

Timber Volume and Value Assessment – Spokin Lake Properties

Prepared for: Hermann Dur

Properties: PID 015-177-092

Prepared by: Dylan Lens, RFT



1. Introduction

This timber volume and value assessment was conducted through an on-site walkthrough and visual inspection of the forested areas. Average tree heights and diameters were measured, and timber species were identified. Volume per hectare was estimated for each timber type.

Using LiDAR and infrared imagery, forest types were mapped and corresponding areas calculated. Volume per hectare estimates were then applied to each mapped area.

Log values are based on current market pricing in the Williams Lake region. It is important to note that log prices are subject to fluctuation based on market conditions and mill demand. Logging costs reflect current fair market rates, inclusive of equipment mobilization and necessary road work.

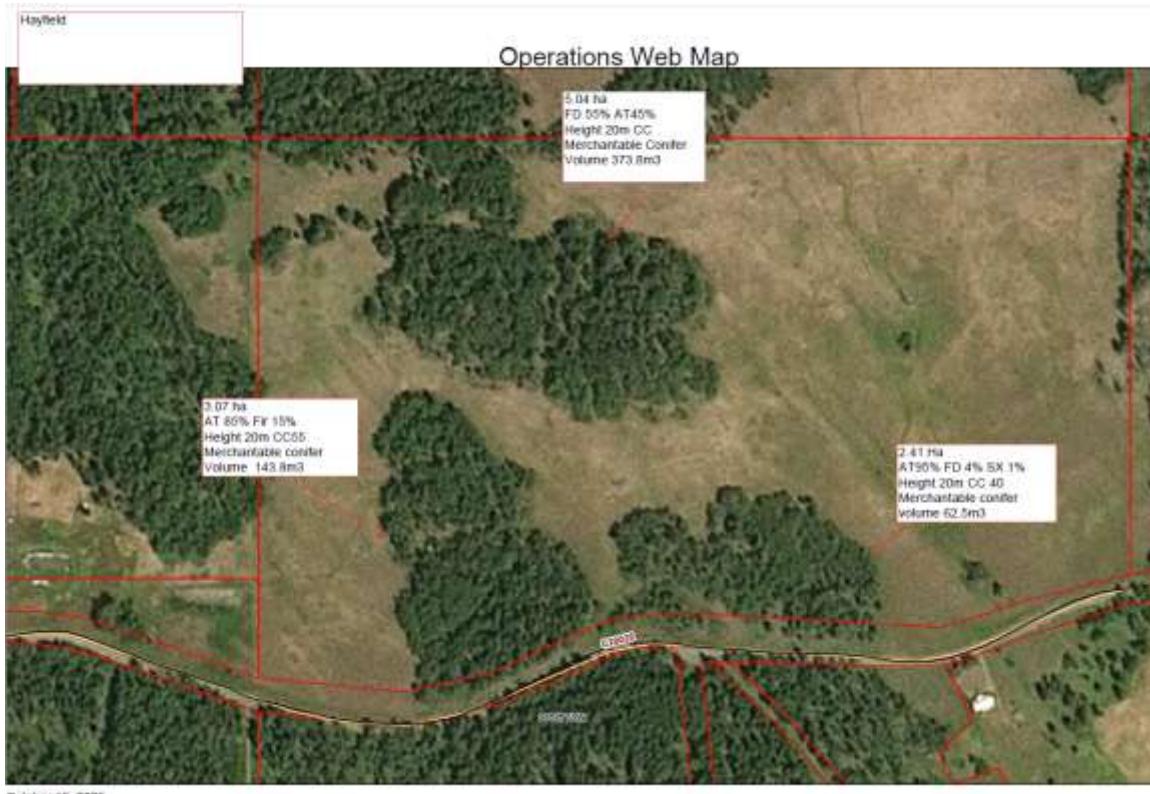
Hauling cycle times to Williams Lake were calculated and are included in the summary section. Please note that tonne-hour rates are subject to change with fuel prices and represent a point-in-time estimate.

For assessment purposes, PID 015-177-092 is divided into two parcels:

- Parcel 1: Hayfield
- Parcel 2: Waterfront

2. Parcel 1 – Hayfield

The Hayfield parcel comprises a mix of Trembling Aspen (AT) and douglas-fir (FD), with a pocket of immature White Spruce (SX). The average tree height is 20 meters, with a diameter at breast height (DBH) of 30 cm and an estimated age of approximately 70 years.



Volume Analysis – Hayfield

Description	Area (ha)	Volume/ha (m ³)	Total Volume (m ³)
Total Forest Area	10.52		
Coniferous Forest Area	6.00	125	750
Deciduous Forest Area	4.52	100	452

Value Analysis – Hayfield

Product Type	Volume (m ³)	% of Total	Price/m ³	Revenue (\$)
Peeler	225	30%	\$150	\$33,750.00
Sawlog	412.5	55%	\$95	\$39,187.50
Stud	75	10%	\$80	\$6,000.00
Pulp	37.5	5%	\$55	\$2,062.50
Total	750			\$81,000.00

Blended Value: \$108.00/m³

Logging Cost: \$32.00/m³

Trucking Cost: \$10.18/m³

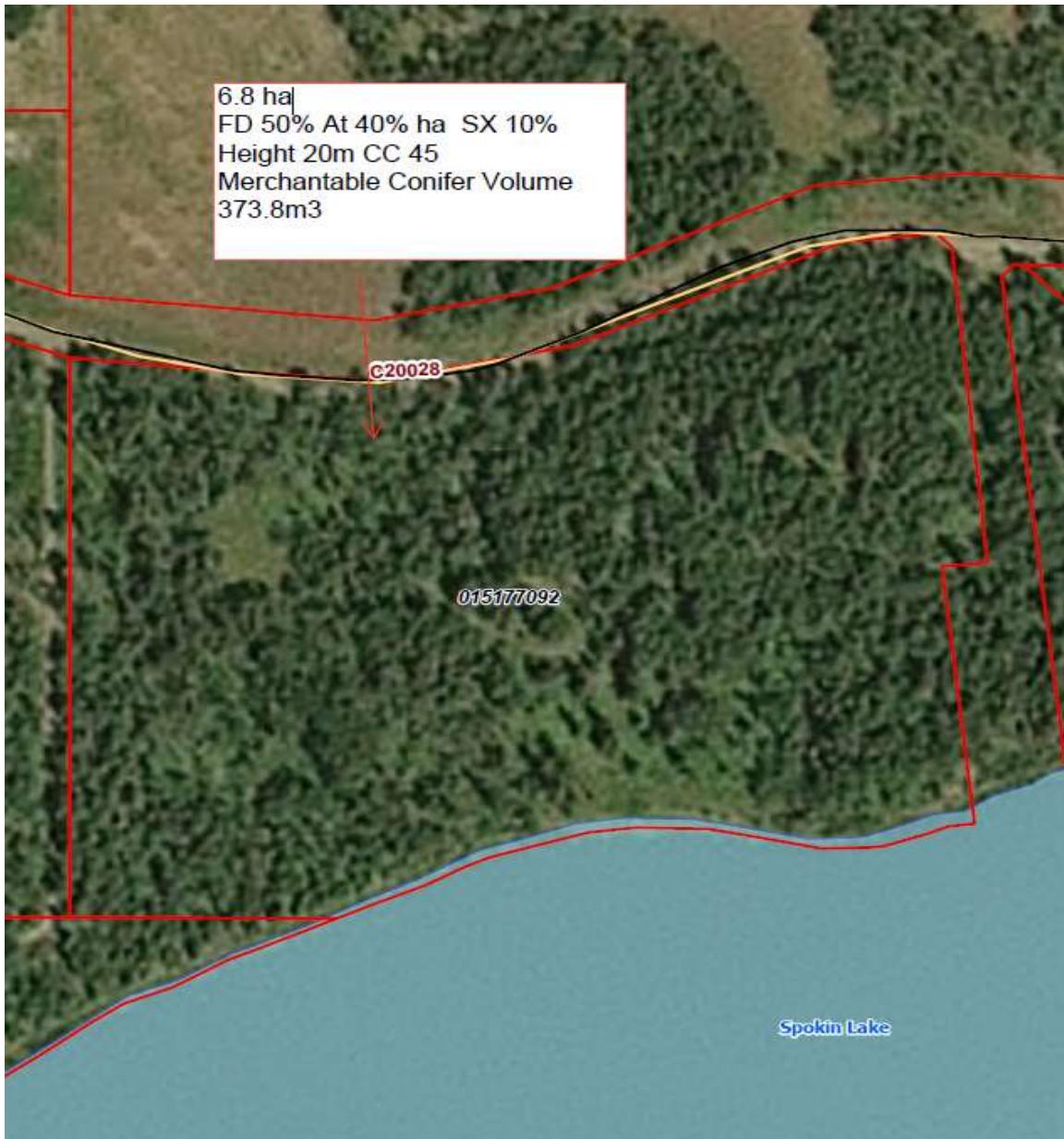
Total Delivery Cost: \$42.18/m³

Net Profit: \$65.82/m³

Net Timber Value: \$49,365.00

3. Parcel 2 – Lakefront

The Lakefront parcel is predominantly douglas-fir, with open areas containing aspen and pockets of white spruce. The average DBH is 35 cm, with an average height of 20 meters and an estimated age of 100 years.



Volume Analysis – Lakefront

Description	Area (ha)	Volume/ha (m ³)	Total Volume (m ³)
Total Forest Area	6.80		
Coniferous Forest Area	6.00	135	810
Deciduous Forest Area	0.80	45	36

Value Analysis – Lakefront

Product Type	Volume (m ³)	% of Total	Price/m ³	Revenue (\$)
Peeler	324	40%	\$150	\$48,600.00
Sawlog	364.5	45%	\$95	\$34,627.50
Stud	81	10%	\$80	\$6,480.00
Pulp	40.5	5%	\$55	\$2,227.50
Total	810			\$91,935.00

Blended Value: \$113.50/m³

Logging Cost: \$32.00/m³

Trucking Cost: \$10.18/m³

Total Delivery Cost: \$42.18/m³

Net Profit: \$71.32/m³

Net Timber Value: \$57,769.20

5. Overall Summary

This valuation is based on full utilization of all fiber, categorized into peeler, sawlog, stud, and pulp, each with distinct market values.

A detailed hauling cycle time analysis is included in the appendix for reference, which may be useful for future timber sale planning.

**** Not for distribution to contractors. This spreadsheet will not match CIMS due to rounding errors.**

Time	[Min]	[Min]	Points
Shipping Time		30	0.667
Unloading Time		30	0.333

Other Scales Needed

* Save as before editing *

Subtotal: 3.271
Total Cycle Time: 2.621

Duffy Lee

