

Forest Estate Valuation

Estate ID:



Measurements from 2019



Total area

24.3 ha

Forest area

24.3 ha

Summary



Estate market value

148 232 €



Value per hectare and cubic meter

**6 090 €/ha
35 €/m³**



Regional averages

**4 356 €/ha
41 €/m³**

Market value estimate is based on actual sales prices of comparable, nearby forest estates. Market value indicates the actual price level of recently sold similar forest estates.

Estate income value

154 578 €

Value per hectare and cubic meter

**6 351 €/ha
36 €/m³**

Income value is based on discounted future cash flows from the forest estate. The cash flows are based on future harvest income and operational expenses. The present value has been calculated using a 4% interest rate.

Timber volume

4 250 m³

Volume per hectare

175 m³/ha

Sawlog

2 270 m³

Pulp

1 816 m³

Log percentage

53 %

Volume growth rate

5.7 m³/ha

Volume growth of the standing stock is typical for the region.

Value growth rate

3.0 %

Value growth of the standing stock is poor, which may be caused by the age structure or the site characteristics of the estate.

Standing stock harvest value

174 023 €

Immediate harvest income

Forest carbon balance

171 t CO₂/v

Finland's total emissions per capita were 9.6 CO₂eq tonnes in 2019 (excl. LULUCF-sector)

Tree carbon storage

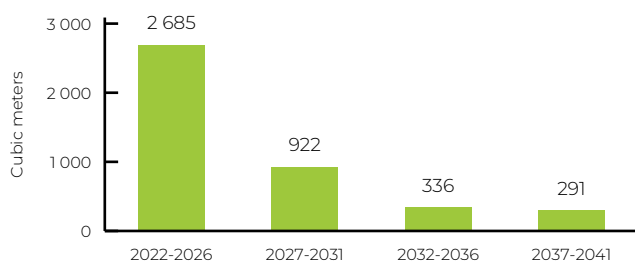
224 t CO₂/ha

Carbon storage is a carbon form, where it's bound for example in trees or in other biomass, and is not in the atmosphere. Forest land, trees and swamp are natural storages of carbon.

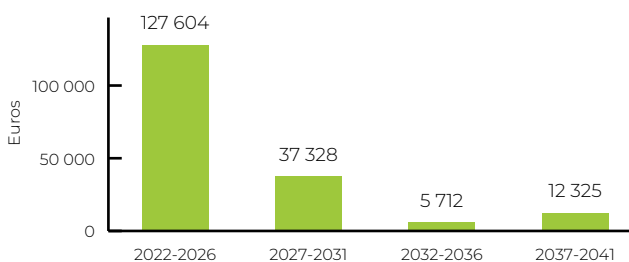
Soil carbon storage

464 t CO₂/ha

Wood flow projection



Net cash flow from future harvests



Summation value

126 575 €

The summation value method is based on the sum of bare land value, the value of seedling stands, and the harvest value of mature stands.

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Income value

154 578 €

Income value is based on the discounted future cash flows from the forest estate.

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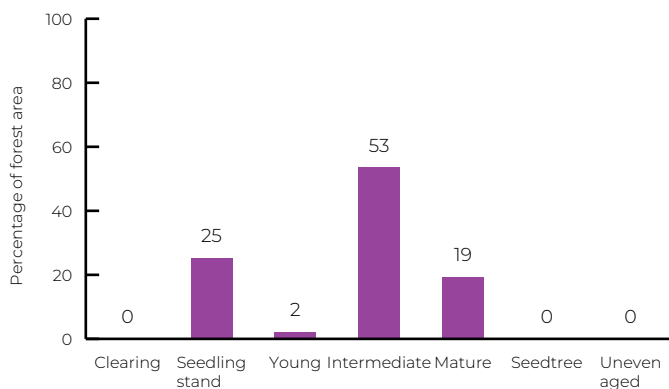
Market value

148 232 €

Market price, or sales comparison estimate tells the current likely sales price of the forest estate.

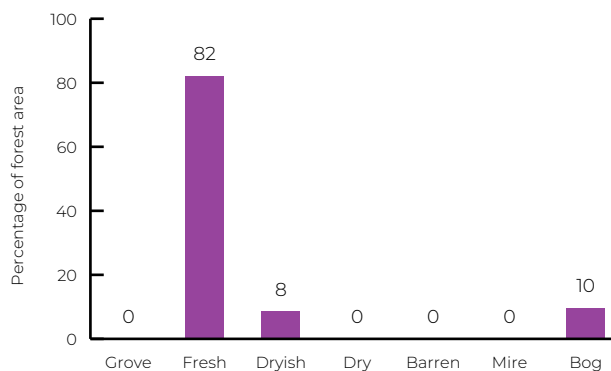
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Development class distribution



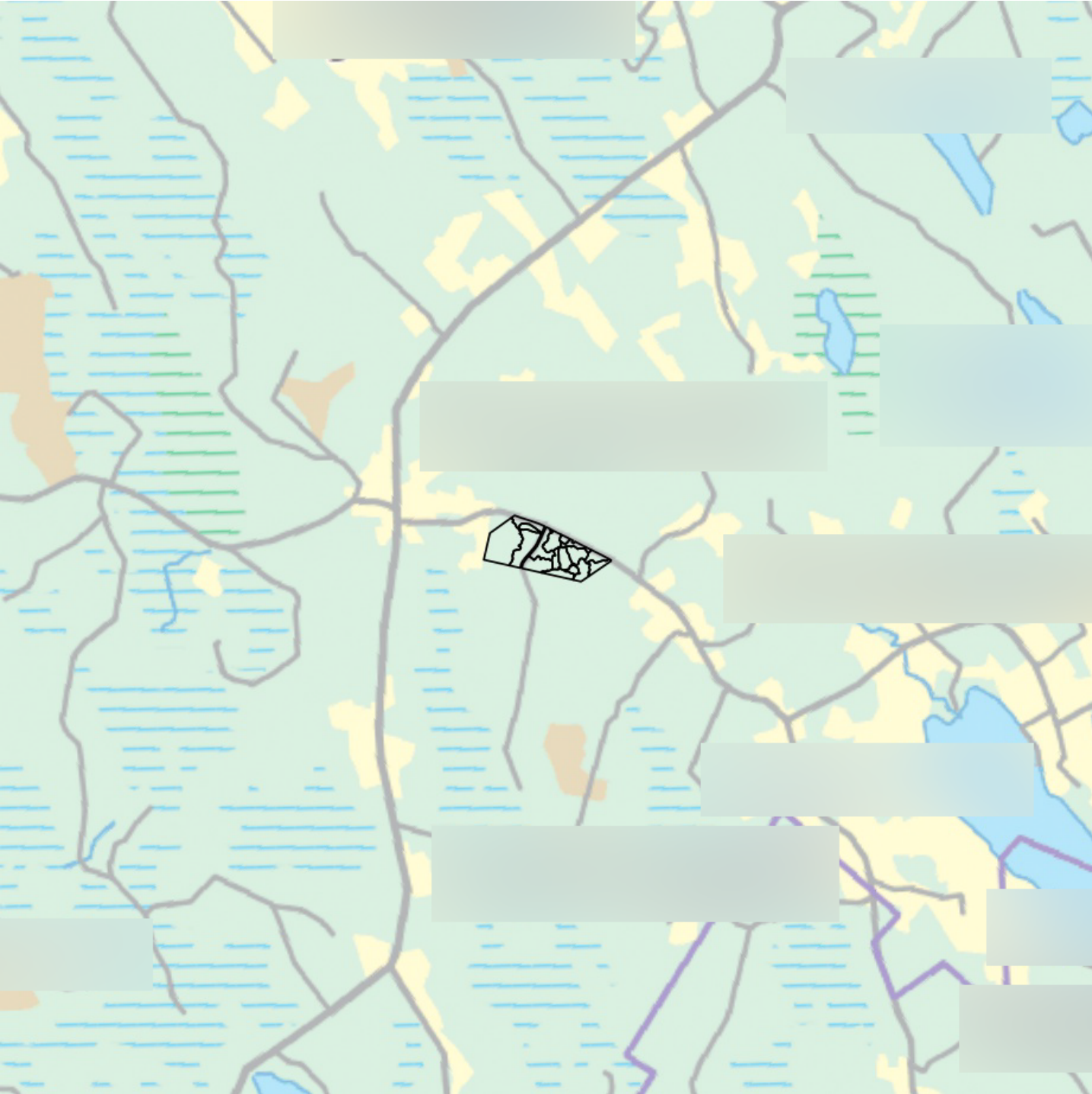
Forests of the estate are primarily intermediate forests and seedlings, clearings and young forests. The amount of mature forests is large.

Forest site distribution



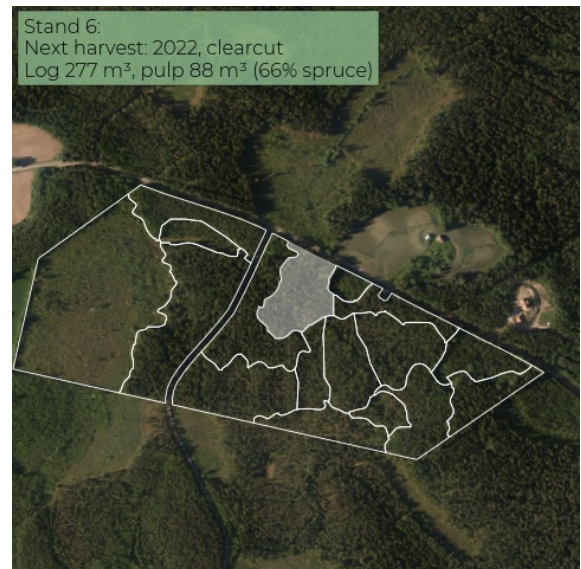
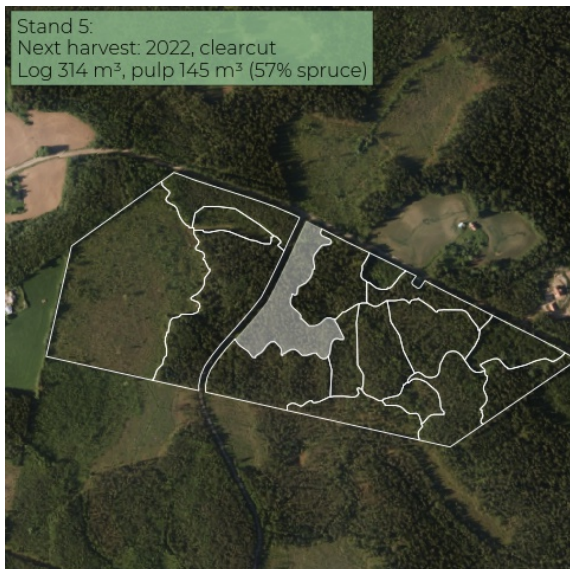
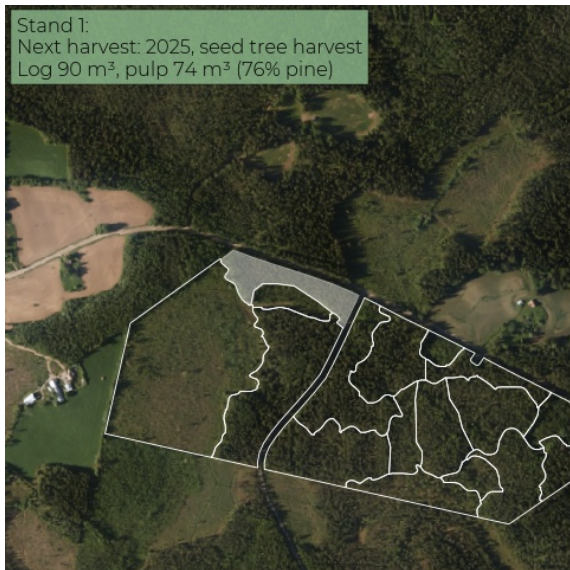
The estate consists of good or decent productivity sites. Estate productivity is typical for the region.

Stand map



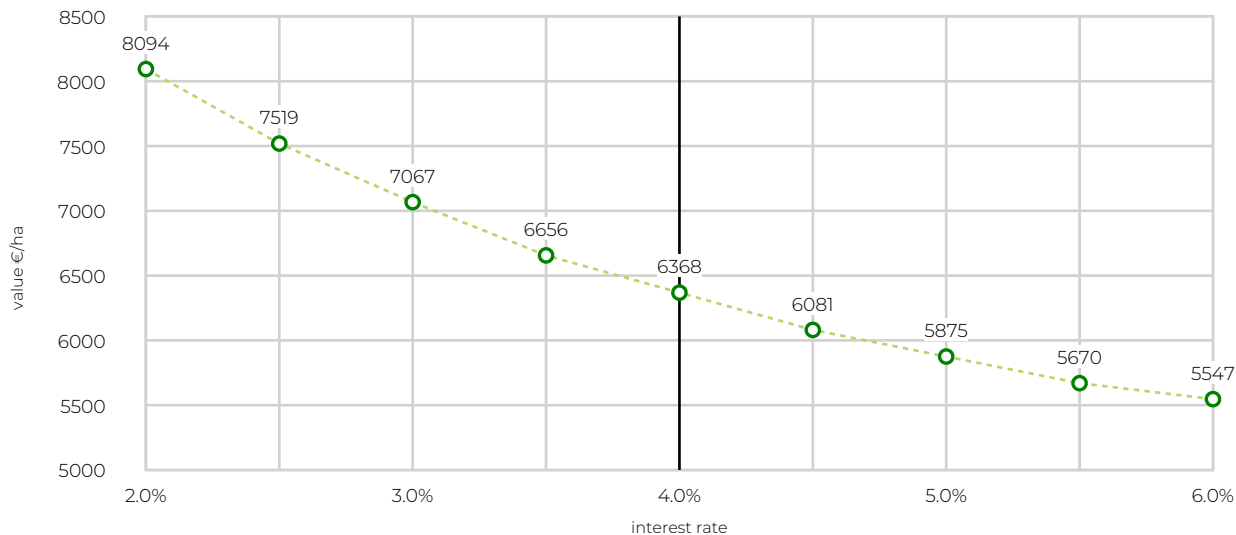
Harvest opportunities

Stands, which are harvestable during the next five years

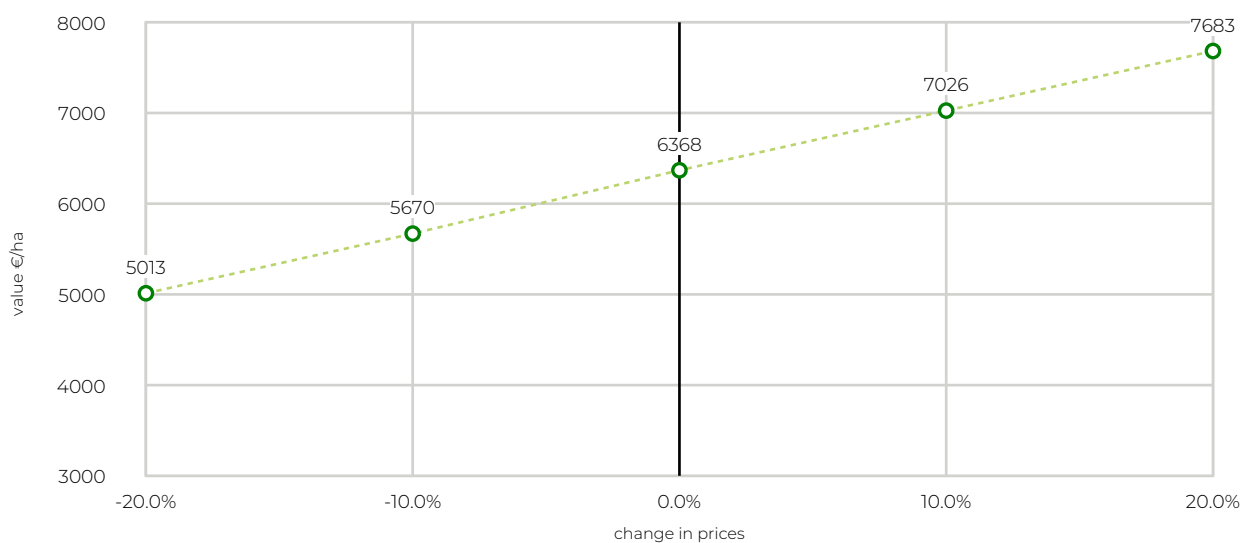


Sensitivity Analysis

Income value sensitivity in relation to the interest rate



Income value sensitivity in relation to the average wood prices



Stumpage prices by assortment and harvesting type

€/m³

	Pine log	Spruce log	Birch log	Pine pulp	Spruce pulp	Birch pulp
Final felling	60.7	62.0	44.7	19.5	21.1	18.6
Thinning	51.7	52.5	37.7	16.8	16.7	15.9
First thinning	35.2	39.2	33.4	13.3	12.9	12.8

Information by stand

Information by stand page 1

Stand	Inventory date	Area	Income value	Income value per hectare	Share of total estate value	Value growth rate	Inventory volume	Site class Dominant species	Development class
no.	dd/mm/yyyy	ha	€	€/ha	%	%	m3/ha		
1	17-06-2019	1.1	6338	5853	4	4	168	VT - Pine	Grown up growing forest
2	17-06-2019	0.5	1309	2529	1	14	67	MT - Spruce	Young growing forest
3	17-06-2019	6.1	7776	1265	5	0	40	MT - Birch	Grown seedling
4	17-06-2019	2.9	34373	11902	22	3	293	MT - Spruce	Grown up growing forest
5	17-06-2019	1.8	19296	11023	12	3	266	MT - Spruce	Harvesting
6	17-06-2019	1.4	16522	12086	11	2	271	MT - Spruce	Harvesting
7	17-06-2019	0.3	827	2763	1	7	109	MT - Birch	Grown up growing forest
8	17-06-2019	0.7	11005	16229	7	2	356	MT - Spruce	Harvesting
9	17-06-2019	1.4	9372	6807	6	5	192	MT - Pine	Grown up growing forest
10	17-06-2019	1.9	4234	2233	3	2	169	BOG - Pine	Grown up growing forest
11	17-06-2019	0.7	4095	6058	3	9	148	MT - Pine	Grown up growing forest
12	17-06-2019	1.0	2846	2930	2	6	92	VT - Pine	Grown up growing forest
13	17-06-2019	1.2	8735	7205	6	4	216	MT - Pine	Grown up growing forest
14	17-06-2019	0.4	350	820	0	2	91	BOG - Pine	Grown up growing forest
15	17-06-2019	1.3	11909	9294	8	4	254	MT - Spruce	Grown up growing forest
16	17-06-2019	0.9	13426	15296	9	1	353	MT - Birch	Harvesting
17	17-06-2019	0.9	2166	2435	1	6	133	MT - Birch	Grown up growing forest
total		24	154578	6351	100	4	175		

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