



Mississippi State University Extension Service

Coordinated Access to the Research and Extension System

Mississippi Agricultural and Forestry Experiment Station

Box 9681
Mississippi State, MS 39762

November/December, 2003

MISSISSIPPI TIMBER PRICE REPORT

1. WHAT IS THIS REPORT?

The Mississippi Timber Price Report is a bimonthly 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 the Mississippi State University Extension Service 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

In November/December mills took advantage of improved weather and improving lumber markets to improve log inventories. Average standing pine sawtimber prices were mixed with north Mississippi moving higher and other regions staying steady or lower. Prices ranged from \$382 to \$415/MBF, Doyle statewide. Foresters reported that tracts of good quality pine sawtimber were in demand and the number of bidders for most sales was good. Many reporters mentioned that buyer interest was increasing. A few foresters reported standing pine sawtimber prices over \$500/MBF, Doyle.

In the hardwood market, hardwood logs are in good demand and oak sawtimber prices eased a bit. The following individual species standing prices were reported in the Delta/River area of Mississippi: Ash sawtimber \$493/MBF,D and Cherrybark Oak sawtimber \$531/MBF,D. In the central price region: Sweetgum \$224/MBF,D and Spruce pine \$252/MBF,D.

Pulpwood

Standing price averages for both pine and hardwood pulpwood moved a bit higher in January/February. Standing pine pulpwood averages ranged between \$7.25 - \$9.25/ton and hardwood ranged between \$5.25 - \$6.75/ton.

Other Comments

Outlook articles for the softwood lumber and panels, pulp and paper and for the hardwood industries are uniformly optimistic this year. They cite improved softwood lumber pricing, a strong housing market, record-setting kitchen cabinet sales and strong demand for railroad ties, among other evidence. As the general economy improves, industry analysts for all these industry segments expect business and prices to improve. 2004 is projected to be the best year in the last three.

The Mississippi Timber Price Report is available on the World Wide Web. The current issue can be accessed through the Mississippi State University Extension Service Homepage. The Extension website has had a facelift and been combined with the MAFES site. The new site is at www.msucare.com. Select "Forestry" from the left hand index and then select "Timber Price Reports" to find the Mississippi Timber Price Report on line. Individual price reports are available dating back to 1997. Other data will be added periodically.

Anyone can get copies of the Mississippi Timber Price Report from the local Extension office. For the latest timber prices, call your County Extension Office or to get on the mailing list, contact Extension Forestry at Box 9681, Mississippi State, MS 39762

As always, your comments, pro and con are welcome.

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DON'T FORGET TO CHECK THE TIMBER MARKET COMMENTS!

STANDING TIMBER¹

	North		Central		South		Delta and River	
	Low-High	Average	Low-High	Average	Low-High	Average	Low-High	Average
Pine sawtimber	380-453	396	390-551	415	360-440	405	375-428	382
Chip-n-saw pine	70-78	76	68-85	75	64-85	73	-	-
Poles (pine)	-	-	-	-	520-700	640	-	-
Mixed hardwood sawtimber ²	145-195	175	145-189	158*	150-190	161	140-192	152
Oak sawtimber	298-350	321	288-378	326	262-350	295	335-405	366
Soft hardwood sawtimber ³	-	-	-	-	-	-	-	-
Rare hardwood sawtimber ⁴	-	-	-	-	-	-	-	-
Pine pulpwood	13-25	20	20-31	22	20-28	24	10-25	18.75
Hardwood pulpwood	14-28	19	10-25	18	12-24	19	9-18	15

DELIVERED PRICES⁵

	North		Central		South		Delta and River	
	Low-High	Average	Low-High	Average	Low-High	Average	Low-High	Average
Pine sawtimber	460-492	475	475-510	493	460-500	487	-	-
Chip-n-saw pine	-	-	85-106	98	86-104	94	-	-
Poles (pine)	-	-	-	-	-	-	-	-
Mixed hardwood sawtimber ²	240-277	257	225-280	253	235-278	253	240-276	261
Oak sawtimber	370-410	390	382-425	399	345-400	377	428-470	454
Other hardwood sawtimber	-	-	-	-	-	-	-	-
Pine pulpwood	31-58	49	30-57	45	38-62	51	25-50	41
Hardwood pulpwood	26-60	33	20-56	33	30-53	39	27-54	34

¹Prices reported are for timber market transactions during the two-month period listed, sawtimber and standing pole prices in \$/MBF Doyle, chip-n-saw and pulpwood prices in \$/cord, delivered 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.

Mississippi weight conversion factors for shortwood pulpwood by law are: pine = 2.6 tons/cord. ; mixed hardwood = 2.8 tons/cord.

There is no statutory weight conversion for sawlogs in Mississippi. Pine sawlog weight to lumber volume conversions vary by log diameter and range from 6.5 tons of logs/MBF of lumber to 12 or 13 tons/MBF. Most mills in Mississippi use weight conversion factors of 8 to 10 tons/MBF for southern pine. For hardwood logs (comprised mostly of oak and hickory), most mills use a conversion factor between 9 and 11 tons of logs/MBF of lumber. A mill's conversion factor will also vary according to the equipment configuration in the mill.

*Only one price reported.

**See Timber Market Comments.

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