

## PENOBSCOT MOUNTAIN FOREST

***Direct access to the Susquehanna River,  
a quality oak resource, and a convenient  
Wilkes Barre/Scranton Region location,  
create a unique multiple-use opportunity.***



**265.8 Surveyed Acres  
Mocanaqua, Luzerne County, Pennsylvania**

**Price: \$634,000**



## LOCATION

Fountains is pleased to announce the 265.8-acre Penobscot Mountain Forest, a classic recreation and timberland property located in northeastern Pennsylvania's Wilkes-Barre/Scranton Region. The property is situated along the eastern shoreline of the Susquehanna River, just outside the village of Mocanaqua. The surrounding landscape is a mix of family farms, small woodlots and year-'round residences, nestled along a high plateau rising between the river corridor and the city of Wilkes-Barre located 17 miles to the east.



**The Susquehanna River, known for its quality walleye, bass and muskellunge fishery, flows by the property and can be accessed via a boat launch in nearby Shickshinny.**

Penobscot Mountain is central to regional population and employment centers in Wilkes-Barre (17 miles), Scranton (35 miles), Hazleton (22 miles), Berwick (11 miles) and Nanticoke (10 miles). This broad metropolitan region (population 563,000) offers significant health care, educational, shopping and employment opportunities and is situated within an easy commute of the property for those seeking a large rural homestead with wooded privacy and open space. Alternatively, the property is well-suited for a private recreational retreat with close proximity to regional population centers.

A public boat launch across the river in nearby Shickshinny Township affords fishing access to this stretch of the Susquehanna River, known regionally for its excellent bass, walleye and muskellunge fishing opportunities. Harrisburg, PA is located 100 miles to the southwest, while Philadelphia is located 125 miles to the southeast via the Northeast Extension of the Pennsylvania Turnpike. New York City is 140 miles to the east, a 2½-hour commute by car via Interstate 80.

## ACCESS/BOUNDARIES

Penobscot Mountain Forest has two entry points which facilitate opportunities for recreation, future housing or a possible subdivision into two smaller lots. Its frontage is highlighted below:

State Route 239 is a four-season paved roadway with utilities available roadside. The terrain along the frontage is generally steep, with a possible driveway envelope in the far northwest corner to support a rural, year-'round residence or weekend retreat. A logging trail extends into the land from Route 239 in this area and could be upgraded in the future to support vehicle access to a potential cabin site nestled on a hardwood plateau overlooking the river valley.

Town Road 464 is a town-maintained gravel road providing access to the southeast corner of the land. Utilities extend to a year-'round residence just east of the property corner. Terrain along this artery is gently sloping and well drained. An ATV trail leading northward into the land could be upgraded into a future driveway leading to a potential home site in this vicinity near the height of land.



**An ATV trail leading into the property, which could be upgraded into a driveway.**



## ACCESS/BOUNDARIES (continued)

Directions from Interstate 81 near Nuangola: travel west on State Route 3006 for about 9 miles. To access the southeastern frontage, turn right onto Town Road 464 and travel approximately 1 mile. The property will be on your right. To access the frontage along State Route 239, stay on Route 3006 for another mile and take a right at its intersection with Route 239 toward Mocanaqua. Travel a half mile and the property will be on the right.

Boundary lines on the property are variable and consist of a mix of old blazes, posters, wire fence and stone piles. Although the western boundary extends to the Susquehanna River, there is a railroad easement running between the road frontage and the water, limiting development opportunities in this vicinity. Maps in this report are based on tax and deed information and an old survey provided by a former owner. County tax maps show a slightly different configuration with a slice of river frontage in the far southwest corner.



**The forest is predominantly hardwoods with a strong oak resource.**

## SITE DESCRIPTION

Penobscot Mountain Forest's well-drained hardwood forests, easy access to the Susquehanna River and strong aesthetics all combine to offer excellent recreational and future housing options within easy commuting distance of Wilkes-Barre and Scranton.

The property's upland, hardwood-type terrain is defined by its position along the lower slopes of Penobscot Mountain and the nearby Susquehanna River. Known locally as Penobscot Knob, this long and prominent Appalachian ridgeline forms along the eastern bank of the river and stretches eastward for nearly 15 miles toward the Wilkes-Barre region. A small finger ridge protrudes from the mountain's lower elevations and defines most of the western half of the property. The eastern half of the land is shaped by nearby Pond Hill, a broad gentle plateau comprised of woodlands and fields just south of Penobscot Mountain. These two ridge zones are bisected by a scenic, year-round stream that cascades over moss-covered rocks as it makes its way into the nearby Susquehanna River.



**This attractive stream runs throughout the year between the two ridge zones of the property.**

The property's river frontage can be accessed on foot by crossing the railroad tracks. Most of the frontage is a low bluff with a steep bank down to the river. Foot access for fishing or kayaking could be significantly enhanced by building a portable stairway down to the river bank. The terrain in the far southeastern corner lies flatter and begins to moderate along the river frontage.

## TIMBER RESOURCE

The property's diverse Appalachian hardwood timber resource can support a variety of ownership objectives including acorn production for deer hunters, recreation, aesthetics, firewood production, and the high-quality sawlog production for which northeastern Pennsylvania is renowned, providing supply to world markets. Forest aesthetics are considered attractive, especially within the densely-stocked riparian zone, covered in hemlock, along the property's year 'round stream.

### Timber Inventory:

Timber information in this report is based on data collected on the property in May 2015, and processed in May 2015 by an independent service provider commissioned by the ownership. The inventory design was based on a random grid using a 10 BAF prism, where 93 sample points were acquired. All inventory points were monumented in the field and are available for inspection. Data processing was performed by the independent service provider using the TIGER forest inventory program.

The inventory volumes have been grown forward by species and product to account for the 2015 growing season. Timber volumes by species and product were valued based on the Pennsylvania State University *Pennsylvania Woodlands Timber Market Report, Northeast Region* and based on 10 quarter average pricing. The results are summarized on the Timber Valuation page of this report. The timber valuation process indicates a total Capital Timber Value (CTV) of \$324,500 (\$1,225/acre) with 1,163 total MBF of sawtimber and 3,799 total pulpwood cords. Full details of the timber inventory process, data printouts, inventory maps, cruise specifications, and growth rates are available at the Fountains Land Data Room or upon request.



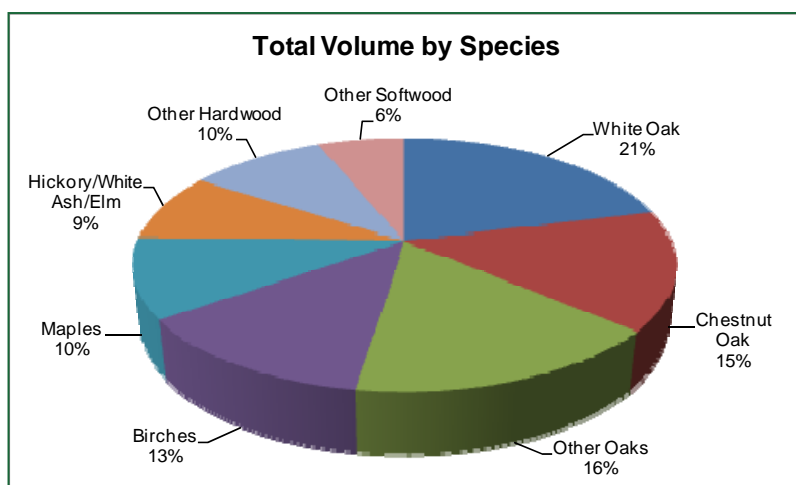
**High-quality oaks represent 63% of total timber stocking.**

### Species Composition:

The forest's predominantly well-drained upland terrain has led to a resource dominated by hardwood species (94% of total volume). Overall species composition consists primarily of red, white and chestnut oaks (63% of total volume) along with associated desirable species, such as yellow poplar (12%), and a host of miscellaneous northern hardwoods (10%), such as maples, ash, and basswood.

### Stocking & Stem Quality:

Forest-wide, total basal area is 73 ft<sup>2</sup>, representing B-line stocking conditions, which provide optimal spacing for maximizing biological growth, stem quality and value appreciation of key species. Half of the basal area is associated with the sawtimber resource, while the other half is associated with a well-stocked hardwood pole resource on the cusp of graduating into higher value sawlog products over the next 10-20 years. Total volume across the property is 23.1 cords per acre, above average for the region. Stem quality forest-wide can be considered excellent, with the forest containing an abundant future hardwood veneer resource.

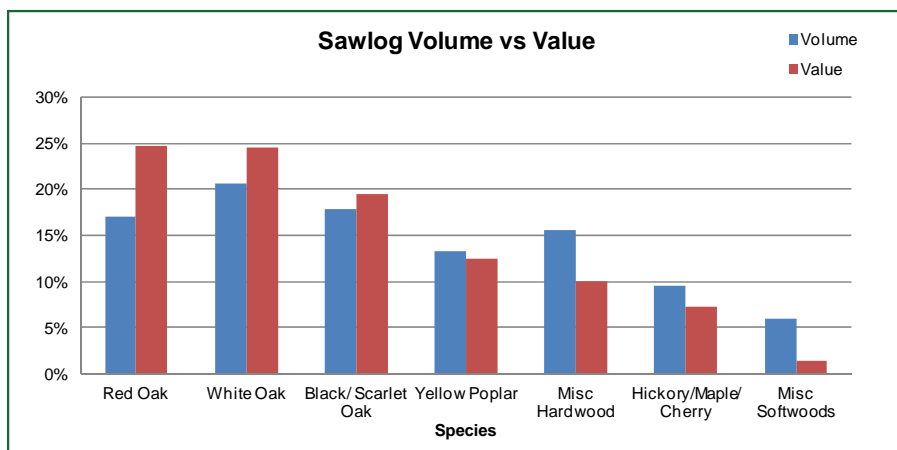




## TIMBER RESOURCE (continued)

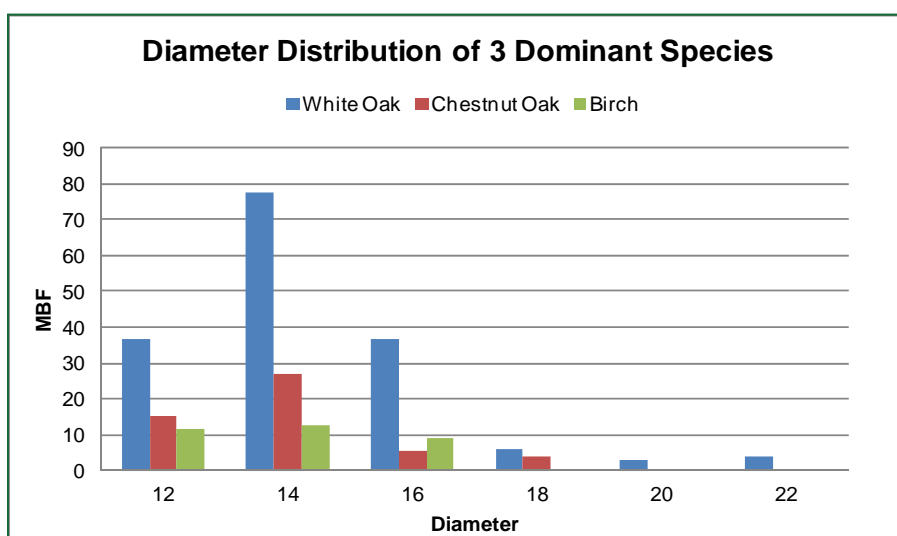
### Sawlog Value:

The property's quality sawtimber oak resource anchors its timber value, accounting for nearly three quarters of total sawlog value. Commercially valuable red oak leads the way, holding 25% of sawlog value, as well as white oak (24%), black/scarlet oak (20%) and chestnut oak (4%). Yellow poplar, the maples and miscellaneous other associated hardwoods account for the balance of the value.



### Diameter Distribution:

Diameters are well represented across the commercial spectrum with a notable small to medium sawlog size class (12-16" dbh), as well as an abundant pole size class (8-10"). Property wide, diameter distribution indicates a resource with three primary age classes: small to medium sawtimber (60-70 years old), poles (40-45 years old) and advanced hardwood saplings (15 years old). Average sawtimber diameters for the two main species are red oak 14-16" and white oak 14-16".



## TAXES AND TITLE INFORMATION

Annual property taxes in 2015 are \$796.74. Two of the three tax parcels **ARE** enrolled in Pennsylvania's Clean and Green Program, which significantly reduces the annual tax burden. For more information about Clean and Green, contact Fountains Land at (518) 668-5880.

The property is listed in the Luzerne County Real Property Tax Service in Wilkes-Barre, PA as Conyngham Township parcels 09-M4-A-1A, 09-M5-A-31 and 09-N5-A-45A. Deed information can be found in the Luzerne County Clerk's Office and filed in Deed Book 3006 Page 10486.

The property is currently being leased to a recreational hunting club through May 2015. For copies of the hunting lease, contact Fountains. Coal rights are reserved per Pennsylvania legislation dating back to the late 1950s. No gas leases have been executed at this point by the current ownership.



**Well-drained Appalachian soils are conducive to both timber investment returns and lifestyle-type goals, such as cabin development and recreational pursuits.**

## TIMBER INVENTORY

## Penobscot Mountain Forest

## Timber Valuation

Prepared By  
FOUNTAINS FORESTRY INCORPORATED

Luzerne County, PA  
October 2015

265 Acres  
265 Commercial Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
<b>Sawtimber - MBF (Scribner )</b>					
Red Oak	224	400.00	475.00	425.00	<b>95,300</b>
White Oak	226	275.00	400.00	350.00	<b>79,000</b>
Yellow Poplar	184	125.00	250.00	275.00	<b>50,700</b>
Black Oak	80	200.00	400.00	325.00	<b>26,000</b>
Chestnut Oak	95	100.00	225.00	200.00	<b>19,000</b>
Scarlet Oak	94	195.00	195.00	195.00	<b>18,400</b>
Red Maple	33	200.00	300.00	225.00	<b>7,500</b>
Hemlock	63	40.00	80.00	70.00	<b>4,400</b>
Basswood	25	100.00	200.00	175.00	<b>4,400</b>
White Ash	16	150.00	200.00	225.00	<b>3,700</b>
Birch	35	70.00	70.00	70.00	<b>2,400</b>
Sugar Maple	5	300.00	400.00	350.00	<b>1,900</b>
Hickory	9	150.00	200.00	175.00	<b>1,600</b>
Misc. Softwood	16	40.00	80.00	60.00	<b>900</b>
Misc Hardwood	3	150.00	200.00	175.00	<b>500</b>
White Pine	8	60.00	60.00	60.00	<b>500</b>
Aspen	37	10.00	10.00	10.00	<b>400</b>
Beech	9	38.00	38.00	38.00	<b>300</b>
<b>Pulpwood - Cords</b>					
Hardwoods	3,556	1.00	5.00	2.00	<b>7,100</b>
Softwood	243	1.00	5.00	2.00	<b>500</b>

<b>Totals</b>					
Sawtimber Total	1,163	MBF			<b>\$316,900</b>
Sawtimber Per Acre	4.388	MBF			<b>\$1,196</b>
Sawtimber Per Comm. Acre	4.388	MBF			<b>\$1,196</b>
Cordwood Total	3,799	Cords			<b>\$7,600</b>
Cordwood Per Acre	14.3	Cords			<b>\$29</b>
Cordwood Per Comm. Acre	14.3	Cords			<b>\$29</b>
Total Per Acre					<b>\$1,225</b>

<b>Total Value</b>	<u>Low</u>	<u>High</u>	<u>Likely</u>
	\$284,000	\$345,000	<b>\$324,500</b>

BASED ON MAY 2015 INVENTORY DATA PROVIDED BY TIMBERVEST AND GROWN FORWARD 1 YEAR

The volumes and values reflect estimated total capital value of merchantable timber.

The volumes and values are not a liquidation value.

Prices provided by Timbervest are based upon recent stumpage bid values for the property

## ADDITIONAL PENNSYLVANIA TIMBERLAND OPPORTUNITIES

Penobscot Mountain Forest is one of ten tracts located in northeastern and central Pennsylvania and held by the same ownership. Each tract represents a multiple-use asset containing a diverse, high-quality and fully-stocked timber resource, well positioned for asset appreciation.

The chart below lists each tract's key characteristics. The locus map on the following page depicts the location of the featured tract in relation to the other available properties. For more information about a specific property, including additional timber data, deeds and title policies, go to [www.fountainsland.com](http://www.fountainsland.com) where full reports on each property are available.

Tract Details & Comparison					
Tract Name	List Price	Acres	Total Sawtimber MBF	Total Pulp Cords	Site Attributes
Marchalonis	\$1,600,000	540	3,261 MBF	5,425 cds	Quality stems, high stocking; oak dominated, large diameter maturing resource; 1.6 miles of paved road frontage and subdivision/wind opportunity. <b>SOLD</b>
Pittson	\$1,345,000	480	2,210 MBF	5,259 cds	Long tenure of managed woodlands with good stocking and large diameters; 1.1 miles of paved road frontage with immediate subdivision opportunity and long views.
Danville	\$1,181,000	424	1,711 MBF	4,625 cds	Outstanding blended real estate and timber investment opportunity; multiple access points and internal road;; well-managed hardwood resource; close to Geisinger Medical Center.
Bear Creek	\$606,000	379	812 MBF	2,138 cds	Classic central PA ridge-and-valley timber lot overlooking Wyoming Valley; open summit offering long views and a developing oak timber resource.
Nescopeck Mountain	\$921,000	348	1,691 MBF	3,818 cds	Includes private log cabin, mountain-top terrain and well managed timber resource; easy access from I-80 and close to Bloomsburg.
Penobscot Mountain	\$634,000	266	883 MBF	2,594 cds	Diverse Appalachian hardwoods for a variety of ownership objectives; Susquehanna River frontage, home site opportunity, convenient location.
Pond Hill	\$431,000	123	—	—	Attractive multiple-use property with excellent home site opportunity; fields and end of the road access with power; only 17 miles from Wilkes-Barre. <b>SOLD</b>
Red Rock One	\$285,000	93	435 MBF	1,031 cds	Three-bedroom cabin on over 100 acres near Rickett's Glen State Park; nice sugar maple and red oak resource; hunting opportunities on-site and on surrounding public lands.
Buckhorn	\$228,000	85	408 MBF	935 cds	Classic central PA hunting property with a well-stocked oak resource and adjacent fields to encourage wildlife population. <b>SOLD</b>
Red Rock Two	\$62,500	10	37 MBF	—	Saltbox-style cabin with open floor plan and loft on well-managed land near Rickett's Glen; hunting retreat or recreational destination. <b>SOLD</b>

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.



# Pennsylvania Timberlands Locus Map

fountains

**Marchalonis Forest**  
540 Acres **SOLD**  
Schuylkill County

**Penobscot Mtn Forest**  
257 Acres  
Luzerne County

**Pittson Forest**  
480 Acres  
Lackawanna County

**Pond Hill Forest**  
123 Acres **SOLD**  
Luzerne County

**Nescopeck Mtn Forest**  
348 Acres  
Columbia County

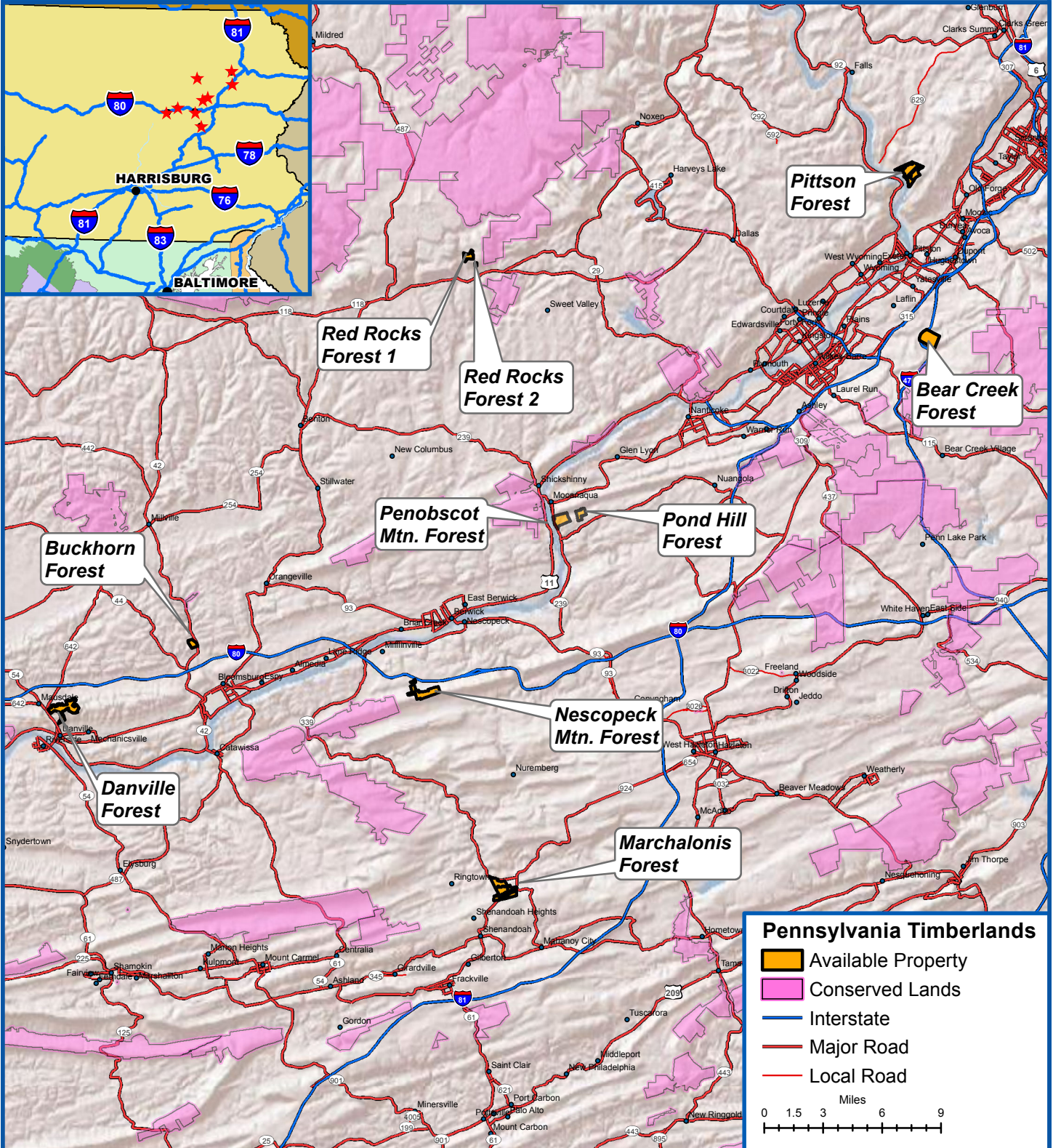
**Danville Forest**  
426 Acres  
Montour County

**Red Rocks Forest 1**  
101 Acres  
Luzerne County

**Red Rocks Forest 2**  
10 Acres **SOLD**  
Luzerne County

**Bear Creek Forest**  
379 Acres  
Luzerne County

**Buckhorn Forest**  
85 Acres **SOLD**  
Columbia County



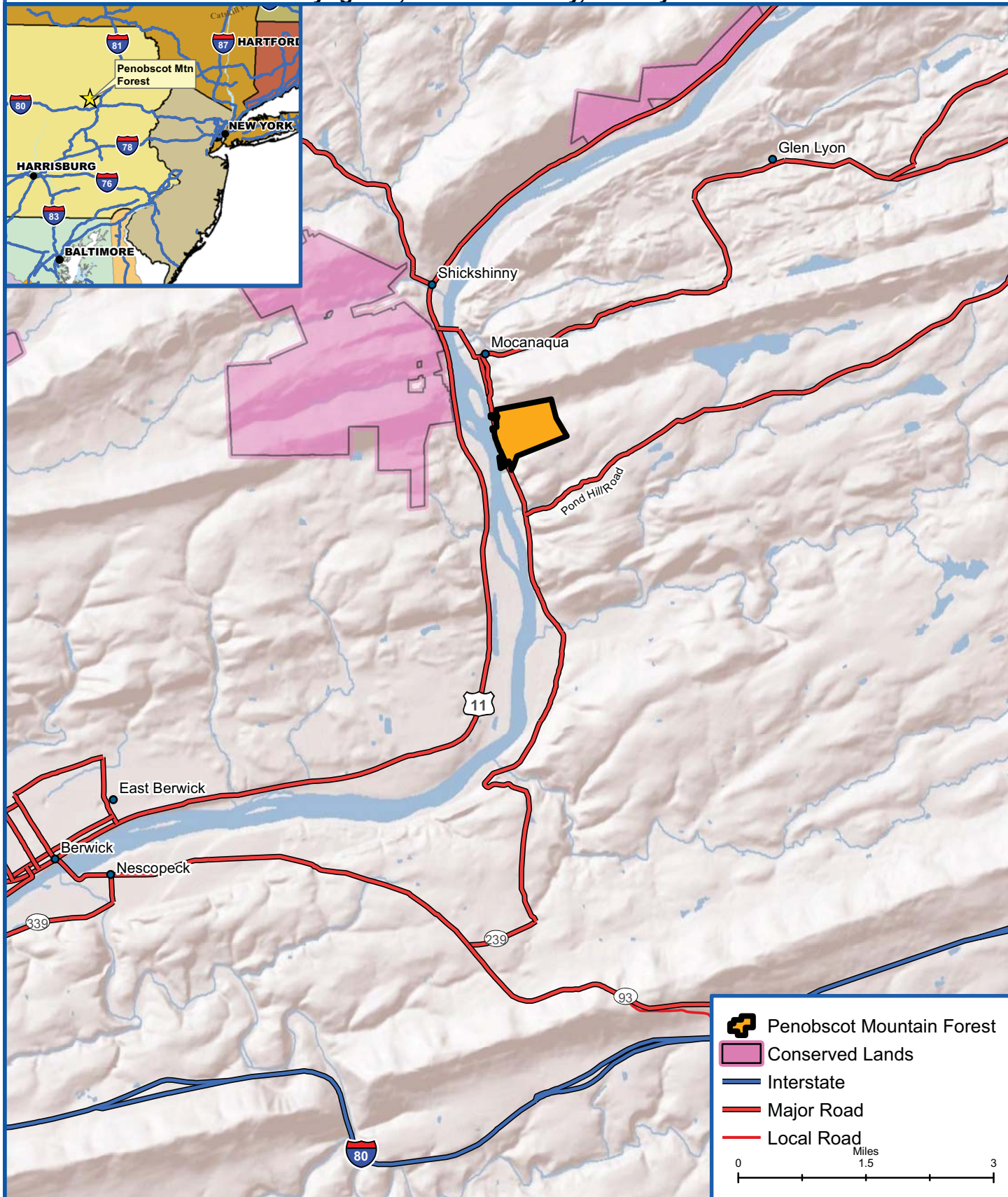


# Locus Map Penobscot Mountain Forest

265.4 GIS Acres

Conyngham, Luzerne County, Pennsylvania

fountains





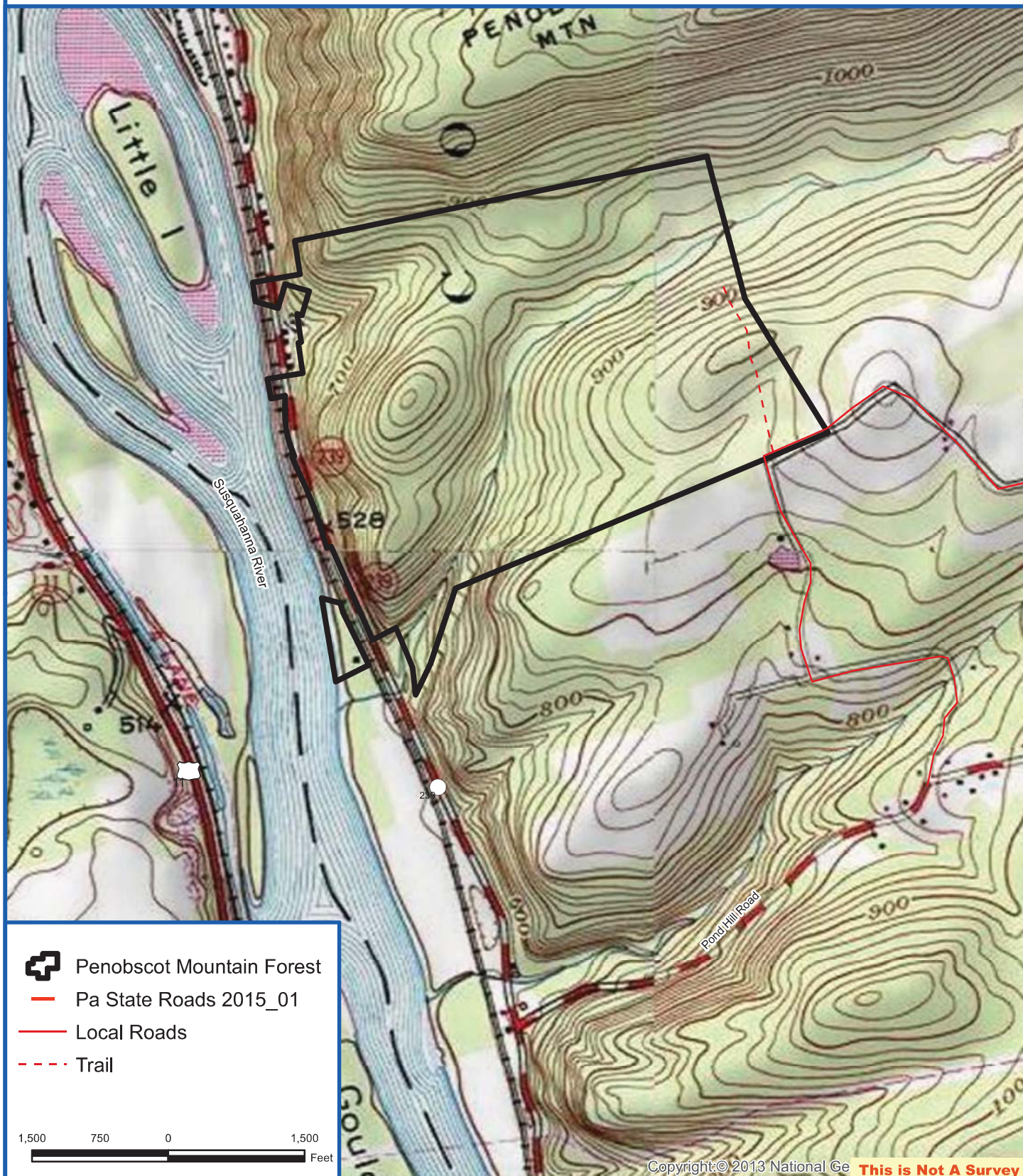


# Penobscot Mountain Forest

fountains

265.4 GIS Acres

Conyngham, Luzerne County, Pennsylvania



Map produced from the best available information including shapefiles provided by TMV, aerial photography and reference information obtained from PASDA GIS Clearinghouse. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.





# Penobscot Mountain Forest

265.4 GIS Acres

Conyngham, Luzerne County, Pennsylvania

fountains



Map produced from the best available information including shapefiles provided by TMV, aerial photography and reference information obtained from PASDA GIS Clearinghouse. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



# CONSUMER NOTICE

## THIS IS NOT A CONTRACT

Pennsylvania law requires real estate brokers and salespersons (licensees) to advise consumers who are seeking to sell or purchase residential or commercial real estate or tenants who are seeking to lease residential or commercial real estate where the licensee is working on behalf of the tenant of the business relationships permitted by the real estate licensing and registration act. **This notice must be provided to the consumer at the first contact where a substantive discussion about real estate occurs unless an oral disclosure has been previously provided. If the oral disclosure was provided, this notice must be provided at the first meeting or the first time a property is shown to the consumer by the broker or salesperson.**

**Before you disclose any information to a licensee, be advised that unless you select an agency relationship the licensee is NOT REPRESENTING YOU. A business relationship of any kind will NOT be presumed but must be established between the consumer and the licensee.**

Any licensee who provides you with real estate services owes you the following duties:

- Exercise reasonable professional skill and care which meets the practice standards required by the Act.
- Deal honestly and in good faith.
- Present, in a reasonably practicable period of time, all offers, counteroffers, notices, and communications to and from the parties in writing. The duty to present written offers and counteroffers may be waived if the waiver is in writing.
- Comply with Real Estate Seller Disclosure Act.
- Account for escrow and deposit funds.
- Disclose all conflicts of interest in a reasonably practicable period of time.
- Provide assistance with document preparation and advise the consumer regarding compliance with laws pertaining to real estate transactions.
- Advise the consumer to seek expert advice on matters about the transaction that are beyond the licensee's expertise.
- Keep the consumer informed about the transaction and the tasks to be completed.
- Disclose financial interest in a service, such as financial, title transfer and preparation services, insurance, construction, repair or inspection, at the time service is recommended or the first time the licensee learns that the service will be used.

A licensee may have the following business relationships with the consumer:

### **Seller Agency:**

Seller agency is a relationship where the licensee, upon entering into a written agreement, works only for a seller/landlord. Seller's agents owe the additional duties of:

- *Loyalty* to the seller/landlord by acting in the seller's/landlord's best interest.
- *Confidentiality*, except that a licensee has a duty to reveal known material defects about the property.
- Making a *continuous and good faith effort* to find a buyer for the property, except while the property is subject to an existing agreement.
- Disclosure to other parties in the transaction that the licensee has been engaged as a seller's agent.

A seller's agent may compensate other brokers as *subagents* if the seller/landlord agrees in writing. Subagents have the same duties and obligations as the seller's agent. Seller's agents may also compensate buyer's agents and transaction licensees who do not have the same duties and obligations as seller's agents.

If you enter into a written agreement, the licensees in the real estate company owe you the additional duties identified above under seller agency. The exception is designated agency. See the designated agency section in this notice for more information.

### **Buyer Agency:**

Buyer agency is a relationship where the licensee, upon entering into a written agreement, works only for the buyer/tenant. Buyer's agents owe the additional duties of:

- *Loyalty* to the buyer/tenant by acting in the buyer's/tenant's best interest.
- *Confidentiality*, except that a licensee is required to disclose known material defects about the property.
- Making a *continuous and good faith effort* to find a property for the buyer/tenant, except while the buyer/tenant is subject to an existing contract.
- Disclosure to other parties in the transaction that the licensee has been engaged as a buyer's agent.

A buyer's agent may be paid fees, which may include a percentage of the purchase price, and, even if paid by the seller/landlord, will represent the interests of the buyer/tenant.

If you enter into a written agreement, the licensees in the real estate company owe you the additional duties identified above under buyer agency. The exception is designated agency. See the designated agency section in this notice for more information.

### **Dual Agency:**

Dual agency is a relationship where the licensee acts as the agent for both the seller/landlord and the buyer/tenant in the same transaction with the written consent of all parties. Dual agents owe the additional duties of:

- Taking no action that is *adverse or detrimental* to either party's interest in the transaction.



- Unless otherwise agree to in writing, making a *continuous and good faith* effort to find a buyer for the property and a property for the buyer, unless either are subject to an existing contract.
- *Confidentiality*, except that a licensee is required to disclose known material defects about the property.

#### Designated Agency:

In designated agency, the employing broker may, with your consent, designate one or more licensees from the real estate company to represent you. Other licensees in the company may represent another party and shall not be provided with any confidential information. The designated agent(s) shall have the duties as listed above under seller agency and buyer agency.

In designated agency, the employing broker will be a dual agent and have the additional duties of:

- Taking reasonable care to protect any confidential information disclosed to the licensee.
- Taking responsibility to direct and supervise the business activities of the licensees who represent the seller and buyer while taking no action that is adverse or detrimental to either party's interest in the transaction.

The designation may take place at the time that the parties enter into a written agreement, but may occur at a later time. Regardless of when the designation takes place, the employing broker is responsible for ensuring that confidential information is not disclosed.

#### Transaction Licensee:

A transaction licensee is a broker or salesperson who provides communication or document preparation services or performs other acts for which a license is required **WITHOUT being the agent or advocate** for either the seller/landlord or the buyer/tenant. Upon signing a written agreement or disclosure statement, a transaction licensee has the additional duty of limited confidentiality in that the following information may not be disclosed:

- The seller/landlord will accept a price less than the asking/listing price.
- The buyer/tenant will pay a price greater than the price submitted in a written offer.
- The seller/landlord or buyer/tenant will agree to financing terms other than those offered.

Other information deemed confidential by the consumer shall not be provided to the transaction licensee.

#### OTHER INFORMATION ABOUT REAL ESTATE TRANSACTIONS

The following are negotiable and shall be addressed in an agreement/disclosure statement with the licensee:

- The duration of the employment, listing agreement or contract.
- The fees or commissions.
- The scope of the activities or practices.
- The broker's cooperation with other brokers, including the sharing of fees.

Any sales agreement must contain the zoning classification of a property except in cases where the property is zoned solely or primarily to permit single family dwellings.

Real Estate Recovery Fund exists to reimburse any person who has obtained a final civil judgment against a Pennsylvania real estate licensee owing to fraud, misrepresentation, or deceit in a real estate transaction and who has been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.

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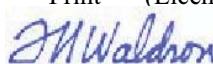
#### ACKNOWLEDGMENT

I acknowledge that I have received this disclosure.

Date: _____	_____	_____
	Print (Consumer)	Print (Consumer)
	_____	_____
	Signed (Consumer)	Signed (Consumer)
	_____	_____
	Address (Optional)	Address (Optional)
	_____	_____
	Phone Number (Optional)	Phone Number (Optional)

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I certify that I have provided this document to the above consumer.

Date: _____	Todd H. Waldron
	Print (Licensee)
	
	Signed (Licensee)