Mississippi State University Extension Service
Coordinated Access to the Research and Extension System
Mississippi Agricultural and Forestry Experiment Station

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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 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

Average pine sawtimber stumpage prices moved up steadily as a result of early and consistently wet weather this fall. Conditions in the woods have been wet and logging has been challenging. Foresters report difficulty keeping wood flowing to the mills in many parts of the state. Some reporters commented that the number of sales being offered lately was low. Buyers seemed ready to bid on good sawtimber tracts of pine sawtimber that could be logged this winter. Foresters were reporting 6 to 8 bidders per sale for good quality sawtimber sales. The rains caused some to work harder to find more timber for the coming winter.

On the hardwood side, rainy weather kept log supplies slim and hardwood mills were wanting logs. Typically, hardwood mills have a better winter inventory than pine mills that rely more on log availability in the winter.

Hardwood sawtimber standing prices improved in November/December. Prices ranged from $123 to $212/MBF,D for mixed hardwood species and from $291 to $335/MBF,D for good quality oak sawtimber.

Pulpwood

Pulpwood inventories at many pulp mills in the South were sinking in November causing prices to move up in many areas of the south-central region.

Pine pulpwood prices increased in November/December as a response to a very wet winter with standing average prices in the $16/cord to $24/cord ($6 to $9/ton) range. Hardwood pulpwood average stumpage prices also moved higher to the $11/cord to $17.50/cord ($3.50 to $6.25/ton) range.

Other Comments

The Western Wood Products Association projected in October that 2003 US softwood lumber consumption would reach an all-time high at 54.7 billion board feet. This may not help southern pine however as they expect southern pine lumber production to be down slightly to 16.47 billion board feet. Canadian softwood lumber will increase 1.6 percent to 18.7 billion board feet in their projection.

The following figures show the history of southern pine lumber production in the South in recent years:

Year	Production (in billion board feet)	
2002	16.5	(Mills closing)
2001	15.9	(Mills closing)
2000	16.6	
1999	16.9	

During 2001 and 2002 we read many reports of lumber mills closing or cutting back production. The interesting aspect of these figures is that southern pine lumber production increased in 2001, while mills were closing. This may mean that the mills that are closing are not the most technologically advanced. Perhaps there is a normal attrition of older mills going out in this down market cycle.

The Mississippi Timber Price Report is available on the World Wide Web at <www.msucares.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 is added continually.

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 TIMBER[1]

	North		Central		South		Delta and River	
	Low-High	Average	Low-High	Average	Low-High	Average	Low-High	Average
Pine sawtimber	362-540	416	378-551	433	330-510	408.25	375-425	391
Chip-n-saw pine	60-88	76	57-83	76	60-90	79	-	-
Poles (pine)	-	-	-	-	500-641		-	-
Mixed hardwood sawtimber[2]	130-210	181	183-250	212.50	90-180	123	140-225	141
Oak sawtimber	265-413	319	250-419	345	220-345	291	315-540	345
Soft hardwood sawtimber[3]	-	-	-	-	-	-	-	
Rare hardwood sawtimber[4]	-	-	-	-	-	-	-	-
Pine pulpwood	14-29	18	18-33	24	10-25	19	8-24	16.50
Hardwood pulpwood	13-25	17	13-19	17.25	10-21	13	9-16	11

DELIVERED PRICES[5]

	North		Central		South		Delta and River	
	Low-High	Average	Low-High	Average	Low-High	Average	Low-High	Average
Pine sawtimber	440-485	465	435-495	480	405-490	471	-	-
Chip-n-saw pine	-	-	80-110	98	84-105	99	-	-
Poles (pine)	-	-	-	-	-	-	-	-
Mixed hardwood sawtimber[2]	225-280	256	290-320	305	230-270	250	225-270	242
Oak sawtimber	370-420	380	350-470	395	348-395	372	399-485	445
Other hardwood sawtimber	-	-	-	-	-	-	-	-
Pine pulpwood	33-60	48	33-51	43	36-57	48	30-50	38
Hardwood pulpwood	26-55	29	27-54	32	30-55	33	27-55	33

Prices 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.

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

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

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

Delivered 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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