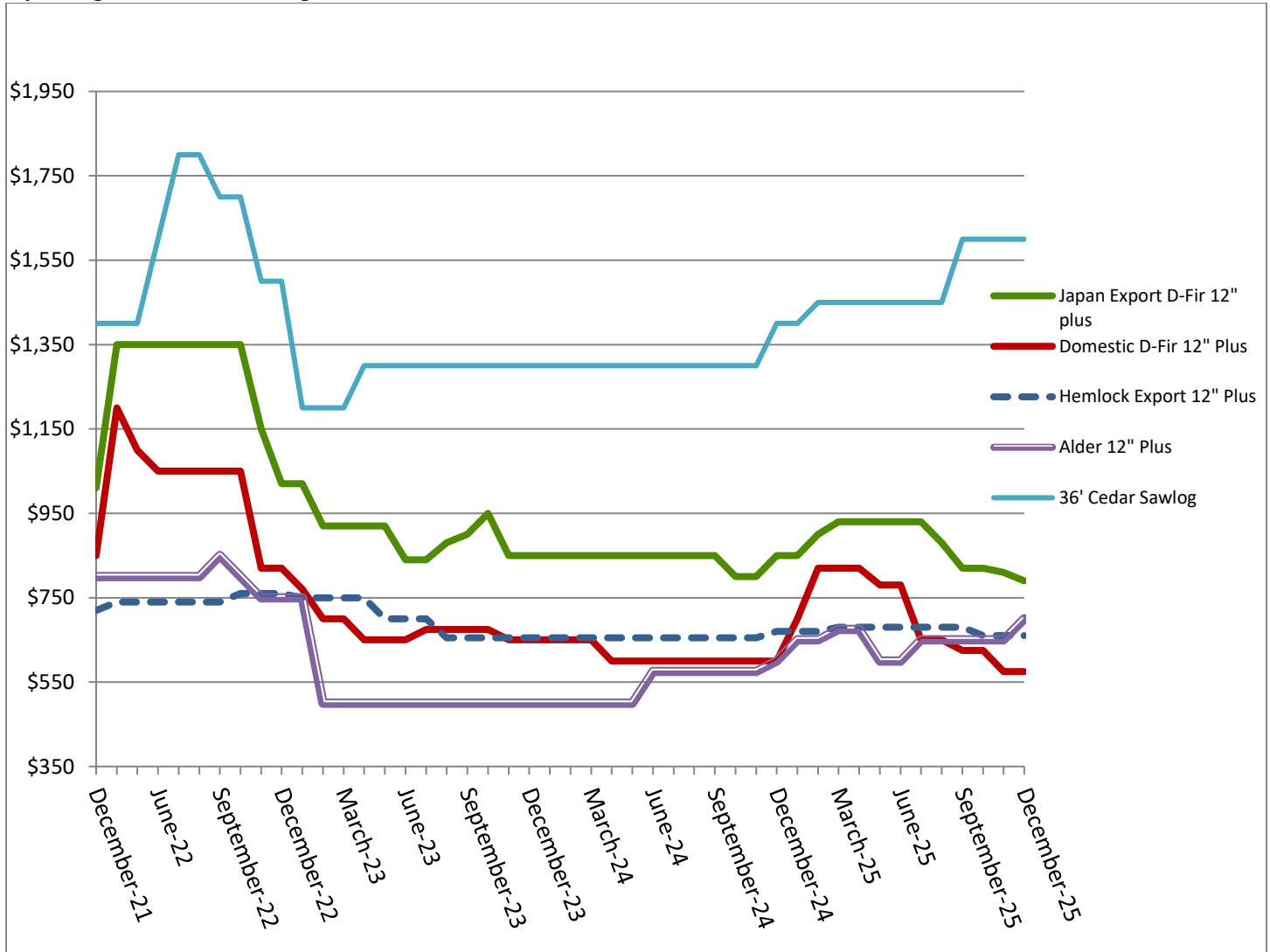




HFI Consultants News Letter

December 2025

5 year Log Price Trends for Longview Market Area



Log Markets

Douglas Fir Domestic/Japan Export: D-Fir log prices had a bump in the spring of this year then have fallen off back to post covid prices or less. We think we have found the bottom of the market but time will tell. However, there is no indication that the log prices will improve over the winter unless there is a significant improvement in the construction market or a shortage of log supply happens locally due to low elevation snow.

China Export: China exporters have started buying rough logs out of Longview/Rainier again. The prices are around domestic D-Fir prices. This helps us find a home for rough 3 Mill logs again.



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Alder Sawlog: There has been a small bump due to a low alder log supply; Alder buyers are offering decent prices to entice folks to log this winter. So, if you have a stand of Alder on rocky roads now might be the time to consider harvest especially since the long-term outlook for Alder is not looking good at this point due to decreased usage of Alder products.

Pulp Logs: Pulp logs saw a slight bump in price this month due to low logging activity.

The Canadian Forest industry continues to shrink at an alarming rate. Billions of board feet of lumber have been taken out of the market over the last 10 years from lumber and pulp mill closing their doors or curtailing operations; and last week another large pulp mill on the BC coast has announced it will close. This should all be good news for our lumber markets in America but we just are not seeing any positive movement and instead we are seeing curtailments in production and closures in mills in the PNW also. What is going on in the market and why is all really baffling but generally the consensus we hear is that interest rates need to drop before builders will ramp up construction and start consuming wood at an increased rate.

Talk to us if you are thinking about harvesting and we will help you get your permits and market your timber.

Specialty Log Market

HFI has contacts in the stream/salmon restoration industry in the PNW and has helped state agencies/organizations and contractors get wood for their in-stream projects. We are currently looking to fill an order for 200 18-24" DBH logs with roots attached (Rootwads) for delivery by the 2026 construction season. If you have a stand of timber that meets that spec we will be happy to come look at it and discuss your options.

DNR Regulations

On a regulatory note, there has been a change in the Non-Fish Perennial (Np) stream harvest buffers on timberlands in Washington state. Generally, there will now be a minimum of 50' to a maximum of 75' two-sided buffer on all Np stream depending on stream size and size of harvest area within a Np drainage basin. These new rules come into effect on **August 31, 2026**. So, if you have Np water on your tree farm and are looking to log in the next 3 years you should get your forest practices permit approved before the deadline so you can still utilize the old rules.

County Regulations

In the last couple years Clark County (and other surrounding Counties) have been requiring all new single family home construction on rural lands to undergo a Class 4 general forest practices application before construction can commence. This process is poorly understood and the steps not clearly defined. But generally, it is always required if you are converting land to residential (homesite) from forest or agriculture land. We have helped several landowners through this process and have a good relationship with the County forester. Talk to us first when you start to consider building in Clark County and we will help you through the process.

Timber Management Plans

December 31 is the deadline for new applications for Designated Forest Land tax deferral status for your rural timber lands. If you are not currently in DFL status and you have at least 5 acres of timberland (or 5 acres plus 1 acre for your homesite) and are not benefitting from the tax deferral status you need to talk to us about your property and if it may qualify for the benefits of a reduced land tax burden. For new applications received after Dec 31 you will not see your tax deferral until 2028 since they have one year to review your application. Reminder that all timber management plans need to be renewed every 10 years and also within 60 days of when the property changes hands; we can help you with this process and ensure you keep your DFL status.



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Reforestation

HFI understands the importance of doing reforestation right. It can have huge implications on the value of your property if you don't get your new stand of trees started off on the right foot. Do not underestimate the value of a reforestation job done right. We do all the reforestation for the properties we manage but we will also consider reforesting any property in the PNW using our expertise and contacts to get it done.

We are certified herbicide applicators in Washington and Oregon and can get your site prepared for seedling planting by spraying the weeds and brush and also spraying again after the seedlings are established if its needed. We cannot stress it enough that it is paramount that you do a site preparation spray the fall BEFORE you plant your trees; if you opt to do the spray after the trees are planted you will be far less effective and will always be behind the brush advancement. We also grow/purchase quality seedlings from local grower that we can plant on your site at the right density and quality.

Now is the time to get your reforestation project on our list because we still have a few trees in our spring 2026 inventory that are not spoken for and we know where to get more if your project requires more and needs to be done this coming spring.

Ask us how we can help you get your unproductive pastures turned into a tree farm (pasture conversion) and into Designated Forest Land deferring land taxes and have government agencies help fund the transformation.

HFI ownership and staff

HFI is now under new ownership with Tyrol and Teresa Forfar acquiring the business from Tim and Michelle Halme July 1, 2025. We are excited to continue the great service that HFI has provided the SW Washington and Northern Oregon area over the past 20 years. Tim is only involved in the business as an advisor and he is enjoying his retirement.

Tyrol moved his family down from British Columbia in early 2022 and has worked for HFI since then. He brings with him nearly 20 years of experience in the forest industry working for large industry, forestry consultants and also operating his own small consulting business. Tyrol understands the value of timber and timber lands and has a passion for helping timberland owners receive the best yields and value for their timber.

After the acquisition Teresa stepped in to handle the books and do the Logging project accounting. She brings with her an education and extensive experience in construction accounting and management and also experience with log accounting and logging from her involvement in the forest consulting business with Tyrol back in BC. This has all been really helpful with the transition of owner ship and taking over HFI's log accounting system. We are looking for someone to help Teresa and eventually, under Teresa's mentorship replace her as the office manager and log accountant. So, if you know of anyone that has an interest in book keeping and wants to learn about the forest industry send them our way.

Phillip Huffman joined HFI in June 2025 and brings with him a solid forestry degree from Cal Poly Tech in Humbolt California and work experience with Sierra Pacific Industries as a district forester. He is leading the permit acquisition and timber management plan part of the business and enjoys helping timber owners through the often-onerous process of obtaining an authorization to harvest.

The small team here at HFI Consultants would like to wish you all a warm and Merry Christmas and a blessed New Year!

We may be reached by phone at:

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