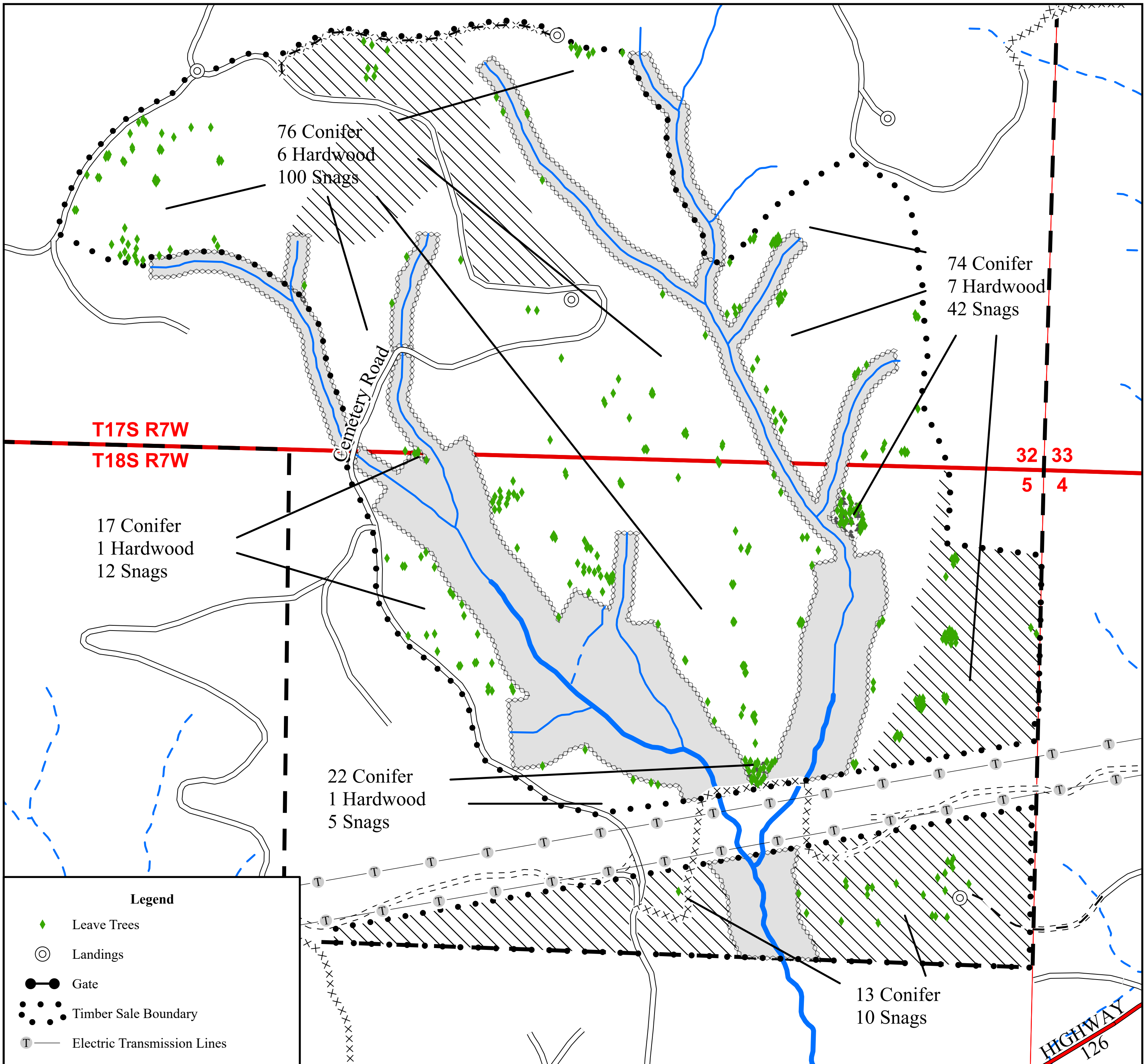
Scale 1:7,200
1" = 600-ft
Contours = 40-foot



Legend

- Leave Trees
- Landings
- Gate
- Timber Sale Boundary
- Electric Transmission Lines
- Road Construction
- Green Tree Retention Area
- Ground Based
- Stream Buffer
- ODF Managed Lands

Roads

- Federal and State Hwy
- All Weather Road
- Dirt Road
- Blocked Road or Old Road Bed

Streams

- Fish, Perennial
- Fish, Seasonal
- Non-Fish, Perennial
- Non-Fish, Seasonal

WILDLIFE TREE MAP

Gross Acres: 144.4
Net Acres: 111.5

OF TIMBER SALE CONTRACT NO. WL-341-2026-W01260-01
SOUTH WALTON
IN PORTIONS OF SECTION 32 of T17S R7W
& PORTIONS OF SECTION 5 of T18S R7W, W.M.
LANE COUNTY, OREGON

N

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

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

Scale 1:6,000
1" = 500-ft

Sale Unit	Net Acreage	Conifer (Non-Geotech)	Hardwood (Non-Geotech)	Conifer Contract	Sub Total Green Trees	Green Trees Per Acre	Snags	Snags (Contract)	Sub Total Snags	Snags Per Acre
1	111.5	202	15	17	234	2.10	169	55	224	2.01