



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal
Walker Towers
Sale WL-343-2022-W00921-01

District: Western Lane

Date: June 08, 2021

Cost Summary

	Conifer	Hardwood	Total
Gross Timber Sale Value	\$70,400.10	\$0.00	\$70,400.10
		Project Work:	(\$5,238.65)
		Advertised Value:	\$65,161.45



Timber Sale Appraisal Walker Towers Sale WL-343-2022-W00921-01

District: Western Lane

Date: June 08, 2021

Timber Description

Location: Portions of Sections 26, T17S R8W W.M., Lane County, Oregon

Stand Stocking: 40%

Specie Name	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	15	0	97
Western Hemlock / Fir	16	0	97

Volume by Grade	2S	3S & 4S 6"-11"	Camprun	Total
Douglas - Fir	90	150	0	240
Western Hemlock / Fir	0	0	6	6
Total	90	150	6	246

Comments: Production rates have been reduced in this appraisal to account for the extra time and care that will need to be taken to work around and not damage communication towers, guy lines, and all other manmade structures within the timbersale.

Western redcedar and Other Cedars Stumpage Price = Pond Value minus Logging Costs: \$832.16/MBF = \$1374/MBF - \$541.84/MBF

Red Alder and Other Hardwood Stumpage Price = Pond Value minus Logging Costs: \$130.16/MBF = \$672/MBF - \$541.84/MBF

Pulp Price (Conifer and Hardwood) Price = \$25/MBF

Hauling Cost Allowance = equivalent to \$950 daily truck cost.

Other Costs (With Profit & Risk to be added): None.

Equipment wash = \$500

Firewood sorting and landing slash piling/removal = \$2,000

Snag Creation (30 trees @\$90/tree) = \$2,7000

In unit Slash piling. Move piles away from cables = \$300/ac x 4ac = \$1,200

Final Road Maintenance = \$5,803

BLM Road Use Fee = \$579

Roseburg Resources Road Use Fee = \$145

TOTAL Other Costs (No Profit and Risk added) = \$12,927



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Logging Conditions

Combination#: 1 Douglas - Fir 33.00%
 Western Hemlock / Fir 33.00%

Logging System: Cable: Small Tower <=40 **Process:** Manual Delimbing

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

tree size: Mature Private Forest / Regen Cut (250 Bft/tree), 6-11 logs/MBF

loads / day: 4 **bd. ft / load:** 4000

cost / mbf: \$356.25

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

Combination#: 2 Douglas - Fir 67.00%
 Western Hemlock / Fir 67.00%

Logging System: Shovel **Process:** Feller Buncher

yarding distance: Short (400 ft) **downhill yarding:** No

tree size: Mature Private Forest / Regen Cut (250 Bft/tree), 6-11 logs/MBF

loads / day: 5 **bd. ft / load:** 4000

cost / mbf: \$176.90

machines: Feller Buncher w/ Delimber



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Logging Costs

Operating Seasons: 1.00	Profit Risk: 25%
Project Costs: \$5,238.65	Other Costs (P/R): \$0.00
Slash Disposal: \$0.00	Other Costs: \$12,927.00

Miles of Road

Road Maintenance: \$0.00

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	2.0	3.6
Western Hemlock / Fir	\$0.00	2.0	4.0



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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									
\$236.09	\$0.00	\$17.84	\$135.90	\$0.00	\$97.46	\$0.00	\$2.00	\$52.55	\$541.84
Western Hemlock / Fir									
\$236.09	\$0.00	\$17.84	\$122.31	\$0.00	\$94.06	\$0.00	\$2.00	\$52.55	\$524.85

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	\$0.00	\$834.62	\$292.78	\$0.00
Western Hemlock / Fir	\$0.00	\$547.00	\$22.15	\$0.00



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Summary

Amortized

Specie	MBF	Value	Total
Douglas - Fir	0	\$0.00	\$0.00
Western Hemlock / Fir	0	\$0.00	\$0.00

Unamortized

Specie	MBF	Value	Total
Douglas - Fir	240	\$292.78	\$70,267.20
Western Hemlock / Fir	6	\$22.15	\$132.90

Gross Timber Sale Value

Recovery: \$70,400.10

Prepared By: Kevin Gehrig

Phone: 541-935-2283

Walker Towers
WL-343-2022-W00921-01
Combined Project Costs

Project 1	Road Brushing	\$ 564.65
Project 2	Construct and compact sub-grades, Road Improvements, Culverts	\$ 2,074.00
Project 3	Move In	\$ 2,600.00
TOTAL PROJECT COSTS		\$ 5,238.65

State Timber Sale Contract
Walker Towers
WL-343-2022-W00921-01

Road Brushing Costs

Location	Spur 1		Spur 1a	
Point to Point/Satationing	B to C		D to E	
Miles	0.363		0.128	Total
Brushing Intensity	Light		Light	
Cost/mile	\$	1,150	\$	1,150
Total Cost	\$	417	\$	147
			\$	565

Subgrade Construction

Processing and Decking Right-of-Way Logs Not Included

Totals	Walker Creek Rd	Spur 1	Spur 1a	TOTAL
Stations	19.36	19.2	6.74	45
Cost/Sta	\$ 46.00	\$ 46.00	\$ 46.00	
Cost	\$ 886.00	\$ 879.00	\$ 309.00	\$ 2,074.00

Grade and Shape (Including ditch and culvert cleaning)	Walker Creek Rd	Spur 1	Spur 1a	TOTAL
Road Stations	19.36	19.2	6.74	45.3
Cost/STA	\$ 45.73	\$ 45.73	\$ 45.73	
Subtotal	\$ 886	\$ 879	\$ 309	\$ 2,074

Move in Cost	Initial
D-7 Cat	\$ 1,500
grader	\$ 500
small excavator	\$ 500
water truck	\$ 100

Project Cost	\$	2,074.00
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Move In Cost	\$	2,600
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Total Cost	\$	<u>4,674.00</u>
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Due to rounding, the numbers in the table above may not add up to the totals shown.

Final Road Maintenance Cost Summary

Totals	Walker Point Rd	Spur 1	Spur 1a	TOTAL
Stations	166	19.2	6.74	
Cost/Sta	\$ 20.86	\$ 31.27	\$ 35.69	
Total Cost	\$ 3,461.95	\$ 600.42	\$ 240.56	\$ 4,303

Grade, Shape & Pull Ditches	Walker Point Rd	Spur 1	Spur 1a	TOTAL
Stations	166.00	19.20	6.74	
\$/STA	\$ 20.86	\$ 20.86	\$ 20.86	
Subtotal	\$ 3,462	\$ 400	\$ 141	\$ 4,003

Landing clean up	Walker Point 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	Betw een Proj.
Grader	\$ 500	
Excavator	\$1,000	

Move in costs associated with one entry for the entire project

Total Final Maintenance Costs **\$ 5,803**

"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 prior to move-in	Operation			\$ 500
Snag Creation	Operation			\$ 2,700
In-Unit Slash Piling	Operation			\$ 1,200
Firewood sorting and landing slash piling	Operation			\$ 2,000
Roseburg Road Use Fees	Operation			\$ 145
BLM Road Use Fees	Operation			\$ 579
Final Road Maintenance	Operation			\$ 5,803

Total "Other Costs" With No Additional Profit and Risk:

\$ 12,927

Cost per MBF 240 MBF

\$ 53.86



Cruise Report

Walker Towers

SALE # 343-2022-W00921-01

Sale Area: Portions of Section 26, T17S, R8W, W.M., Lane County, Oregon. The sale's net harvestable acres are 6. Acres were determined using a combination of aerial photos, GPS, GIS, and topographic maps.

Stand Description: Walker Towers is dominated by 50 - 78-year-old Douglas-fir. Much of the stand consists of primarily sword fern, salal, Oregon grape, and vine maple. The slopes are both gentle ranging from 0-30% along with areas of steep 40-65% slopes. The stand contains 3 repeater towers that need to be protected during harvest.

Cruise Method: Ocular review by Jason Hayzlett.

Volume Tables: Volumes were computed using ocular review. Removed ½ acre of volume to account for leave trees and created snags.

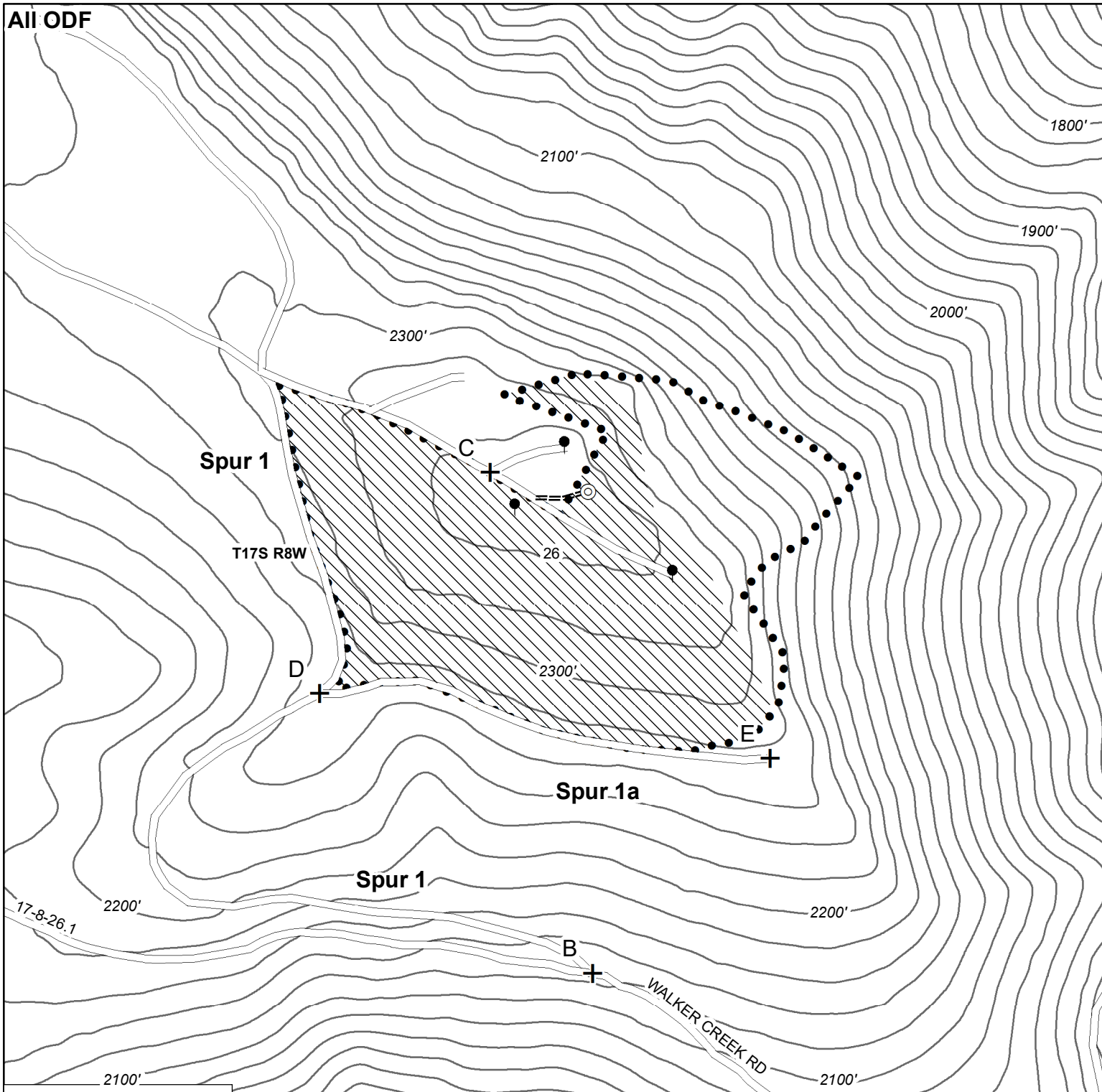
Area 1 Net Cruised Volume (BF/Acre)

Species	Avg. DBH	Special Mill	2 Saw	3 Saw	4 Saw	Camp Run	Sub-Total
Douglas-fir	15		90	125	25		240
Western hemlock	16					6	6

Total BF: 246

Note: A breakage and defect was applied to the volume in the appraisal.

Average MBF/Acre: 41



Legend

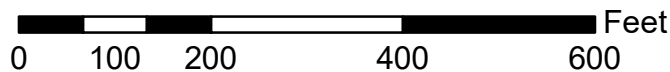
- Tower Sites
- Landing
- Project Point
- Ground Based
- Timber Sale
- ODF Ownership

Transportation

- All weather
- Temporary Spur

Logging Map

OF TIMBER SALE CONTRACT NO. 343-2022-W00921-01
WALKER TOWERS
SECTION 26, T17S, R8W, W.M.
LANE COUNTY, OREGON



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.

Net Acres: 6
Contours = 20'



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1 inch = 200 feet