



Mississippi Timber Price Report

Department of Agricultural Economics

Department of Forestry

Box 9681
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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 Cooperative 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

Sawtimber markets continued slow in July/August. Both pine and hardwood mills commented that they generally had good lumber inventories on hand and hence were not too pressed to produce more than a normal amount of lumber.

The pine sawtimber standing price averages remained at about the May/June levels. Most mills contacted remarked that their log inventories were adequate, but competition for pine logs seemed stronger in Central Mississippi. Many reporters commented that there was not much timber being offered by landowners for sale. This seemed especially true north of Highway 82 and south at I-20 according to several foresters. Many buyers also commented that they felt pine stumpage prices were too high, however they also remarked that competition for bid sales is such that there always seems to be one buyer that bids "too high."

Virtually no reports of southern pine beetle activity were received. The cold winter last year significantly reduced SPB populations.

The pine lumber market improved some in July/August, but many mills commented that they were moving lumber but prices were "too low to make anything."

The hardwood sawtimber market was somewhat more active than in May/June, but hardwood buyers also commented that less timber was on the market than usual. Log inventories were generally normal for this time of year, but several contacts remarked "it was time to begin building winter log inventories."

The hardwood lumber market was generally described as "slow." "The prices for hardwood lumber have been trending down for a year and a half or so" according to one reporter. Others remarked "that lumber prices were too low and log prices too high." Some hardwood log delivered prices for individual species reported in Southwest Mississippi were: Ash \$450/MBF,D; Poplar \$220/MBF,D, and Cypress \$220/MBF,D. Another price for mixed hardwood veneer quality logs in North Mississippi was \$350/MBF,D.

Pulpwood

The pulpwood market was described as standing still. Demand for pulpwood continued slow as in May/June with quotas still common.

Other Comments

This issue contains graphs of standing and delivered pine and hardwood sawtimber by region for the past two years.

Anyone can get copies of the Mississippi Timber Price Report from the local Extension office. The report is now available through the Cooperative Extension Service, County Computer Network to all County Extension Offices. For the latest timber prices, call your County Extension Office or to get on the mailing list, contact Extension Forestry at P.O. Box 9681, Mississippi State, MS 39762.

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

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	280-380	317	290-410	373	300-483	371	287-414	350
Chip-n-saw pine	-	50	50-77	60	55-80	65	-	-
Poles (pine)	-	-	-	-	550-580	560	-	-
Mixed hardwood sawtimber ²	120-172	144	120-200	161	110-165	132	79-143	111
Oak sawtimber	185-215	209	195-290	267	155-300	230	215-390	320
Soft hardwood sawtimber ³	-	-	-	-	-	-	-	-
Rare hardwood sawtimber ⁴	-	-	-	-	-	-	-	-
Pine pulpwood	23-30	27.50	13-39	23.00	15-34	22.00	10-32	20.00
Hardwood pulpwood	8-22	17.00	10-30	15.00	10-19	13.00	11-15	13.00

DELIVERED PRICES⁵

	North		Central		South		Delta and River	
	Low-High	Average	Low-High	Average	Low-High	Average	Low-High	Average
Pine sawtimber	361-430	394	375-430	418	360-443	425	372-415	400
Chip-n-saw pine	-	-	79-95	91	90-110	101	-	-
Poles (pine)	-	-	-	-	-	-	-	-
Mixed hardwood sawtimber ²	165-230	215	200-270	245	215-265	240	150-285	204
Oak sawtimber	245-310	298	300-365	335	290-355	318	370-450	425
Other hardwood sawtimber	-	-	-	-	-	-	-	-
Pine pulpwood	29-48	44.00	27-49	44.00	30-48	40.00	-	-
Hardwood pulpwood	25-37	33.00	28-44	37.00	30-41	36.00	-	-

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, Gum, 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.



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