Timber Sale Appraisal
Jack Hey

Sale WL-341-2027-W01356-01

"STEWARDSHIP IN FORESTRY"

District: Western Lane

Date: April 06, 2026

Cost Summary

	Conifer	Hardwood	Total
Gross Timber Sale Value	$1,157,693.31	$252.96	$1,157,946.27
		Project Work:	($36,944.00)
		Advertised Value:	$1,121,002.27

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District: Western Lane **Date: April 06, 2026**

Timber Description

Location: Section(s) 4 of T17S R7W W.M.

Stand Stocking: 60%

Specie Name	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	22	0	97
Western Hemlock / Fir	20	0	97
Alder (Red)	16	0	97
Maple	16	0	97

Volume by Grade	2S	3S & 4S 6"-11"	Camprun	8"+	3S	Total
Douglas - Fir	2,280	212	0	0	0	2,492
Western Hemlock / Fir	4	1	0	0	0	5
Red Cedar	0	0	0	0	0	0
Alder (Red)	0	0	1	0	0	1
Maple	0	0	15	0	0	15
Total	2,284	213	16	0	0	2,513

Comments: Pond Values used: Local Pond Values Janurary 2026

WESTERN RED CEDAR AND OTHER CEDARS
Stumpage Price = Pond Value – Logging Costs:
$1,019.23 = $1,340.00/MBF - $320.77

Pulp Price (Conifer and Hardwood) Price = $10.00/Ton

Utility PC & SC = $232.06

Other Costs (With Profit & Risk to be added):
Equipment wash prior to move-in: $500
Firewood sorting and landing slash piling: $2,000
TOTAL Other Costs (With Profit and Risk added) = $2,500

OTHER COSTS WITH NO ADDITIONAL PROFIT AND RISK:
BLM Road Use Fees: $27,779
TOTAL Other Costs (Without Profit and Risk) = $27,779

TOTAL Final Road Maintenance = $ 8,614
$8,614/2,513 MBF = $3.43/MBF

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Logging Conditions

Combination#: 1	Douglas - Fir	100.00%
	Western Hemlock / Fir	100.00%
	Alder (Red)	100.00%
	Maple	100.00%

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

cost / mbf: $173.44

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

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District: Western Lane **Date: April 06, 2026**

Logging Costs

Operating Seasons:	2.00	**Profit Risk:**	12%
Project Costs:	$36,944.00	**Other Costs (P/R):**	$2,500.00
Slash Disposal:	$0.00	**Other Costs:**	$27,779.00

Miles of Road **Road Maintenance:** $3.43

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	4.2
Maple	$0.00	2.0	4.2

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District: Western Lane **Date: April 06, 2026**

Logging Costs Breakdown

Logging	Road Maint	Fire Protect	Hauling	Other P/R appl	Profit & Risk	Slash Disposal	Brand & Paint	Other	Total
Douglas - Fir									
$173.44	$3.53	$3.49	$93.30	$0.99	$32.97	$0.00	$2.00	$11.05	$320.77
Western Hemlock / Fir									
$173.44	$3.53	$3.49	$102.19	$0.99	$34.04	$0.00	$2.00	$11.05	$330.73
Alder (Red)									
$173.44	$3.53	$3.49	$153.27	$0.99	$40.17	$0.00	$2.00	$11.05	$387.94
Maple									
$173.44	$3.53	$3.49	$153.27	$0.99	$40.17	$0.00	$2.00	$11.05	$387.94

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	$0.00	$784.90	$464.13	$0.00
Western Hemlock / Fir	$0.00	$547.00	$216.27	$0.00
Alder (Red)	$0.00	$535.00	$147.06	$0.00
Maple	$0.00	$395.00	$7.06	$0.00

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District: Western Lane **Date: April 06, 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
Maple	0	$0.00	$0.00

Unamortized

Specie	MBF	Value	Total
Douglas - Fir	2,492	$464.13	$1,156,611.96
Western Hemlock / Fir	5	$216.27	$1,081.35
Alder (Red)	1	$147.06	$147.06
Maple	15	$7.06	$105.90

Gross Timber Sale Value

Recovery: $1,157,946.27

Prepared By: Jason Hayzlett **Phone:** --

Jack Hey
WL-341-2027-W01356-01
Combined Project Costs

Project 1	Road Brushing.	$	2,479
Project 2	Road Construction. Re-Construct and Compact Sub-grades and Rock Roads, Culverts	$	1,429
Project 3	Surface Rock Placement. Rock reconstruct roads.	$	3,581
Project 4	Improvement. Exisiting Road Sub-grade Improvements, Culverts	$	6,989
Project 5	Road Maintenance and Surface Rock Replacement. Grading, Spread and Compact Rock Lift	$	16,486
Project 6	Move In.	$	5,980
	TOTAL PROJECT COSTS	$	36,944

State Timber Sale Contract
Jack Hey
WL-341-2027-W01356-01

New Construction and Existing Road Subgrade Improvements/Culverts

Processing and Decking Right-of-Way Logs Not Included

Totals	1A to 1B	I-1 to I-2	I-3 to I-4	I-5 to I-6	I-7 to I-8	Waste Area 1	TOTAL
Work Type	Reconstruction	Maintenance	Maintenance	Improvement	Improvement	Improvement	
Stations	1.65	46.2	35.9	3.35	3.95		91
$/Sta	$866.00	$68.00	$90.00	$849.00	$762.00		
Cost	**$1,429**	**$3,150**	**$3,245**	**$2,845**	**$3,010**	**$1,134**	**$14,813**

Earthwork

Clearing and Grubbing	1A to 1B	I-1 to I-2	I-3 to I-4	I-5 to I-6	I-7 to I-8	Waste Area 1	TOTAL
Acreage	0.19						0.19
$/Acre	$1,778.72						
Subtotal	**$337**	**$0**	**$0**	**$0**	**$0**	**$0**	**$337**

Excavation yards are bank run from State's design

Construction/Excavation	1A to 1B	I-1 to I-2	I-3 to I-4	I-5 to I-6	I-7 to I-8	Waste Area 1	TOTAL
Stations - Balanced (<30%)	1.65						
$/sta	$198.43						
Landing Construction / Landing Rehab	$584.87	$292.43	$292.43				
# of Landings	1	3	4				
Subtotal	**$912**	**$877**	**$1,170**	**$0**	**$0**	**$0**	**$2,959**

End-haul (Construction & Slough Removal)	1A to 1B	I-1 to I-2	I-3 to I-4	I-5 to I-6	I-7 to I-8	Waste Area 1	
Loose Cu Yd		20		190	130		
$/yd		$3.13		$5.83	$5.83		
Subtotal	**$0**	**$63**	**$0**	**$1,108**	**$758**	**$0**	**$1,929**

Sidecast Pullback	1A to 1B	I-1 to I-2	I-3 to I-4	I-5 to I-6	I-7 to I-8	Waste Area 1	TOTAL
Stations				3.35	3.95		
$/Sta	$408.29	$408.29	$408.29	$408.29	$408.29		
Subtotal	**$0**	**$0**	**$0**	**$1,368**	**$1,613**	**$0**	**$2,981**

Seed & Mulch	1A to 1B	I-1 to I-2	I-3 to I-4	I-5 to I-6	I-7 to I-8	Waste Area 1	TOTAL
Seed & Mulch Acres				0.12	0.14	0.23	$ 0
$/ac				$3,080	$3,080	$3,080	
Subtotal	**$0**	**$0**	**$0**	**$370**	**$431**	**$708**	**$1,509**

Subgrade Treatment

Compaction w/ Roller	1A to 1B	I-1 to I-2	I-3 to I-4	I-5 to I-6	I-7 to I-8	Waste Area 1	TOTAL
Road Stations	1.65	3.6	10.9			9	25.15
$/STA	$43.14	$43.14	$43.14			$43.14	
Subtotal	**$72**	**$156**	**$471**	**$0**	**$0**	**$389**	**$1,088**

Grade and Shape (Including ditch and culvert cleaning)	1A to 1B	I-1 to I-2	I-3 to I-4	I-5 to I-6	I-7 to I-8	Waste Area 1	TOTAL
Road Stations	1.65	46.2	35.9		3.95	0.01	87.71
Cost/STA	$43.69	$43.69	$43.69	$0.00	$43.69	$43.69	
Subtotal	**$108**	**$2,054**	**$1,604**	**$0**	**$208**	**$36**	**$4,010**

Move in Cost	Initial	Between Projects
Medium Excavator	$1,630	$200
Brusher	$910	
Backhoe	$730	
Grader	$910	
Vibratory Roller	$930	
Dump Truck	$270	$100
Water Truck	$300	

Re-Construction Subgrade Cost	**$**	**1,429**
Improve Subgrade Cost	**$**	**6,989**
Maintenance Cost	**$**	**6,395**
Move In Cost	**$**	**5,980**

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

State Timber Sale Contract
Jack Hey
WL-341-2027-W01356-01

Road Rocking and Compaction

Rock Source: **Commercial**

Rock Quantity (In place)

Work Type	*Reconstruction*	*Maintenance*	*Maintenance*	
Base Rock	1A to 1B	I-1 to I-2	I-3 to I-4	**TOTAL**
Rock Size	Pit Run	3"-0"	3"-0"	
Stations	1.65			2.00
Approx yds/sta	33			
Subtotal Base (cu. yds)	**50**	**0**	**0**	**50**
Landing Rock	1A to 1B	I-1 to I-2	I-3 to I-4	**TOTAL**
Rock Size	Pit Run	Pit Run	Pit Run	
# of Landings	1.00			1.00
Approx yds/sta	40			
Subtotal (cu. yds)	**40**	**0**	**0**	**40**
Turnout/Around Rock	1A to 1B	I-1 to I-2	I-3 to I-4	**TOTAL**
Rock Size	3"-0"	3"-0"	3"-0"	
Turnouts and Turn-Arounds		1	1	2.00
Approx cu. yds		20	20	
Subtotal	**0**	**20**	**20**	**40**
Spot and Curve Widening Rock	1A to 1B	I-1 to I-2	I-3 to I-4	**TOTAL**
Rock Size	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	
Number of Points		5	12	
Approx cu. yds		10	10	
Subtotal	**0**	**50**	**120**	**170**
Cubic Yards	**1A to 1B**	**I-1 to I-2**	**I-3 to I-4**	**Total**
Total Rock Volume	**90**	**70**	**140**	**300**

ROCK COST (Rock + Delivery)

Road Segment/Name	1A to 1B	I-1 to I-2	I-3 to I-4	**TOTAL**
Base Rock	Pit Run	3"-0"	3"-0"	
Approx cu. yds	50	0	0	50
Cost/yd (includes load/spread)	$35.48	$43.18	$43.18	
Subtotal Cost	**$1,774**	**$0**	**$0**	**$1,774**
Landing Rock	Pit Run	Pit Run	Pit Run	
Approx cu. yds	40	0	0	40
Cost/yd (includes load/spread)	$35.48	$35.48	$35.48	
Subtotal Cost	**$1,419**	**$0**	**$0**	**$1,419**
Turnout/Around Rock	3"-0"	3"-0"	3"-0"	
Approx cu. yds	0	20	20	40
Cost/yd (includes load/spread)	$43.18	$43.18	$43.18	
Subtotal Cost	**$0**	**$864**	**$864**	**$1,728**
Spot and Curve Widening Rock	1 1/2"-0"	1 1/2"-0"	1 1/2"-0"	
Approx cu. yds	0	50	120	170
Cost/yd (includes load/spread)	$43.88	$43.88	$43.88	
Subtotal Cost	**$0**	**$2,194**	**$5,265**	**$7,459**
Grand Total Quarry Approx yds	90	70	140	300
Total Quarry Rock Cost	**$3,193**	**$3,057**	**$6,129**	**$12,379**
Compaction w/Processing (Stations)	1A to 1B	I-1 to I-2	I-3 to I-4	**TOTAL**
Cost/cu. yds	$4.31	$4.31	$4.31	
Subtotal Processing	**$388**	**$301**	**$603**	**$1,292**
$/yd^3 rock in place & compacted	1A to 1B	I-1 to I-2	I-3 to I-4	**Total**
Total Rock Costs	**$3,581**	**$3,359**	**$6,732**	**$13,672**

Re-Construction Rocking Cost	**$**	**3,581**
Improve Rocking Cost	**$**	**-**
Maintenance Rock Cost	**$**	**10,091**
Total Rocking Costs	**$**	**13,672**

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

Road Brushing Costs

Jack Hey
WL-341-2027-W01356-01

Location	I-1 to I-2	I-3 to I-4	
Point to Point/Stationing	0+00 to 46+20	0+00 to 35+90	
Miles	0.88	0.68	Total
Brushing Intensity	Light	Light	
Cost/Mile	$ 1,594	$ 1,594	
Total Cost	**$ 1,395**	**$ 1,084**	**$ 2,479**

State Timber Sale Contract
WL-341-2027-W01356-01
Jack Hey

Final Road Maintenance Cost Summary

Totals	I-1 to I-2	I-3 to I-4	1A to 1B	**TOTAL**
Stations	46.2	35.9	1.65	
$/STA	$81.68	$80.68	$220.74	
Total Cost	**$3,774**	**$2,896**	**$364**	**$7,034**

Spot Rocking	I-1 to I-2	I-3 to I-4	1A to 1B	**TOTAL**
Total Yds	30	20		
Rock Size	1 1/2"-0"	1 1/2"-0"		
$/yd	$43.88	$43.88		
Subtotal	$1,316	$878	$0	**$2,194**

Grade, Shape & Pull Ditches	I-1 to I-2	I-3 to I-4	1A to 1B	**TOTAL**
Stations	46.20	35.90	1.65	
$/STA	$42.56	$42.56	$42.56	
Subtotal	$1,966	$1,528	$70	**$3,564**

Landing Cleanup	I-1 to I-2	I-3 to I-4	1A to 1B	**TOTAL**
Stations	2	2	1.00	
$/STA	$100.00	$100.00	$100.00	
Subtotal	$200	$200	$100	**$500**

Additional Road Cleanup	I-1 to I-2	I-3 to I-4	1A to 1B	**Total**
Backhoe Hours	3	3	2	
$/hr	$97.00	$97.00	$97.00	
Subtotal	$291	$291	$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		**$8,614**
Cost per MBF	**$3.43**	**MBF**

Summary of "Other Costs" for Timber Sale Appraisals

Jack Hey **WL-341-2027-W01356-01**

"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 2,513 MBF				**$ 0.99**

"Other Costs" With No Additional Profit and Risk

	Units	Quantity	Cost/Unit	Total Cost
BLM Road Use Fees	Operation			$ 27,779
Total "Other Costs" With No Additional Profit and Risk:				**$ 27,779**
Cost per MBF 2,513 MBF				**$ 11.05**

Cruise Report

Jack Hey

WL-341-2027-W01356-01

Sale Area: Portions of Section 4, T17S, R7W, W.M., Lane County, Oregon. Jack Hey is a one-unit sale with approximately 55 acres of modified clearcut. There are approximately 1.5-acres of stream buffers, 3-acres of GTR, and 2.5-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 87 years old. The understory consists primarily of sword fern, Oregon grape, salal, rhododendron, and some minor hardwood species. Approximately 100% of the unit is cable based with slopes ranging from 50% - 65%.

Computation Procedures: Volume was computed by utilizing cutout data from the recent Iron Nelson timber sale. A 12% deduction was applied to the cutout data due to lower stocking and shorter trees in Jack Hey.

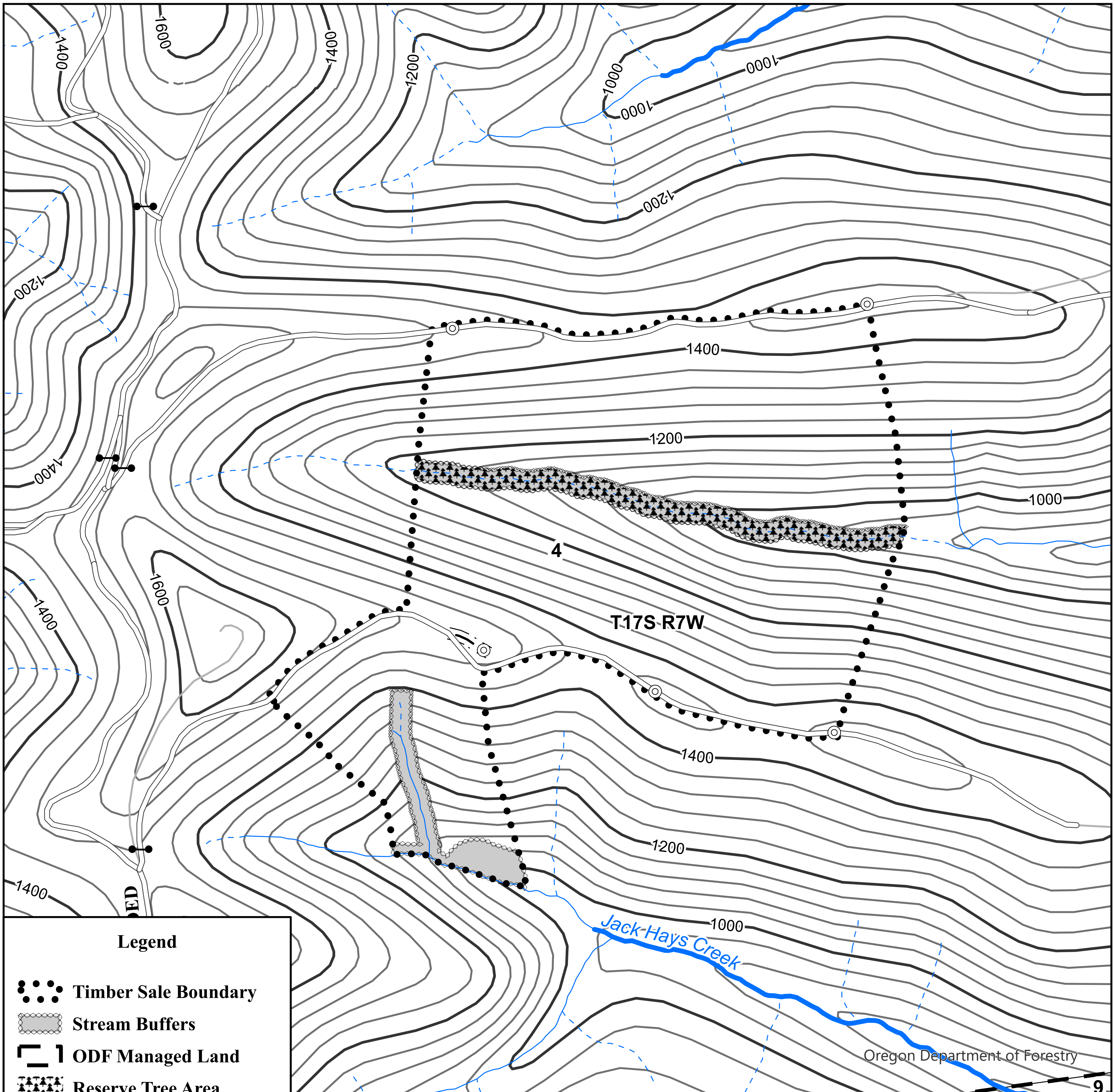
Volume Table:

Species	Avg DBH	2 Saw (MBF)	3 Saw (MBF)	4 Saw (MBF)	Camp Run	Sub – total (MBF)
Douglas-Fir	22	2280	191	21		2492
Western Hemlock	20	4	1	0		5
Red Alder	16	0	0	0	1	1
Big Leaf Maple	16	0	0	0	15	15
					Total MBF	2513

Merchantable (MBF): 2513

Merchantable (MBF)/Acre: 45

*Numbers may differ due to rounding



LOGGING MAP

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

Yarding
Cable = 100%

Gross Acres: 62
Net Acres: 55

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

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Scale
1 : 6,000
Contours = 40 Feet