Timber Sale Appraisal
Sit Back

Sale WL-341-2027-W01216-01

"STEWARDSHIP IN FORESTRY"

District: Western Lane **Date: March 19, 2026**

Cost Summary

	Conifer	Hardwood	Total
Gross Timber Sale Value	$1,856,528.43	$220.18	$1,856,748.61
		Project Work:	($181,000.00)
		Advertised Value:	$1,675,748.61

Timber Sale Appraisal
Sit Back

Sale WL-341-2027-W01216-01

District: Western Lane

Date: March 19, 2026

Timber Description

Location: Portions of Section(s) 11, 12 of T17S R8W W.M. Lane County, Oregon

Stand Stocking: 80%

Specie Name	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	19	0	97
Western Hemlock / Fir	16	0	97
Alder (Red)	12	0	95

Volume by Grade	2S	3S & 4S 6"-11"	Camprun	Total
Douglas - Fir	3,866	360	0	4,226
Western Hemlock / Fir	5	2	0	7
Red Cedar	0	0	0	0
Alder (Red)	0	0	2	2
Maple	0	0	25	25
Total	3,871	362	27	4,260

Comments: Pond Values Used: Local Pond Values, March 2026

Western Red Cedars and Other Cedars

Stumpage Price = Pond Value - Logging Costs

$1,004.09/MBF = $1,340.00/MBF - $335.91/MBF

Big Leaf Maple

Stumpage Price = $0.00/MBF

Pulp Price (Conifer and Hardwood)

$10.00/ton

Hauling Cost Allowance

$1,250/day

Other Costs (with Profit & Risk to be Added):

Equipment wash prior to move-in: $500.00

Firewood sorting and landing slash piling: $2,000.00

Total Other Costs (with Profit and Risk added): $2,500.00

Other Costs (no Profit & Risk added):

None.

Total Final Road Maintenance: $16,808.00

$16,808.00 ÷ 4,260 MBF = $3.95/MBF

Timber Sale Appraisal
Sit Back
Sale WL-341-2027-W01216-01

District: Western Lane **Date: March 19, 2026**

Logging Conditions

Combination#: 1

Douglas - Fir	69.00%
Western Hemlock / Fir	69.00%
Alder (Red)	69.00%

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: 9 **bd. ft / load:** 4600

cost / mbf: $207.22

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

Combination#: 2

Douglas - Fir	31.00%
Western Hemlock / Fir	31.00%
Alder (Red)	31.00%

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

cost / mbf: $181.17

machines: Stroke Delimber (B)

Timber Sale Appraisal
Sit Back

Sale WL-341-2027-W01216-01

District: Western Lane **Date: March 19, 2026**

Logging Costs

Operating Seasons:	1.00	**Profit Risk:**	12%
Project Costs:	$181,000.00	**Other Costs (P/R):**	$2,500.00
Slash Disposal:	$0.00	**Other Costs:**	$0.00

Miles of Road **Road Maintenance:** $3.95

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
Sit Back

Sale WL-341-2027-W01216-01

District: Western Lane **Date: March 19, 2026**

Logging Costs Breakdown

Logging	Road Maint	Fire Protect	Hauling	Other P/R appl	Profit & Risk	Slash Disposal	Brand & Paint	Other	Total
Douglas - Fir									
$199.14	$4.07	$1.03	$93.30	$0.59	$35.78	$0.00	$2.00	$0.00	$335.91
Western Hemlock / Fir									
$199.14	$4.07	$1.03	$102.19	$0.59	$36.84	$0.00	$2.00	$0.00	$345.86
Alder (Red)									
$199.14	$4.15	$1.03	$172.69	$0.59	$45.31	$0.00	$2.00	$0.00	$424.91

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	$0.00	$774.89	$438.98	$0.00
Western Hemlock / Fir	$0.00	$545.71	$199.85	$0.00
Alder (Red)	$0.00	$535.00	$110.09	$0.00

Timber Sale Appraisal
Sit Back

Sale WL-341-2027-W01216-01

District: Western Lane **Date: March 19, 2026**

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	4,226	$438.98	$1,855,129.48
Western Hemlock / Fir	7	$199.85	$1,398.95
Alder (Red)	2	$110.09	$220.18

Gross Timber Sale Value

Recovery: $1,856,748.61

Prepared By: John Enos **Phone:** 541-214-0181

Sit Back
WL-341-2027-W01216-01
Combined Project Costs

Project 1	Road Construction. Construct, Reconstruct and Compact Sub-grades and Install Culverts	$ 19,184
Project 2	Surface Rock Placement. Spread and Compact Rock for New Construct and Reconstruct Roads	$ 64,207
Project 3	Improvement. Exisiting Road Sub-grade Improvements, Culverts	$ 21,525
Project 4	Road Maintenance and Surface Rock Replacement. Grading, Spread and Compact Rock Lift	$ 69,444
Project 5	Move In	$ 6,640
	TOTAL PROJECT COSTS	$ 181,000

State Timber Sale Contract
Sit Back
WL-341-2027-W01216-01

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

Totals	1A to 1B	1C to 1D	TOTAL
Work Type	Reconstruction	Construction	
Stations	23.4	3.8	27
$/STA	$724.00	$590.00	
Cost	**$16,941**	**$2,243**	**$19,184**

Earthwork

Clearing and Grubbing	1A to 1B	1C to 1D	TOTAL
Acreage	2.85	0.31	3.16
$/Acre	$1,774.84	$1,774.84	
Subtotal	**$5,059**	**$542**	**$5,601**

Construction/Excavation	1A to 1B	1C to 1D	TOTAL
Stations - Balanced (<30%)	23.4	3.8	27.2
$/STA	$198.00	$198.00	
Widening Exc. & End Haul Cu Yd	200		200
Excavation $/ Cu Yd	$3.24		
End Haul $/ Cu Yd	$2.63		
Landing Construction ($/landing)	$583.59	$583.59	
# of Landings	3	1	4
Subtotal	**$7,557**	**$1,336**	**$8,893**

Culverts	1A to 1B	1C to 1D	TOTAL
# of Culverts	3		3
Length (ft)	90		90
Diameter	18"		
$/Foot	$15.01		
Culvert Markers ($/steel post)	$5.29	$5.29	
Banding ($/band)	$27.55		
Materials Subtotal	**$1,394**	**$0**	**$1,394**
Culvert Installation Subtotal	**$1,532**	**$0**	**$1,532**
Seed & Mulch Acres	0.10		0.1
$/Acre	$3,080.00	$3,080.00	
Seed & Mulch Subtotal	**$308**	**$0**	**$308**

Subgrade Treatment

Compaction w/ Roller Surface Rock	1A to 1B	1C to 1D	TOTAL
Road Stations	23.4	3.8	27.2
$/STA	$43.05	$43.05	
Subtotal	**$1,008**	**$164**	**$1,172**

Grade and Shape (Including ditch and culvert cleaning)	1A to 1B	1C to 1D	TOTAL
Road Stations	1	3.8	4.8
$/STA	$43.59	$43.59	
# of Culverts to Clean Out	3		3
$/culvert	$35.81	$35.81	
Subtotal	**$82**	**$201**	**$283**

Move in Cost	Initial
Medium Excavator	$1,650
Small Excavator	$1,120
D-7 Cat	$1,440
Grader	$920
Vibratory Roller	$940
Dump Truck	$270
Water Truck	$300

Project 1: Construction Costs	**$**	**19,184**
Project 5: Move In Cost	**$**	**6,640**

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

State Timber Sale Contract
WL-341-2027-W01216-01
Sit Back

Road Rocking and Compaction

Rock Source: **Commercial**

Rock Quantity (In place)

Work Type	***Maintenance***	***Improvement***	***Improvement***	***Reconstruction***	***Construction***	
Base Rock	I-3 to I-4	I-3 to I-4	I-5 to I-6	1A to 1B	1C to 1D	**TOTAL**
Rock Size			3"-0"	3"-0"	3"-0"	
Stations			2.85	23.40	0.90	27.15
Approx yds/sta			22	33	33	
Subtotal Base (cu. yds)			**60**	**770**	**30**	**860**
Cap Rock	I-3 to I-4	I-3 to I-4	I-5 to I-6	1A to 1B	1C to 1D	**TOTAL**
Rock Size	1 1/2"-0"		1 1/2"-0"	1 1/2"-0"		
Stations	59.90		2.85	23.40		86.15
Approx yds/sta	22		11	11		
Subtotal Cap (cu. yds)	**1320**		**30**	**260**		**1610**
Landings	I-3 to I-4	I-3 to I-4	I-5 to I-6	1A to 1B	1C to 1D	**TOTAL**
Rock Size		Pit Run	Pit Run	Pit Run		
# of Landings		3	1	3		7
Approx yds/sta		*40, 60, 40*	40	40		
Subtotal (cu. yds)		**140**	**40**	**120**		**300**
Turnout/Around Rock	I-3 to I-4	I-3 to I-4	I-5 to I-6	1A to 1B	1C to 1D	**TOTAL**
Rock Size		3"-0"		3"-0"		
Turnouts and Turn-Arounds		4		3		7
Approx cu. yds		20		20		
Subtotal (cu. yds)		**80**		**60**		**140**
Spot and Curve Widening Rock	I-3 to I-4	I-3 to I-4	I-5 to I-6	1A to 1B	1C to 1D	**TOTAL**
Rock Size	1 1/2"-0"					
Number of Points	2					
Approx cu. yds	10					
Subtotal (cu. yds)	**20**					**20**
Backfill/ Drain Rock	I-3 to I-4	I-3 to I-4	I-5 to I-6	1A to 1B	1C to 1D	**TOTAL**
Rock Size				1 1/2"-0"		
Number of Points				3		
Approx cu. yds				10		
Subtotal (cu. yds)				**30**		**30**
Cubic Yards	**I-3 to I-4**	**I-3 to I-4**	**I-5 to I-6**	**1A to 1B**	**1C to 1D**	**Total**
Total Rock Volume	**1340**	**220**	**130**	**1240**	**30**	**2960**

ROCK COST (Rock + Delivery)

Road Segment/Name	I-3 to I-4	I-3 to I-4	I-5 to I-6	1A to 1B	1C to 1D	**TOTAL**
Base Rock			3"-0"	3"-0"	3"-0"	
Approx cu. yds			60	770	30	860
Cost/yd (includes load/spread)			$46.83	$46.83	$46.83	
Subtotal Cost			**$2,810**	**$36,056**	**$1,405**	**$40,271**
Cap Rock	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	
Approx cu. yds	1320		30	260		1610
Cost/yd (includes load/spread)	$47.53		$47.53	$47.53		
Subtotal Cost	**$62,735**		**$1,426**	**$12,357**		**$76,518**
Landing Rock	Pit Run	Pit Run	Pit Run	Pit Run	Pit Run	
Approx cu. yds		140	40	120		300
Cost/yd (includes load/spread)		$39.13	$39.13	$39.13		
Subtotal Cost		**$5,478**	**$1,565**	**$4,695**		**$11,738**
Turnout/Around Rock	Pit Run	3"-0"	3"-0"	3"-0"	3"-0"	
Approx cu. yds		80		60		140
Cost/yd (includes load/spread)		$46.83		$46.83		
Subtotal Cost		**$3,746**		**$2,810**		**$6,556**
Spot and Curve Widening Rock	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	
Approx cu. yds	20					20
Cost/yd (includes load/spread)	$47.53					
Subtotal Cost	**$951**					**$951**
Backfill/ Drain Rock	Pit Run	Pit Run	Pit Run	1 1/2"-0"	1 1/2"-0"	
Approx cu. yds				30		30
Cost/yd (includes load/spread)				$47.53		
Subtotal Cost				**$1,426**		**$1,426**
Grand Total Quarry Approx yds	1340	220	130	1240	30	2960
Total Quarry Rock Cost	**$63,686**	**$9,224**	**$5,800**	**$57,344**	**$1,405**	**$137,459**
Compaction & Processing	I-3 to I-4	I-3 to I-4	I-5 to I-6	1A to 1B	1C to 1D	**TOTAL**
Cost/cu. yds	$4.30	$4.30	$4.30	$4.30	$4.30	
Subtotal Processing	**$5,759**	**$945**	**$559**	**$5,329**	**$129**	**$12,721**
$/yd^3 rock in place & compacted	I-3 to I-4	I-3 to I-4	I-5 to I-6	1A to 1B	1C to 1D	**Total**
Total Rock Costs	**$69,444**	**$10,169**	**$6,359**	**$62,673**	**$1,534**	**$150,179**

Road Rocking and Compaction Cost Split Summary			
Project 2	Surface Rock Placement	$	64,207
Project 3	Improvements	$	16,528
Project 4	Surface Rock Replacement	$	69,444
	Rock & Rock Treatment Cost Total	$	150,179

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
Sit Back
WL-341-2027-W01216-01

Existing Road Improvements/Culverts

Processing and Decking Right-of-Way Logs Not Included

Totals	I-3 to I-4	I-5 to I-6	TOTAL
Work Type	Improvement	Improvement	
Stations	81.4	2.85	84
$/STA	$44.00	$484.00	
Cost	**$3,619**	**$1,378**	**$4,997**

Earthwork

Clearing and Grubbing	I-3 to I-4	I-5 to I-6	TOTAL
Acreage	0.2	0.23	0.43
$/Acre	$1,915.22	$1,915.22	
Subtotal	**$384**	**$439**	**$823**

Excavation yards are bank run from State's design

Construction/ Excavation	I-3 to I-4	I-5 to I-6	TOTAL
Stations	1.25		
$/STA	$198.00		
Drift/Excavation Cu Yd w Fluff	100		
Drift/Excavation $/yd	$3.24		
Landing Construction ($/Landing)	$583.59	$583.59	
# of Landings to Construct or Improve	2	1	
Subtotal	**$1,739**	**$584**	**$2,323**
Seed & Mulch Acres	0.1		0.1
$/Acre	$3,080.00		
Subtotal	**$308**	**$0**	**$308**

Subgrade Treatment

Compaction w/ Roller	I-3 to I-4	I-5 to I-6	TOTAL
Road Stations		2.85	2.85
$/STA		$80.91	
Subtotal	**$0**	**$231**	**$231**

Grade and Shape (Including ditch and culvert cleaning)	I-3 to I-4	I-5 to I-6	TOTAL
Road Stations	21.5	2.85	24.35
$/STA	$43.59	$43.59	
# of Culverts to Clean Out	7		
$/culvert	$35.81		
Subtotal	**$1,188**	**$124**	**$1,312**

Project 3: Improvement Costs	$4,997

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

State Timber Sale Contract
WL-341-2027-W01216-01
Sit Back

Final Road Maintenance Cost Summary

Totals	Nelson Ridge Rd (I-1 to I-2)	I-3 to I-4	I-5 to I-6	1A to 1B	1C to 1D	**TOTAL**
Stations	64.6	81.4	2.65	23.4	3.8	
$/STA	$79.35	$81.40	$116.90	$124.60	$65.79	
Total Cost	**$5,126**	**$6,626**	**$310**	**$2,916**	**$250**	**$15,228**

Spot Rocking	Nelson Ridge Rd (I-1 to I-2)	I-3 to I-4	I-5 to I-6	1A to 1B	1C to 1D	**TOTAL**
Total Yds	50	50		30		
Rock Size	1 1/2"-0"	1 1/2"-0"		1 1/2"-0"		
$/yd	$47.53	$47.53		$47.53		
Subtotal	$2,376	$2,376		$1,426		**$6,178**

Grade, Shape & Pull Ditches	Nelson Ridge Rd (I-1 to I-2)	I-3 to I-4	I-5 to I-6	1A to 1B	1C to 1D	**TOTAL**
Stations	64.60	81.40	2.65	23.40		
$/STA	$42.56	$42.56	$42.56	$42.56		
Subtotal	$2,749	$3,464	$113	$996		**$7,322**

Block Road	Nelson Ridge Rd (I-1 to I-2)	I-3 to I-4	I-5 to I-6	1A to 1B	1C to 1D	**TOTAL**
# of road barriers					1	
$/barrier					$150.00	
Subtotal					$150	**$150**

Landing Cleanup	Nelson Ridge Rd (I-1 to I-2)	I-3 to I-4	I-5 to I-6	1A to 1B	1C to 1D	**TOTAL**
Stations		3	1	3	1	
$/STA		$100.00	$100.00	$100.00	$100.00	
Subtotal		$300	$100	$300	$100	**$800**

Additional Road Cleanup	Nelson Ridge Rd (I-1 to I-2)	I-3 to I-4	I-5 to I-6	1A to 1B	1C to 1D	**Total**
Backhoe Hours		5	1	2		
$/hr		$97.00	$97.00	$97.00		
Subtotal		$485	$97	$194		**$776**

Move In	Initial
Grader	$910
Rubber Tire Backhoe	$400
Dump Truck	$270

Move in costs associated with one entry for the entire project.

Total Final Maintenance Costs **$ 16,808**

Cost per MBF **$ 3.95 MBF**

Note: Post-haul spot rock allocation on Nelson Ridge Road (I-1 to I-2) is for surface rock replacement on BLM owned portions of the road per agreement 314.20582.

Summary of "Other Costs" for Timber Sale Appraisals

Sit Back **WL-341-2027-W01216-01**

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

	Units	Quantity	Cost/Unit	Total Cost
Equipment wash prior to move-in	Operation			$ 500
Firewood sorting and landing slash piling	Operation			$ 2,000
Total "Other Costs" with Profit and Risk to be Added:				**$2,500**
Cost per MBF 4,260 MBF				**$ 0.59**

"Other Costs" With No Additional Profit and Risk

None.

Total "Other Costs" With No Additional Profit and Risk:	**$ -**
Cost per MBF 4,260 MBF	**$ -**

Cruise Report

Sit Back

SALE #WL-341-2027-W01216-01

Sale Area: Portions of Sections 11 and 12, T17S, R8W, W.M., Lane County, Oregon. This is a one-unit sale with approximately 77 net harvestable acres. Approximately 27 acres are designated as stream buffers, roads, and reserve-tree areas. Acreage was determined using a combination of aerial photography, GPS, GIS, and topographic maps.

Stand Description: Sit Back is an 83-year-old Douglas-fir–dominated stand with minor western hemlock presence and a hardwood component composed of red alder and bigleaf maple.

There are broken tops within the unit resulting from the January 2024 ice storm. Damage is concentrated in the draws along the east edge and on the slopes of the sale area.

The understory consists of western red cedar, sword fern, vine maple, salmonberry, and Oregon grape. The sale is approximately 31% ground-based logging and 69% cable logging.

There are five non-fish-bearing perennial streams located throughout the unit.

Computation Procedures: Volume was computed using cutout data from the recent Iron Nelson Timber Sale. No ingrowth was added to account for ice storm damage.

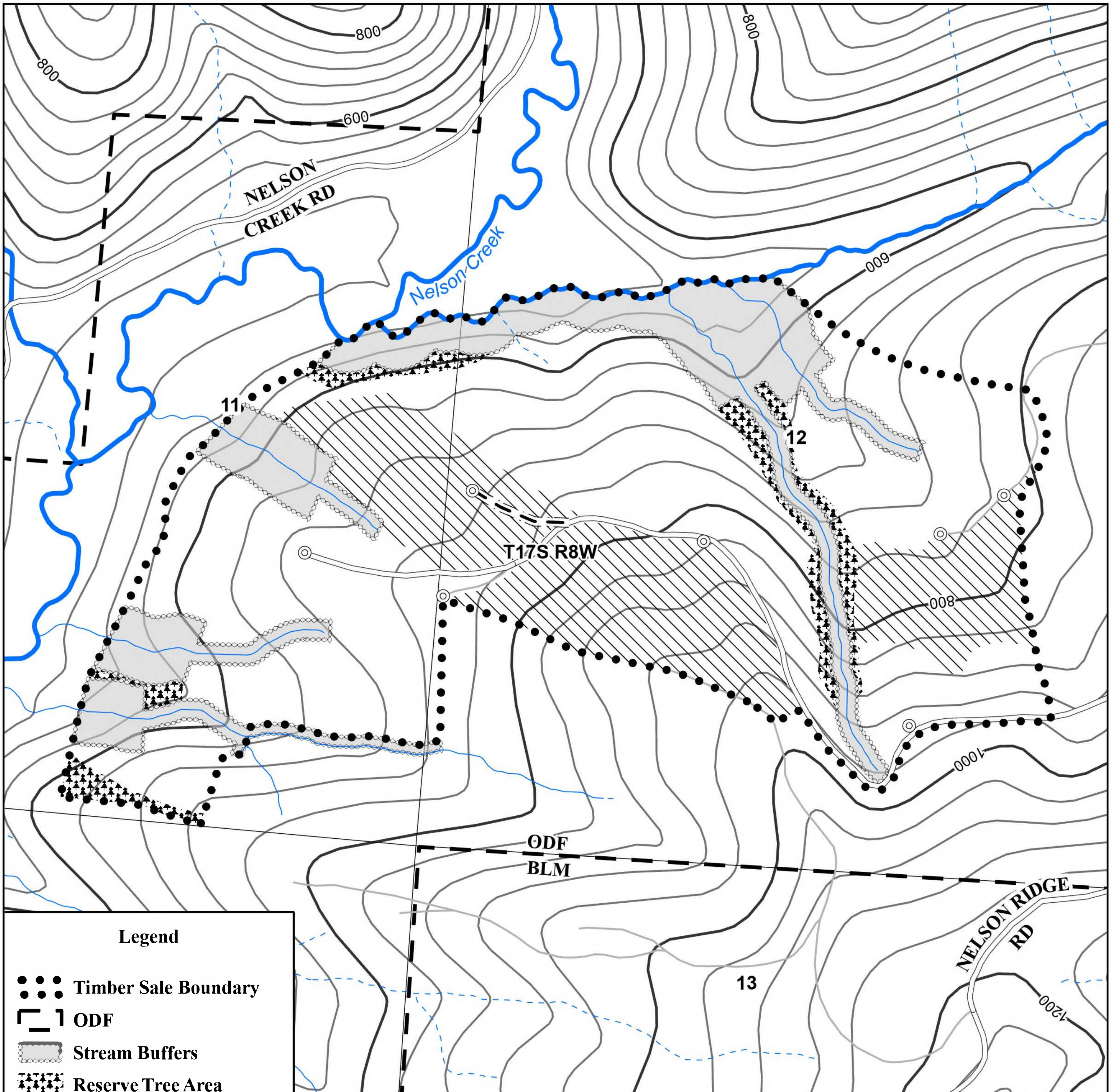
Volume Table:

Species	AVG. DBH	Total MBF	Grades by MBF			
			2S	3S	4S	Camp Run
Douglas-fir	19	4,226	3,866	324	36	
Western Hemlock	16	7	5	2		
Red Alder	12	2				2
Bigleaf Maple	16	25				25
		4,260				
					Total MBF	**4260**

Merchantable (MBF): 4,260

Merchantable (MBF)/Acre: 55

*Numbers may differ due to rounding



Legend

- Timber Sale Boundary
- ODF
- Stream Buffers
- Reserve Tree Area
- Ground Based
- Landings

Roads

- All Weather Road
- Blocked Road and Old Road Bed
- New Road Construction

Streams

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

LOGGING MAP

OF TIMBER CONTRACT NO. WL 341-2027-W01216-01
SIT BACK
PORTIONS OF SECTIONS 11 AND 12 OF T17S, R08W W.M.
LANE COUNTY, OREGON

500 0 500 1,000 Feet

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

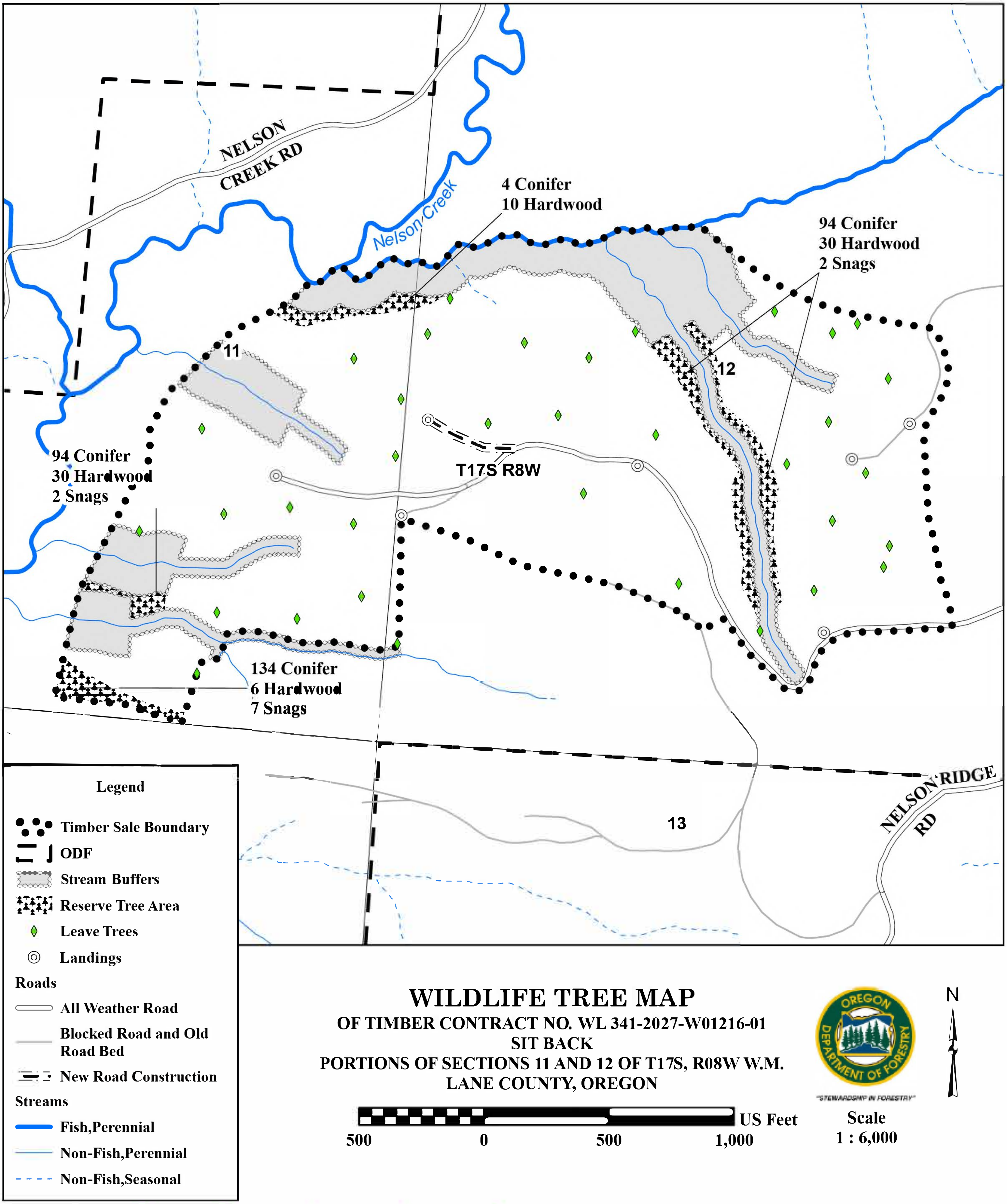
Yarding
Cable = 69%
Ground = 31%

Gross Acres: 104
Net Acres: 77

N

"STEWARDSHIP IN FORESTRY"

Scale
1 : 6,000
Contours = 40 Feet



WILDLIFE TREE MAP

OF TIMBER CONTRACT NO. WL 341-2027-W01216-01
SIT BACK
PORTIONS OF SECTIONS 11 AND 12 OF T17S, R08W W.M.
LANE COUNTY, OREGON

500 0 500 1,000 US Feet

Scale
1 : 6,000

N

Net Acreage	Inside HCA?	Conifer (Non-geotech)	Hardwood (non-geotech)	Conifer (Geotech)	Hardwoo (Geotech)	Sub Total Green Trees	Green Trees Per Acre	Snags	Green tre for snags	Sub Tot Snags	Snags Per Acre
77	No	52	23	94	30	**199**	**2.58**	15	139	**154**	2.00