USDA - FOREST SERVICE
Stewardship: Y

REPORT OF TIMBER SALE
APPRAISAL SUMMARY CCF

R6-FS-2400-17 (04/10)
Version 1421 (TEA 05-14)

Region:	06	Sale Name:	Low Pole Stew Reoffer II	Appraisal Date:	06/02/14
Forest:	17 Okanogan-Wenatchee	Sale Number:	14701	Base Period Ending:	03/31/14
District:	07 Wenatchee River	Appraise to:	KETTLE FALLS,WA	Competition Factor:	10%
Salvage:	N	Appraiser:	RFWARD	Essential KV Cost:	0

SELLING PRICES	1	2	3	4	5	6	7	Average	Total
1. Species	D-fir	Gr Fir	GBCvNS						
2. Species Code	204	17	2						
3. Product/Unit	01-03	01-03	20-03						
4. Volume	7,031	8,333	850						16,214
5. Base Period Price	37.17	33.93*	76.81*					37.58	
6. Base Period Index	226.17	214.39	78.00					212.35	
7. Current Index	217.58	212.31	78.00					207.55	
8. Rapid Market Adj	10.40	5.20						7.18	
9. Market Adj BP Price	38.98	37.05	76.81					39.97	
10. Unusual Adjustment									
11. GBCv-Nonsaw Adj			-184.69					-9.68	
12. Product Quality Adj									
13. Adj Base Period Price	38.98	37.05	-107.88					30.29	491,108.03

COSTS	Zone Avg Cost/UM	Est Sale Cost/UM	Adj to BP Cost
14. Stump to Truck	104.79	127.17	-22.38
15. Haul/Scale	57.26	121.11	-63.85
16. Road Maintenance	11.66	3.82	7.84
17. Contract	7.92	2.00	5.92
18. Development & Other	3.06	2.14	.92
19. Road Const & Recon		.79	-.79
20. Total (lines 14-19)	184.69	257.03	-72.34

ROADS	Km	Miles	Cost
Specified Road Con			
Specified Road Rec	3.20	1.99	12,732
Temporary Road Con	2.14	1.33	34,676
Haul Miles		233	

	Br Disp/UM	Rd Mtc/UM	C(T)5.213#
DEPOSITS:		.62	

ADVERTISED RATES	1	2	3	4	5	6	7	Average	Total
21. Predicted Bid Rate	-33.36	-35.29	-180.22					-42.05	-681,812.73
22. Competition Adjustment	-3.34	-3.53	-18.02					-4.21	-68,216.03
23. Property Value									
24. Indicated Adv Rate	-30.02	-31.76	-162.20					-37.84	-613,596.70
25. Base Rate	1.00	1.00	.25					.96	15,576.50
26. Adjustment	31.02	32.76	162.45					38.80	629,173.20
27. Advertised Rate	1.00	1.00	.25					.96	15,576.50

CCF to MBF Rate Factors:	1.8473	1.8680	1.7970	1.8551	
CCF to MBF Volume Factors:	.5413	.5353	.5565	.5390	
MBF to CCF Index Factors:	.52	.52	.52		
CCF Base Index for A(T)5a:					
CCF Wtd Avg Del Log Price:	205.70	183.41			
MBF Volume:	3,806	4,461	473		8,740
Total Tons Removed:	21,582	28,644	3,056		53,282

Net CCF to Tons Conversion Factor for C8.3#(Option 1) or K-I.3.1#: 3.2862 DEPOSITS/Ton BD: RM: .19