

Hard to Value Assets

Timber Valuation



JACK WADSWORTH
PRESIDENT, WADSWORTH WOODLANDS INC.

Highly Diverse Forest Structures and Compositions



Representative Sample

- As diversity increases, required sampling intensity increases
- Random, Non-biased



Quantitative Data Collection



- The prism counts trees proportional to size
- Record Species & Diameter
- Break down Products



Products Matter!



Photo Credit: U.S Department of Interior, Bureau of Land Management



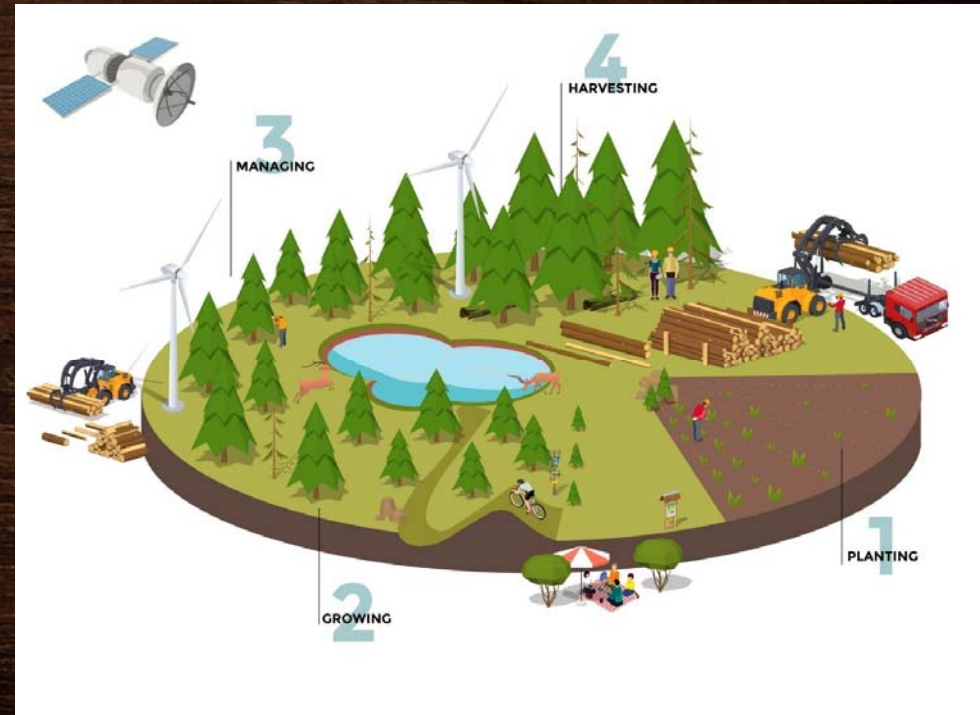
Product by Species

| * | | | | | | | |
|-----------------|-------------------------------|-------------------|---------------------|---|---------------|---|-----------|
| * | | | | | | | |
| * * | VOLUME TOTALS FOR ALL SPECIES | LEVEL = ALL Trees | | | | | |
| ***** | | | | | | | |
| ----- | | | | | | | |
| SPECIES : | SAWLOG INT. 1/4" | : | PALLET INT. 1/4" | : | PULP CORDS | : | |
| : | VOLUME | : | VOLUME | : | VOLUME | : | VOLUME |
| ----- | | | | | | | |
| WHITE PINE : | 895222 | : | 28589 | : | 525 | : | 0 : 0 : 0 |
| RED PINE : | 0 | : | 0 | : | 172 | : | 0 : 0 : 0 |
| HEMLOCK : | 34085 | : | 0 | : | 89 | : | 0 : 0 : 0 |
| BALSAM FIR : | 0 | : | 0 | : | 22 | : | 0 : 0 : 0 |
| SPRUCE : | 0 | : | 0 | : | 22 | : | 0 : 0 : 0 |
| RED MAPLE : | 0 | : | 0 | : | 395 | : | 0 : 0 : 0 |
| YELLOW BIRCH : | 0 | : | 0 | : | 20 | : | 0 : 0 : 0 |
| RED OAK : | 69461 | : | 0 | : | 213 | : | 0 : 0 : 0 |
| ----- | | | | | | | |
| ALL SOFTWOODS : | 929307 | : | 28589 | : | 829 | : | 0 : 0 : 0 |
| ALL HARDWOODS : | 69461 | : | 0 | : | 628 | : | 0 : 0 : 0 |
| ----- | | | | | | | |
| ALL SPECIES : | 998768 | : | 28589 | : | 1457 | : | 0 : 0 : 0 |
| ----- | | | | | | | |

- A timber cruise provides accurate volume estimates
- Far more useful than a “windshield cruise”

Timber Value vs Land Value

- It's important to know what a property is comprised of
 - i.e 50 Acres of pulp vs 50 Acres of Red Oak Sawlogs
- Which land use will yield more \$\$ for any given property?
 - Timber, residential, commercial, recreation etc.



Non-Timber Forest Products

- Christmas Trees
- Maple Syrup
- Fruits, Berries, & Mushrooms
- Medicinal Plants

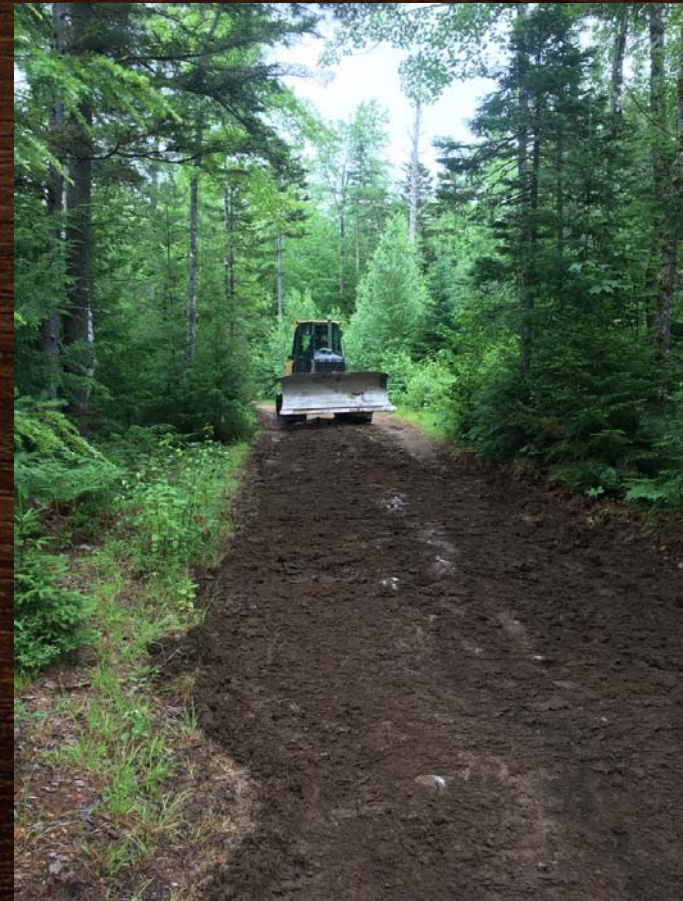


Photo Credit: MaineToday.com

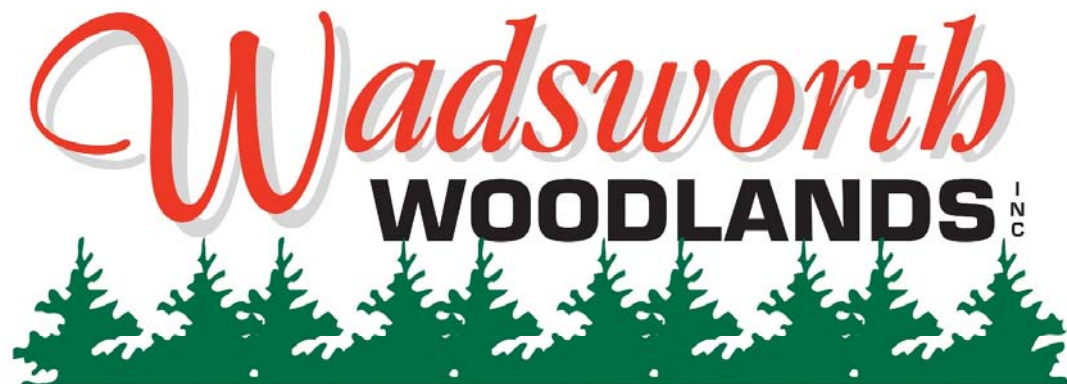


Other Factors to Consider

- Access
- Soil Conditions
- Town Ordinances
- Conservation/Preservation Easements



Thank you!



Professional, Licensed Foresters Serving Maine & New Hampshire

**TIMBER HARVESTING
FORESTRY CONSULTING**

207-625-2468

Hiram, Maine