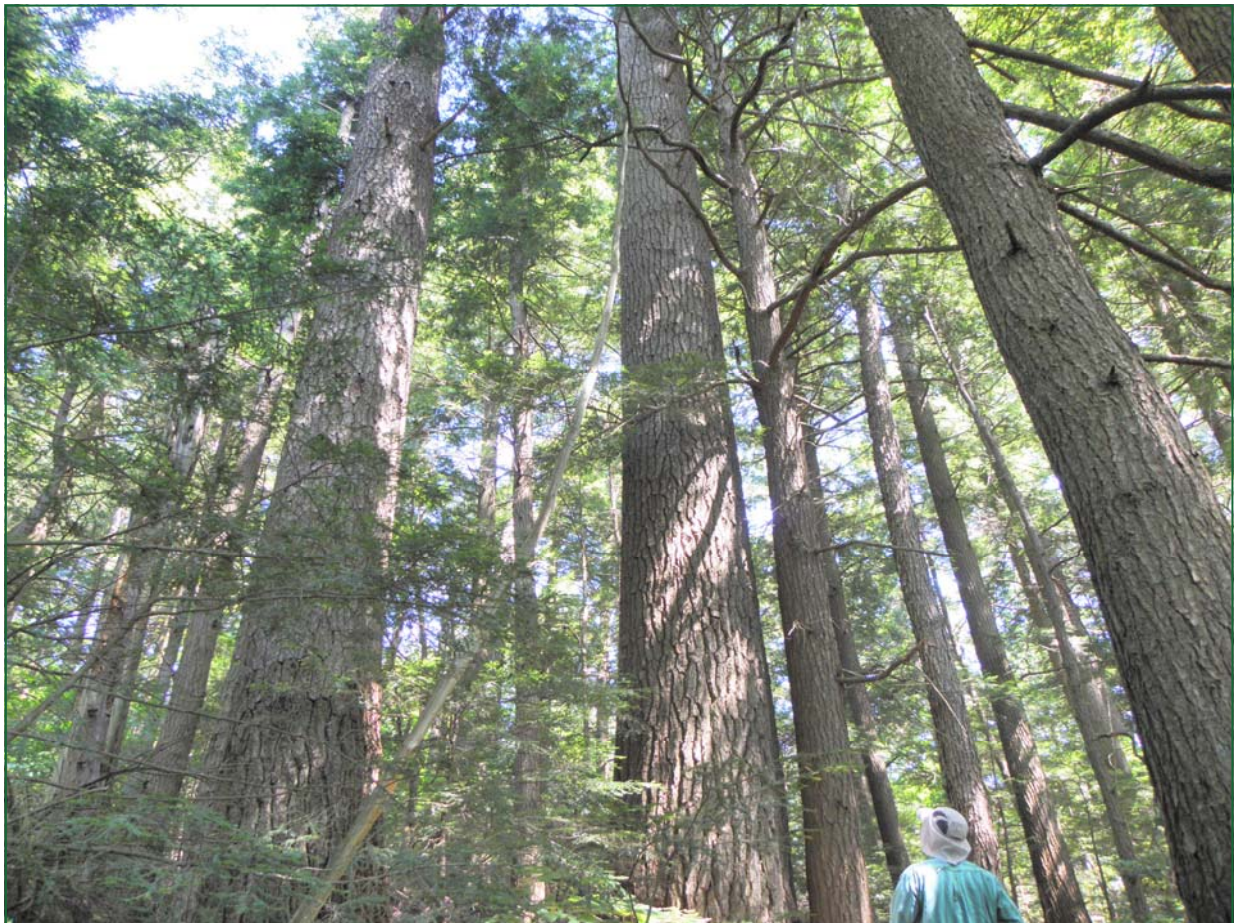


# fountains

## SEARS MEADOW FOREST

***A well-stocked, conserved forest located on the outskirts of a small Berkshire village, with gentle terrain, easy access and a towering stand of old growth white pine and eastern hemlock.***



**96 GIS Acres  
Ashfield, Franklin County, Massachusetts**

**Price: \$104,000**



## LOCATION

Sears Meadow Forest is located just off Route 112 (Cape Street) in the town of Ashfield, Massachusetts, one of many small rural towns tucked in the Berkshire foothills and characterized by rolling forested hills, small fields, and numerous brooks that thread their way through the countryside.

Ashfield is situated approximately 12 miles west of the Connecticut River Valley and Interstate 91. US Route 2, a major east/west byway is just 8 miles to the north.

North Adams, located in the heart of the Berkshires on the Hoosic River, is approximately 22 miles to the west, and Deerfield, a major town on the Connecticut River, is nearly the same distance to the east. Springfield is 50 miles away to the southeast, while Boston is about 100 miles to the east.



**The historic Ashfield town hall, with its classic belfry/steeple built in 1812, is in the upper left. Elmer's Store, in the foreground right, is a well-known landmark and has been a community gathering place since 1835, offering groceries and meals throughout the day.**

## ACCESS/BOUNDARIES

The forest is easily accessible off Route 112 via Sears Road, a town-maintained (Class 3) gravel road which bisects the forest for approximately 2,000', providing ample access for land management activities.

Sears Road continues past the property to provide power and utilities to a dozen or so rural residences located to the south. The road eventually connects with Route 9, the "Berkshire Trail", about 2 miles south.

To visit the property via the nearest highway, take Route 9. In the town of Goshen, head north on Route 112 for approximately 2.3 miles where Sears Road will be on the left. In a short distance (250') Sears Road will bisect the property boundary.

Property boundaries have been recently re-painted in the form of white-blazed trees. Portions of the boundaries are lined by old stone walls, constructed during the agricultural period of the early 19th century. There is no registered survey, therefore acreage is based on seller-provided GIS data, aerial and photo referencing. The deed indicates *81 acres, more or less*, GIS data indicates 96 acres, while tax map information indicates approximately 101 acres. For purposes of marketing, the GIS acres serve as the primary reference.



**Town-maintained Sears Road bisects the entire property, providing complete access for forestry purposes. The road is approximately 2.25 miles in length and connects Route 112 to Route 9.**

## SITE DESCRIPTION

The terrain is gently rolling throughout most of the forest, about 1,300' above sea level, punctuated by wetlands in the low areas. A glacially-formed gravel esker runs through several stands along the west side, ensuring well-drained soils conducive to year-round forest management. The centrally-located town road provides convenient access to both tracts.

A brook runs north/south through the property, supporting wetland meadows which are flooded intermittently by beavers, and accentuating the dense surrounding forest. The 20-acre wetland flows into the Cole Meadow complex to the north, part of the Westfield River watershed.

Timber management along the border of this riparian area is possible with careful pre-harvest planning and layout.



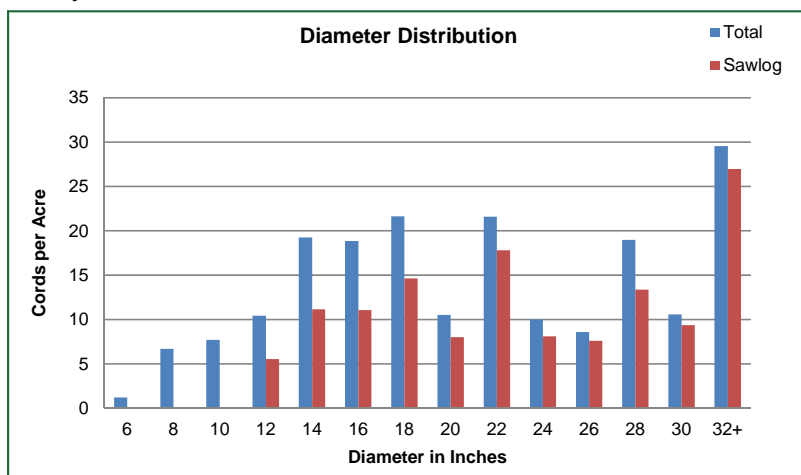
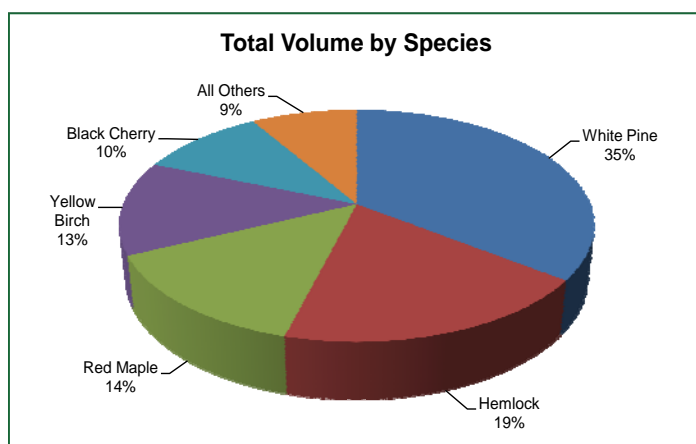
**A view of the central wetland from Sears Road offers a pleasing visual and provides attractive habitat for a host of wildlife species.**

## FOREST RESOURCE

The forest supports a white pine/hemlock species mix with associated hardwoods. White pine and eastern hemlock combine to constitute 54% of the total volume by species. Overall, more than half the forest (56%) is comprised of white pine, hemlock and red spruce. Red maple, followed by yellow birch, black cherry and other lesser species comprise the hardwoods. The sawtimber is good to above average quality with total “acceptable growing stock” in most stands between 80 and 90%. Although modest in volume, there is some surprisingly nice-quality black cherry sawtimber.

A February 2015 timber inventory conducted by Hull Forest Products serves as the basis for the timber valuation in this report, using US Forest Service regional growth rates by species. Current stumpage values are based on the first quarter of the Southern New England Price Survey and Hull Forest Products forestry staff.

The inventory reveals a maturing woodlot with the majority of stems in the 18 to 22” diameter range. There is near-term opportunity for a selection thinning focused on the upper diameter ranges >24” while maintaining optimal stocking (trees/acre) on the majority of the forest.





## FOREST RESOURCE (continued)

A conservative thinning, conducted in 2005-2006 and focused on enhancing timber quality and long-term timber income, has resulted in a property-wide average stocking of nearly 24 cords/acre.

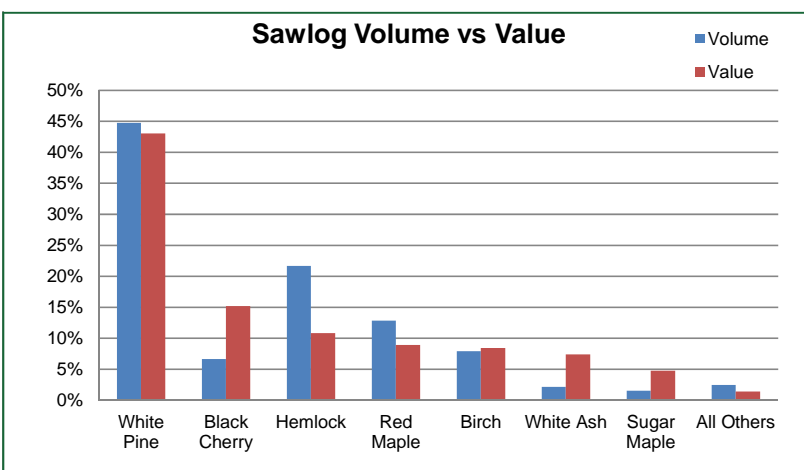
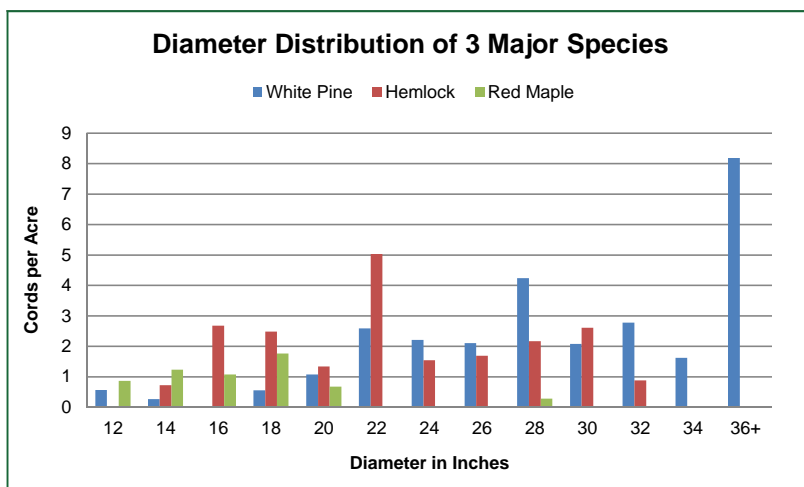
According to the Forest Management Plan required under Massachusetts' Chapter 61 Program, another goal of timber harvesting is to reduce hemlock density to promote vigor and lessen the effects of two insects: the hemlock woolly adelgid and hemlock scale. Depending on the combined effect of these two pests, a hemlock sanitation cut or salvage harvest may be necessary in the near term. A copy of the current management plan is available upon request.

### Old Growth White Pine Stand:

A noteworthy aspect of the forest is the existence of a 3-acre stand of old growth white pine and hemlock located barely 500' from Route 112. Set aside by the current owner in recognition of its rare qualities, this area has miraculously eluded the axe of farmers, loggers, timber barons and the box trade for nearly two and a half centuries.

Research conducted in 2003 by Bob Leverett, a Massachusetts-based authority on New England old growth, recorded diameters ranging in size from 3 to 6 feet; heights ranging from 117 to 132 feet; and an average of 260 ft<sup>2</sup>/acre of basal area. One of the biggest pines (at that time) was estimated to contain 3,500 board feet of volume. Ring counts conducted by David Orwig, Forest Ecologist at Harvard University, estimated one hemlock could be as old as 250, while the white pines ranged between 183 and 217 years of age.

While the current owner's goals are to leave the old growth undisturbed, it may be necessary to conduct a salvage cut should it blow down so as to reduce fire danger and recoup any marketable timber.



**White pine and eastern hemlock comprise over half of the sawlog volume on the forest. Growing conditions are excellent throughout much of the topography.**

## CONSERVATION EASEMENT

The Massachusetts Division of Fisheries and Wildlife holds a “working forest” conservation easement on the property. In addition to providing passive public recreational access and the maintenance or enhancement of wildlife habitat, the easement supports “commercial cultivation and harvest of forest products” in accordance with established best management practices and recommended guidelines. Any timber harvesting plan must be consistent with a Forest Stewardship Plan approved by a state licensed forester.

A complete copy of the easement is available from Fountains upon request.

## TAXES, ACREAGE AND TITLE

The property exists in one tax lot – Map 13, Lot 17 and Lot 18 totaling 100.975 acres. The deed references 81 acres; tax and Chapter 61 records indicate 101 and the GIS acres indicate 96 acres. For marketing purposes, GIS acres are used as the primary reference. Annual property taxes for the property in 2015-2016 will be \$45.96.

The property is enrolled in Massachusetts’ Chapter 61 Current Use Tax Program. This program reduces property taxes in exchange for a commitment by the landowner to maintain the land in a forested or undeveloped condition via a long-term management plan. Ten (10) acres is the minimum requirement for enrollment in the program. For more information about Chapter 61, contact Fountains Land or visit [www.mass.gov](http://www.mass.gov).

The property deed is recorded as Book 3712, Page 100 dated June 24, 2002 in the Franklin County Registry of Deeds. A copy of the deeds, tax bills, and other related documents are available upon request from Fountains.



**The old growth stands as a testament to the site quality for growing white pine in this region of Massachusetts. Historically, it is easily understood why trees of this stature were reserved for the British Royal Navy as ship masts during America’s colonial period.**



**The rest of the forest has been actively but sustainably managed and recent thinning has left sizable diameter pines like these 18”+ trees featured above. There is ample opportunity for additional shelterwood treatments in some of these areas.**

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Fountains Land Inc. is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

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## Sears Meadow

## Timber Valuation

Prepared By

FOUNTAINS FORESTRY INCORPORATED

Ashfield, Massachusetts  
September 2015

101 Tax Acres  
84 Commercial Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
<b><i>Sawtimber - MBF (International 1/4")</i></b>					
White Pine	289	45	150	125	<b>36,200</b>
Black Cherry	43	125	400	300	<b>12,800</b>
Hemlock	140	20	225	65	<b>9,100</b>
Red Maple	83	30	180	90	<b>7,500</b>
Yellow Birch	46	50	200	150	<b>7,000</b>
White Ash	14	80	550	450	<b>6,200</b>
Sugar Maple	10	150	450	400	<b>4,000</b>
Red Spruce	12	75	125	90	<b>1,100</b>
American Beech	4	10	50	25	<b>100</b>
White Birch	5	10	60	30	<b>100</b>
<b><i>Pulpwood - Cords</i></b>					
Hardwoods	482	0	0	20	<b>9,600</b>
White Pine	134	0	0	4.3	<b>600</b>
Hemlock	98	0	0	4.3	<b>400</b>

<b>Totals</b>					
Sawtimber Total	646	MBF			<b>\$84,100</b>
Sawtimber Per Acre	6.399	MBF			<b>\$833</b>
Sawtimber Per Comm. Acre	7.740	MBF			<b>\$1,007</b>
Cordwood Total	713	Cords			<b>\$10,600</b>
Cordwood Per Acre	7.1	Cords			<b>\$105</b>
Cordwood Per Comm. Acre	8.5	Cords			<b>\$127</b>
Total Per Acre					<b>\$938</b>

<b>Total Value</b>	<u>Low</u>	<u>High</u>	<u>Likely</u>
	\$67,000	\$118,000	<b>\$94,700</b>

BASED ON AN FEBRUARY 2015 INVENTORY CRUISE CONDUCTED BY HULL FORESTLANDS, L.P.

MARK MUELLER, MA L.P.F. #337

Stumpage values provided by Hull Forest Products

The volumes are adjusted for growth through 2015 using USFS FIA regional growth rates by species. Harvest volumes have been subtracted.

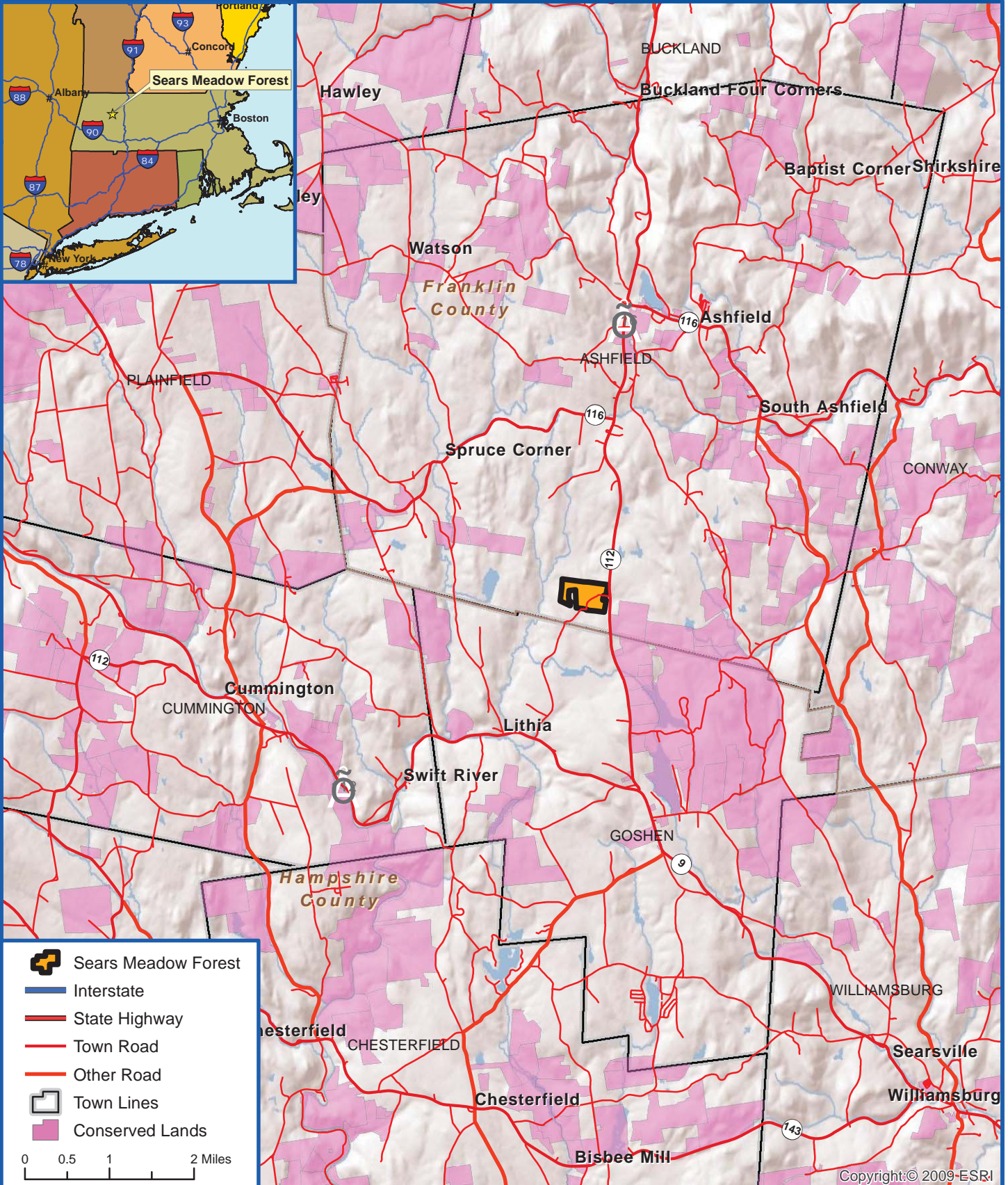
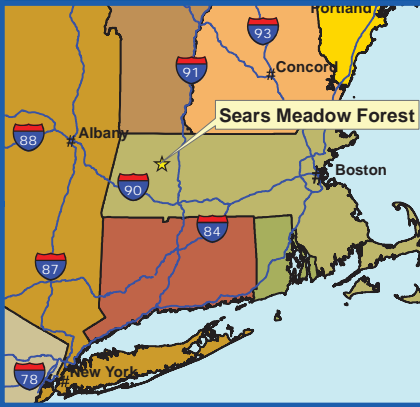
The volumes and values reflect estimated capital value of merchantable timber and are not liquidation values.

Prices are averages for the area and are adjusted to reflect, access, timber quality and operability of the site.

# Locus Map

## Sears Meadow Forest

96 GIS Acres  
Ashfield, MA



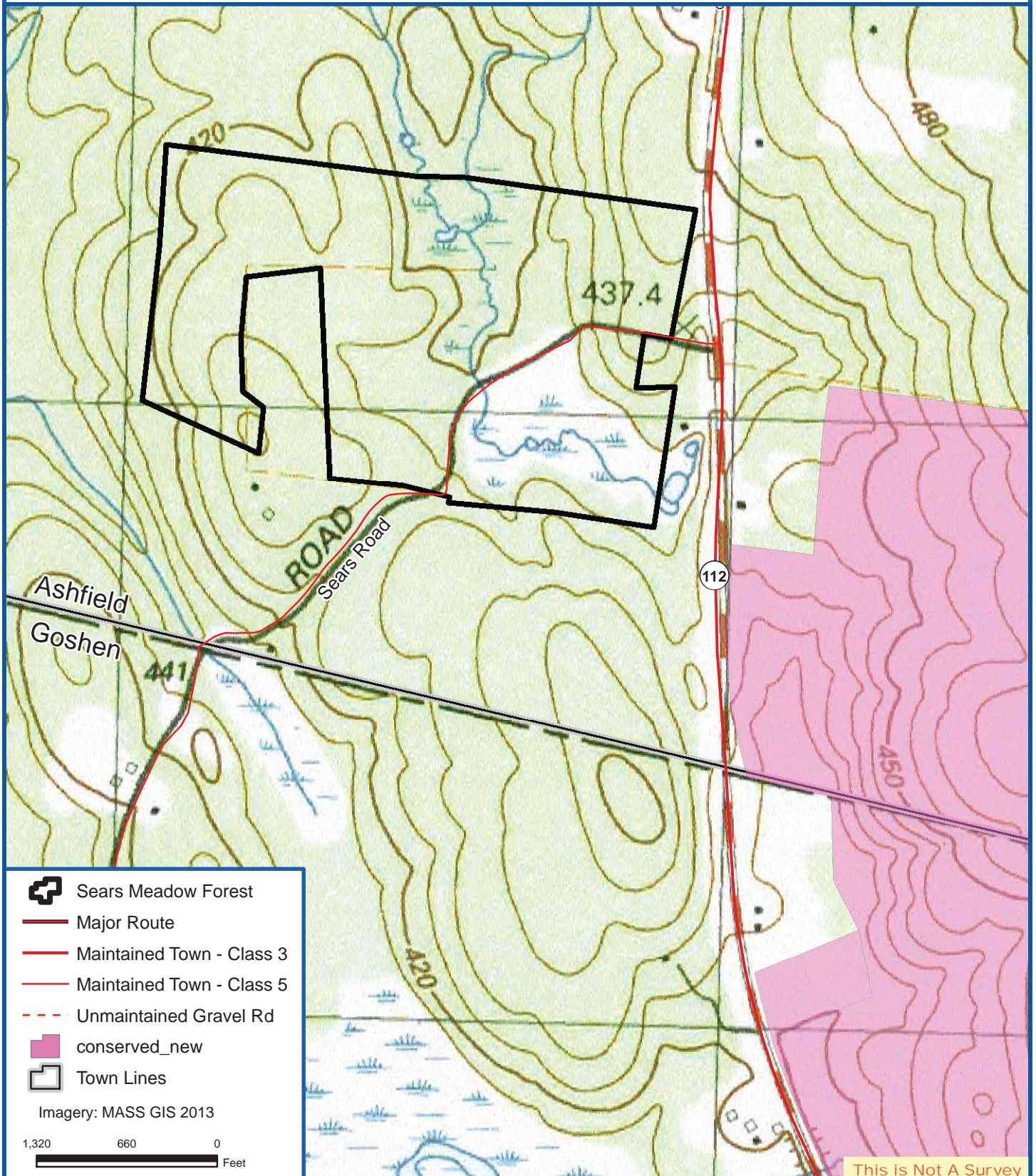




# Sears Meadow Forest

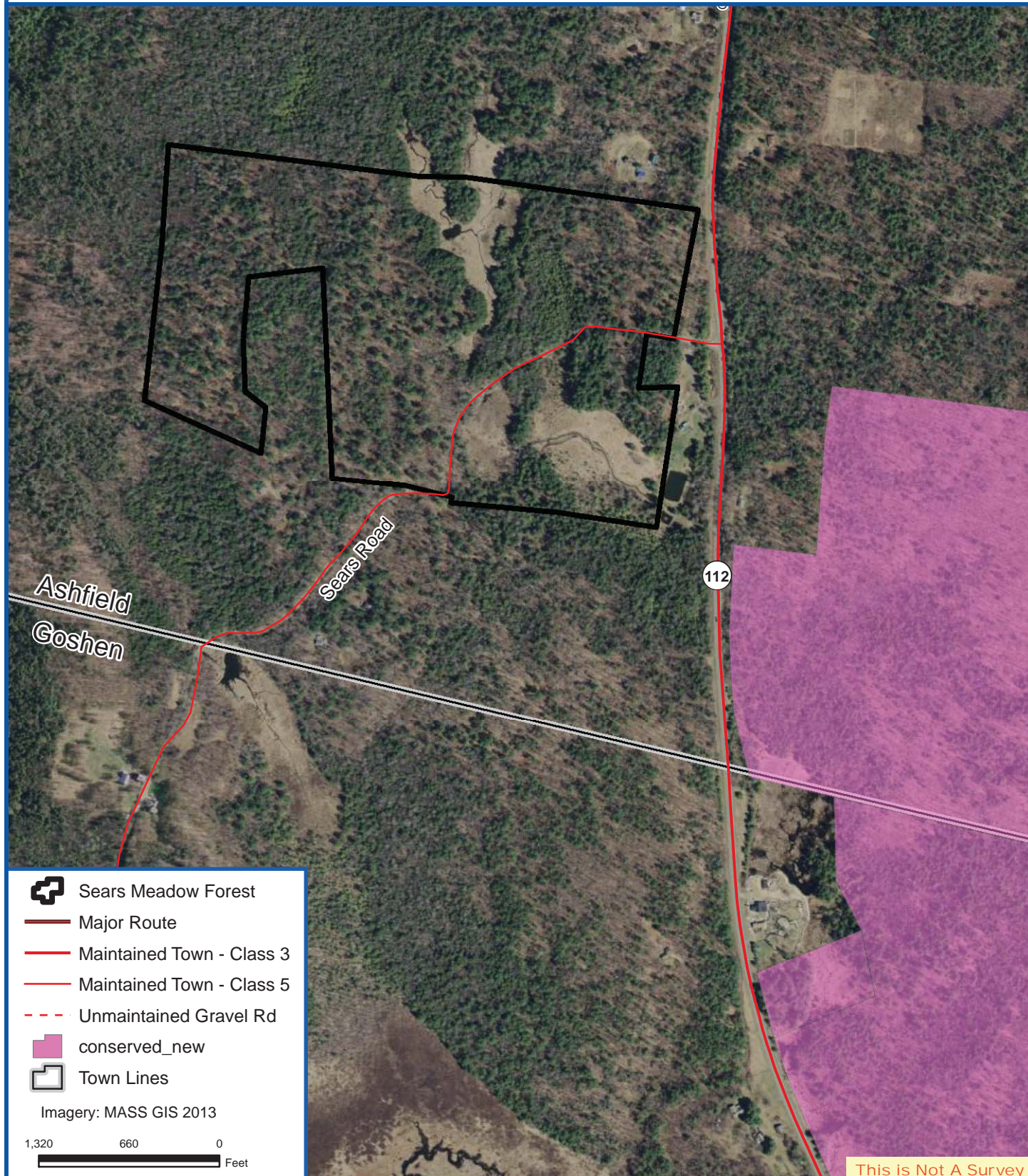
96 GIS Acres  
Ashfield, MA

fountains



Map produced from the best available information including supplied shapefiles, town tax maps, aerial photography and reference information obtained from MASSGIS. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.





# MASSACHUSETTS MANDATORY LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE

This disclosure is provided to you, the consumer, by the real estate agent listed on this form. Make sure you read both sides of this form. The reverse side contains a more detailed description of the different types of relationships available to you. This is not a contract.

## THE TIME WHEN THE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific property. The licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent) and also can assist you as a facilitator.

## CONSUMER INFORMATION AND RESPONSIBILITY:

Whether you are the buyer or seller you can choose to have the advice, assistance and representation of your own agent who works for you. **Do not assume that a real estate agent works solely for you unless you have an agreement for that relationship.** With your consent, licensees from the same firm may represent a buyer and seller in the same transaction. These agents are referred to as dual agents.

Also a buyer and seller may be represented by agents in the same real estate firm as designated agents. The "designated seller or buyer agent" is your sole representative. However where *both* the seller and buyer provide written consent to have a designated agent represent them then the agent making such designation becomes a "dual agent" for the buyer and seller. All real estate agents must, by law, present properties honestly and accurately. They must also disclose known material defects in the real estate.

The duties of a real estate agent do not relieve the consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance or land survey matters it is your responsibility to consult a professional in those areas. Real Estate agents do not have a duty to perform home, lead paint or insect inspections nor do they perform septic system, wetlands or environmental evaluations.

## RELATIONSHIP OF REAL ESTATE LICENSEE WITH THE CONSUMER

(check one) ☒ **Seller's agent** ☐ **Buyer's agent** ☐ **Facilitator**

IF A SELLER'S OR BUYER'S AGENT IS CHECKED ABOVE COMPLETE THE SECTION BELOW:

Relationship with others affiliated with FOUNTAINS LAND INC.  
(Print name of real estate firm or business and license number)

(Check one) ☒ The real estate agent listed below, the real estate firm or business listed above and all other affiliated agents have the same relationship with the consumer named herein (**seller or buyer agency, not designated agency**).

☐ Only the real estate agent listed below represents the consumer named in this form (**designated seller or buyer agency**). In this situation any firm or business listed above and other agents affiliated with the firm or business do not represent you and may represent another party in your real estate transaction.

By signing below I, the real estate licensee, acknowledge that this disclosure has been provided timely to the consumer named herein.

Patrick D. Hackley PATRICK D. HACKLEY 009528255 11/8/2013  
(signature of real estate agent) (Printed name of real estate agent) (License Number/Type) (Today's Date)  
BROKER

By signing below I, the consumer, acknowledge that I have received and read the information in this disclosure.

\_\_\_\_\_  
(Signature of consumer) (Printed name of consumer) (Today's Date)

\_\_\_\_\_  
(Signature of consumer) (Printed name of consumer) (Today's Date)

☐ Check here if the consumer declines to sign this notice.