



MCES Timber Price Report

Extension Agricultural Economics Department

Extension Forestry Department

P. O. Box 5446

Mississippi State, MS 39762

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MCES TIMBER PRICE REPORT

1. WHAT IS THIS REPORT?

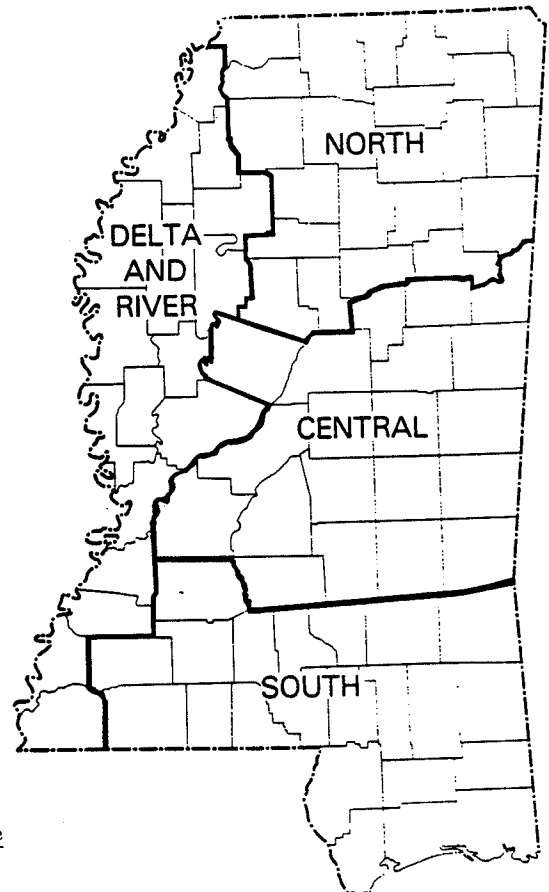
The MCES Timber Price Report is a monthly survey of stumpage and delivered timber prices in Mississippi. It is developed through the cooperation of public and private members of the forestry sector with MCES to provide an accurate picture of timber market activity. Mississippi is divided into four market regions that reflect distinct timber markets within the state (see map) and average prices for common forest products are listed. These values are compiled by polling cooperators from forest industry, public agencies, consulting foresters and landowners.

2. HOW TO USE THIS REPORT.

This report is intended to give a profile of timber prices in Mississippi.

Values given are offered as a guide to help individuals assess the fair-market value of their timber. The average price for a region should NOT be applied as the exact value for a particular timber tract. The best way for private landowners to obtain the highest price for a particular tract is to use competitive bidding. These prices, however, do reflect current timber market activity in each region.

Certain factors may cause a particular tract of timber to be valued higher or lower. For example, a tract that has a high timber volume per acre and can be logged during wet weather may bring a price per unit higher than the average reported here. On the other hand, a tract with less volume at great distance from the buyer's mill may bring less. Additional factors that affect timber values are timber quality, tract size, type of product to be made from the timber, access to the tract and many others. These values are a good price reference for landowners who wish to market timber, but individuals are advised to have their timber evaluated by a professional forester before making a timber sale.



3. TIMBER MARKET COMMENTS

Sawtimber

Some dry weather permitted logging operations in most areas, but recent rains and an apparent shortage of loggers has resulted in inventory problems for many pine and hardwood mills. In general, hardwood mill log inventories are in better shape than pine mills, but both are concerned about winter inventories.

Hardwood lumber prices have been reported as "weak." Reports indicate that all grades of red oak lumber have continued to decline with prices of most other species remaining "about the same." In all areas of the state average standing red oak prices dropped slightly compared with last month. Average delivered red oak prices were slightly down or steady throughout the state.

Pine lumber prices have declined sharply in the last three months with some reports of leveling and slight increases recently. Mills have been scrambling to build winter inventories and most have had a hard time bringing inventory levels up to desired levels. The result has been high delivered and high standing pine sawtimber prices. Some mills were reported to be bidding on tracts over 150 miles from their mills. Landowners with pine timber that can be harvested during the winter may want to take advantage of these conditions. Delivered prices averaged \$230/MBF in the southwest and \$260/MBF in the southeast with reports of prices up to \$300/MBF. In the south average standing pine sawtimber prices were up \$21/MBF to \$204/MBF compared to last month. Sales of strategically located tracts were reported in the \$250-\$280/MBF range.

Pine timber producers should look at the potential for selling timber for poles. Supplies were reported as "short" and several reports were made of sales in the \$300/MBF range.

Pulpwood

Both pine and hardwood pulpwood demand continues to improve though prices remain about the same. Standing pulpwood prices ranged from \$9-\$14 per cord for pine and \$3.50 to \$8.50 per cord for hardwood.

Other Comments

Anyone can receive the MCES Timber Price Report by contacting your county agent or the authors.

COMMENTS? We'd like to hear from you whether you're a forest landowner or in forest industry. Is this report useful to you? What's wrong with it? What's right with it? How do you use it? Has it helped you with a timber sale? Let us know your reaction to this report.

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OCTOBER 1988

STANDING TIMBER

	North		Central		South		Delta and River	
	Low-High	Average	Low-High	Average	Low-High	Average	Low-High	Average
Pine sawtimber	125-204	153	150-279	180	155-267	204	-	-
Chip-n-saw pine	-	28*	25-31	28.50	-	-	-	-
Poles (pine)	-	-	-	-	300	300	-	-
Mixed hardwood sawtimber ²	50-101	77	60-75	69	55-95	76	40-90	70
Oak sawtimber	115-125	120	80-125	105	-	-	120-180**	155
Soft hardwood sawtimber ³	-	-	-	-	-	-	-	-
Rare hardwood sawtimber ⁴	-	-	-	-	-	-	-	-
Pine pulpwood	6-10	9.00	6-12	8.50	7-20	14.00	-	-
Hardwood pulpwood	3-4.50	3.50	2-6	4.50	3.50-13.50	8.50	5.50-6	5.75

DELIVERED PRICES⁵

	North		Central		South		Delta and River	
	Low-High	Average	Low-High	Average	Low-High	Average	Low-High	Average
Pine sawtimber	180-224	206	215-260	239	200-300	239	-	-
Chip-n-saw pine	-	58.50*	53-58	55.50	57-65	62	-	-
Poles (pine)	-	-	-	-	37-42/T**	38/T	-	-
Mixed hardwood sawtimber ²	155-170	164	140-168	152	140-170	153	110-175	155
Oak sawtimber	-	185*	170-200	187	-	-	160-250	214
Other hardwood sawtimber	-	-	-	-	-	-	138-300	
Pine pulpwood	34-37.75	36	30-35	32.50	32-37	34.50	-	-
Hardwood pulpwood	-	27*	27-38	30.50	24-27	25.75	-	-

¹Prices reported are for timber market transactions during the previous 30-day period, sawtimber prices in \$/MBF Doyle, chip-n-saw and pulpwood prices in \$/cord, pine poles in \$/ton.

²"Mixed Hardwoods" are mostly: Low-grade oak Beech, Cottonwood, Willow, Elm, Gums, Locust, Hackberry, Magnolia, Pecan, Hickory, Sycamore, Tupelo and Birch.

³"Soft Hardwoods" are mostly: Cottonwood, Willow, Poplar and Gum.

⁴"Rare Hardwoods" are mostly: Walnut, Cherry, Royal Paulownia, Persimmon, some species and grades of Cypress, certain prime grades of Cherrybark and White Oaks.

⁵Delivered prices are values given at the sawmill or pulpwood yard gate.

*Only one price reported.

**See Timber Market comments.

Bob Martin
 Bob Martin
 Extension Economist
 (601) 325-2515

Bob Daniels
 Bob Daniels
 Extension Forester
 (601) 325-3150