

RED ROCK FORESTS 1 & 2

Two recreational lots with retreat cabins, situated in central Pennsylvania's most rural region, offer hiking, hunting, and woodlot management opportunities.



Red Rock 1 - 103 Grand List Acres
(**SOLD**) Red Rock 2 - 10 Grand List Acres
Fairmont and Ross Townships, Luzerne County, Pennsylvania

Prices: Red Rock 1 - \$285,000
(**SOLD**) Red Rock 2 - \$62,500

LOCATION

Fountains is pleased to introduce Red Rock Forest 1 (103 acres) and 2 (10 acres). These two classic camp lot opportunities are offered individually and are situated near Ricketts Glen State Park in Luzerne County, Pennsylvania. The properties are nestled in a deep-woods, mountainous setting along the flanks of Red Rock Mountain. This corner of Pennsylvania is an outdoor enthusiast's paradise. Its unbroken forests and rural landscape offer a classic "north woods" experience and is one of the wildest, most natural places in northern Pennsylvania for weekend camp owners and hunters.

Purchase highlights include the following:

- A well-maintained, recreational cabin on each parcel. The Red Rock One camp is large and has all the amenities with a drilled well, septic, and full basement (currently under lease with a recreation club);
- Close proximity to the 13,000-acre Ricketts Glen State Park, a favorite summer vacation destination for many Pennsylvania residents from downstate population centers;
- Abundant state forest and game lands in the surrounding region to widen recreational opportunities beyond the properties' boundaries.

The Wilkes-Barre/Scranton area is situated 30 miles to the east, an easy one-hour drive for those heading to camp on the weekend. Harrisburg is situated 2 hours south, while Philadelphia and New York City are situated 3 hours south and east, respectively.

ACCESS

The Red Rock parcels are accessed by a seasonal, non-exclusive right-of-way leading from State Route 118 to the respective properties over the privately-maintained Mountain Springs Lake Road. This jeep trail access road has an ungraded dirt surface and is passable by high clearance four-wheel drive vehicles during non-winter months. Red Rock One is approximately 1 mile from Route 118 while Red Rock Two is situated within 0.8 mile. This right-of-way allows for unrestricted vehicle ingress and egress for any uses, so long as the ownership agrees to collectively contribute to the common road maintenance along with other neighboring landowners.



Both tracts have existing camps for recreational uses. Red Rock One camp is pictured above and the Red Rock Two camp is below.



Mountain Springs Lake Road provides access to both parcels.

SITE DESCRIPTION

Red Rock One and Two offer a classic, big-woods cabin retreat opportunity on the slopes of one of the most prominent mountains in northeastern Pennsylvania. Highlights include good hardwood forest aesthetics, private and secluded setting, well-drained soils, and ridge-and-hollow sites that offer excellent outdoor recreation opportunities.

Red Rock One's terrain is shaped by Soapstone Run, a small mountain tributary that feeds nearby Phillips Creek to the west. Its Allegheny ridge-and-hollow terrain can support a wide variety of ownership objectives, including hunting, weekend recreation and hardwood woodlot management. Red Rock Two offers an affordable, 10-acre envelope with ample space to enjoy the peace and tranquility of Pennsylvania's woods.



This small tributary to Phillips Creek graces Red Rock One.

Both tracts offer well-maintained cabins for a turn-key retreat opportunity. Red Rock One includes a 1,200 ft², 3 bedroom/1 bath retreat with a full basement, hot water heat, and electric lights, which run off of a generator. This weekend home is roughly 20 years old and has a nicely finished interior with a wood stove, full kitchen and television hook-up.

Red Rock Two offers a 1,000 ft² cabin with an open loft, one bedroom on the first floor and an open floor plan for the kitchen and living room. This salt-box style cabin is also in excellent shape and features board and batten siding, a porch and an outdoor bathroom.

TAX and TITLE INFORMATION

Annual property taxes for Red Rock One in 2015 are \$6,206.47 and for Red Rock Two in 2013 were \$1,431. Both properties 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.

Red Rock One is listed in the Luzerne County Real Property Tax Service as six distinct tax parcels in Ross and Fairmont Townships. Acreage calculated by GIS is 101. Red Rock Two is listed in the Luzerne County Real Property Tax Service as one tax parcel in Ross Township. Tax map parcel details can be found in the Fountains Land Data Room.

Deed information can be found in the Luzerne County Clerk's Office in Book 3006, Page 10486. The properties are currently being leased to a hunting club through May 2015. For copies of the lease, contact Fountains. Coal rights are reserved per Pennsylvania legislation dating back the late 1950s. No gas leases have been executed to date by the current ownership.



Internal trails on Red Rock One facilitate recreational use of the property.

WOODLOT OPPORTUNITY: RED ROCK ONE

Lying squarely within Northeastern Pennsylvania's scenic Endless Mountain Region, the property hosts a valuable hardwood timber resource that represents over half of its asking price and can be managed for a variety of ownership objectives. Deer management, recreation, aesthetics, firewood production, and high-quality sawlog production are all highly viable options given the land's well-stocked and professionally managed timber resource.

Species composition is driven by a host of northern hardwoods which constitute 86% of the total stocking levels. Primary species include red oak (30%), sugar maple (14%), red maple (11%) white ash/black birch (11%) and a host of associates. Key softwood species include hemlock, which makes up 14% of the total species mix and contributes both aesthetic and habitat value.

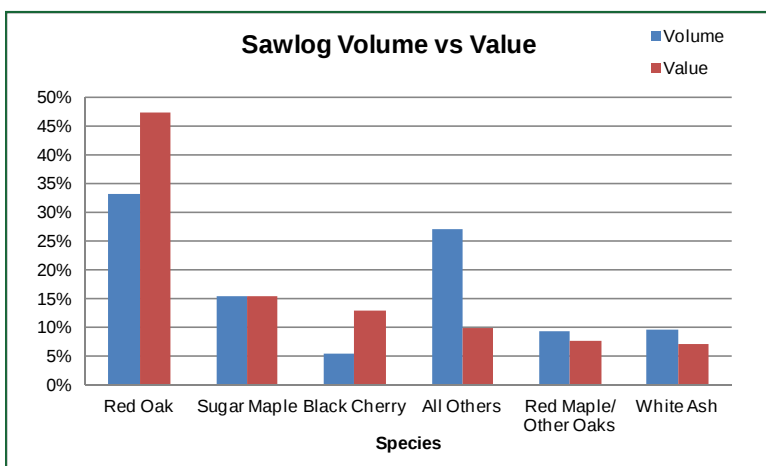
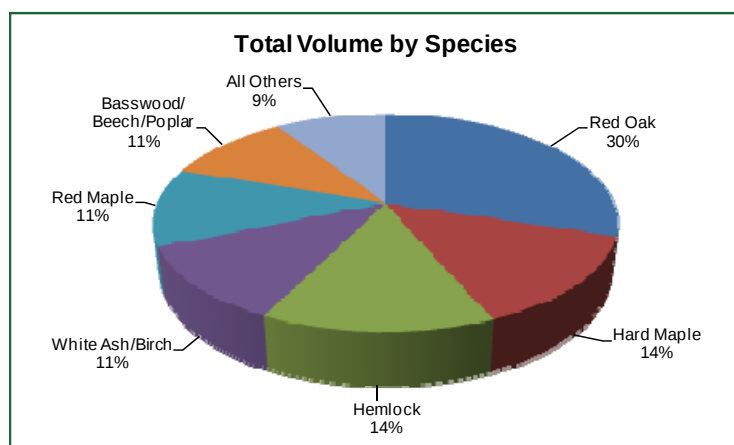
A high-quality red oak and sugar maple resource anchors the property's timber profile, making up over half of the total sawlog volume and 62% of the total sawlog value. Oak and maple are two of the most highly desirable species to include in a northeastern US woodlot investment for those interested in blending attractive timber returns into their broader ownership strategy.

A timber inventory was collected and processed on Red Rock One in May of 2015 by an independent service provider commissioned by the ownership. A Timber Valuation, which has been adjusted for growth since the inventory, indicates a total Capital Timber Value (CTV) of \$217,500 (\$2,112/acre) on 635 total MBF (6.165 MBF/acre) and 1,370 total cords (13.3 cords/acre).

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 available upon request.



Mature hardwoods and a well-developed mid-story provide opportunity for near-term and long-term timber income.



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.

TIMBER VALUATION

Red Rock Forest One

Timber Valuation

Prepared By

FOUNTAINS FORESTRY INCORPORATED

Luzerne County, PA
October 2015

103 Acres
103 Commercial Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
<i>Sawtimber - MBF (Scribner)</i>					
Red Oak	268	450.00	550.00	480.00	128,700
Sugar Maple	87	200.00	450.00	410.00	35,700
Red Maple	50	200.00	350.00	240.00	12,100
White Ash	41	200.00	300.00	300.00	12,200
Black Cherry	11	700.00	900.00	780.00	8,500
Yellow Poplar	29	150.00	325.00	165.00	4,800
Hemlock	66	40.00	100.00	40.00	2,600
Chestnut Oak	26	125.00	250.00	145.00	3,800
Basswood	24	70.00	100.00	75.00	1,800
Birch	22	70.00	100.00	70.00	1,500
Scarlet Oak	4	175.00	400.00	195.00	700
Hickory	4	70.00	100.00	70.00	300
Beech	3	30.00	50.00	38.00	100
Black Walnut	1	25.00	25.00	25.00	0
<i>Pulpwood - Cords</i>					
Hardwoods	1,093	1.00	5.00	3.50	3,800
Softwood	277	1.00	5.00	3.25	900

Totals					
Sawtimber Total	635	MBF			\$212,800
Sawtimber Per Acre	6.165	MBF			\$2,066
Sawtimber Per Comm. Acre	6.165	MBF			\$2,066
Cordwood Total	1,370	Cords			\$4,700
Cordwood Per Acre	13.3	Cords			\$46
Cordwood Per Comm. Acre	13.3	Cords			\$46
Total Per Acre					\$2,112

Total Value	Low	High	Likely
	\$199,000	\$240,000	\$217,500

BASED ON MAY 2015 INVENTORY BY SELLER'S MANAGER AND ADJUSTED FOR 1 YEAR OF GROWTH

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

Red Rock Forest 1 and 2 are two 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 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.
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.
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.
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.

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Pennsylvania Timberlands Locus Map

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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

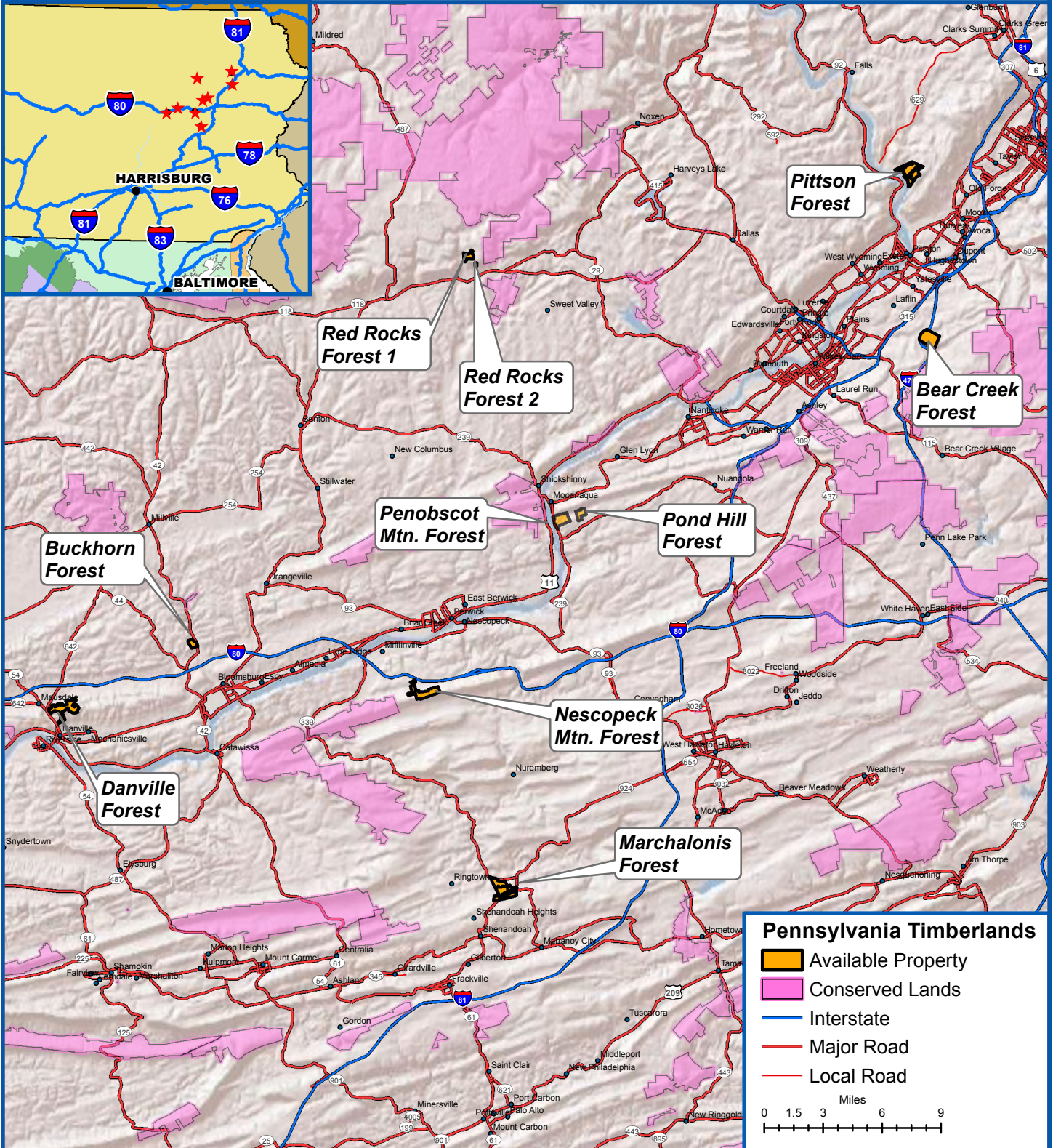
Danville Forest
426 Acres
Montour County

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

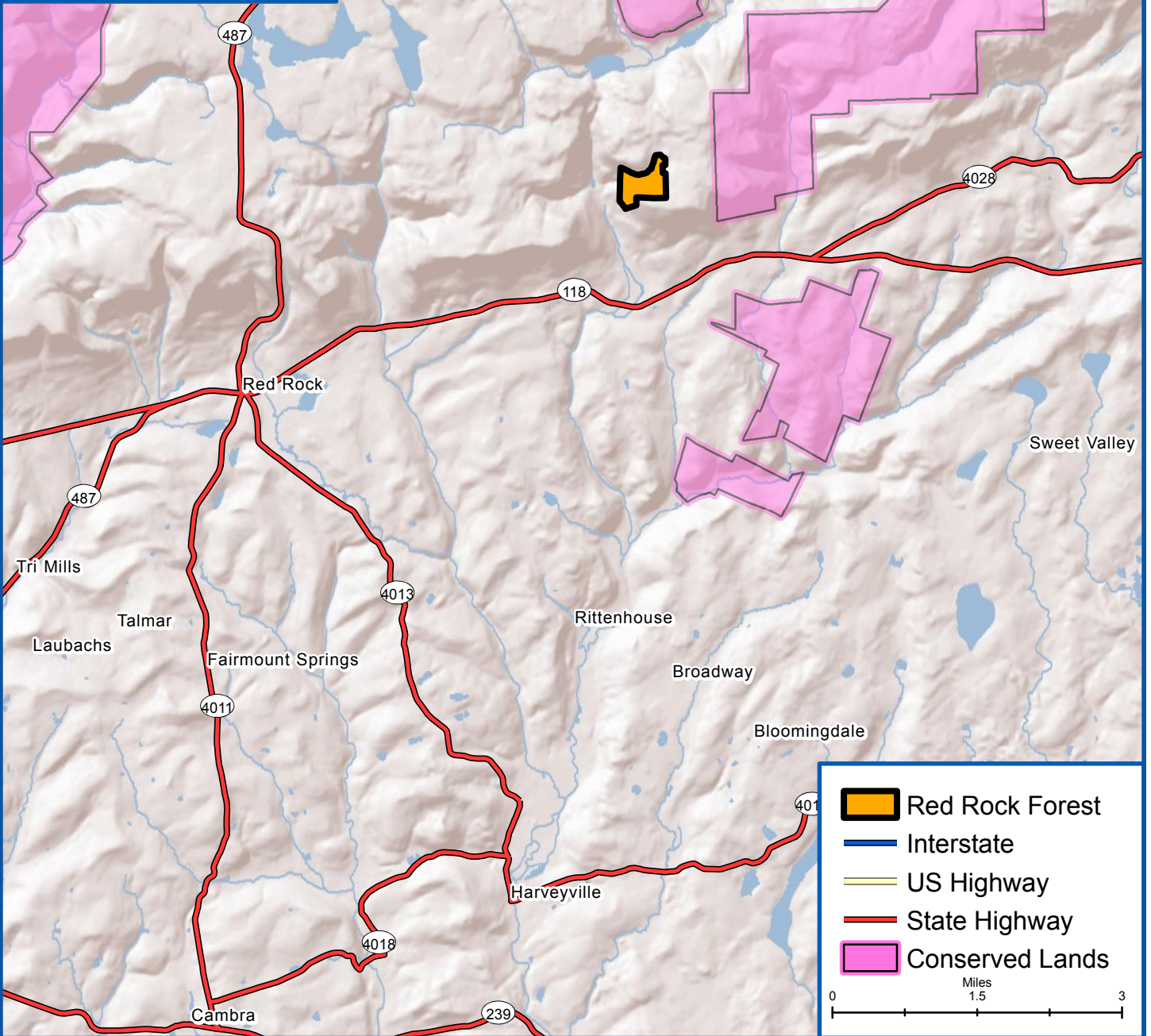
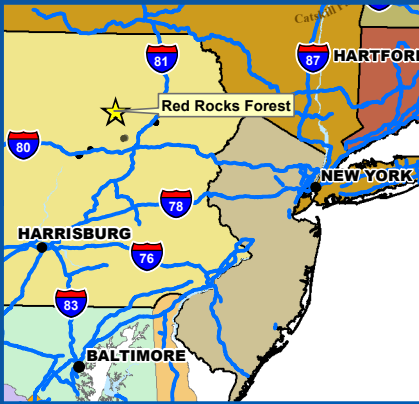




Locus Map Red Rock Forest

103 GIS Acres
Luzerne County, Pennsylvania

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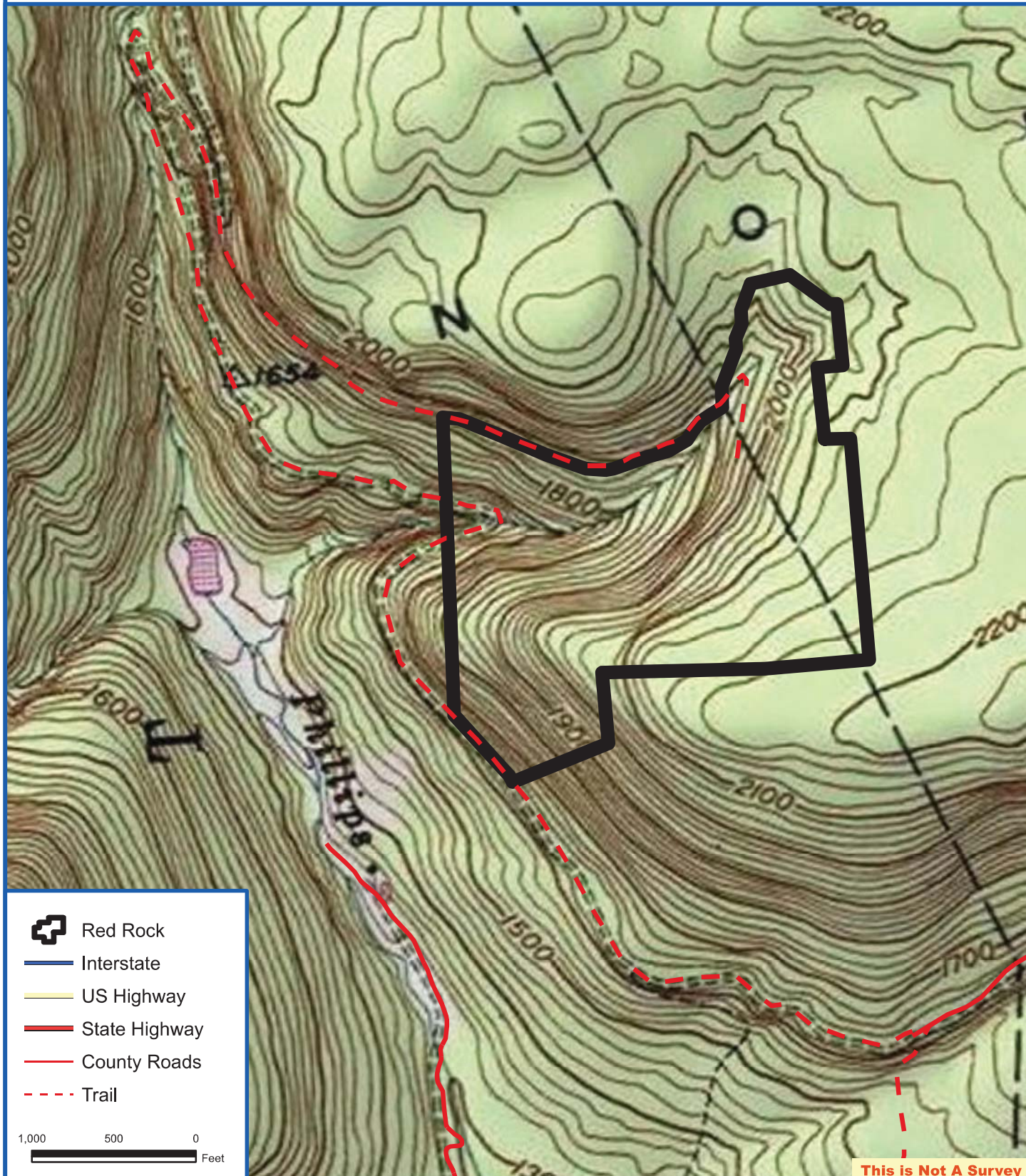




Red Rock Forest

103 GIS Acres
Luzerne County, Pennsylvania

fountains



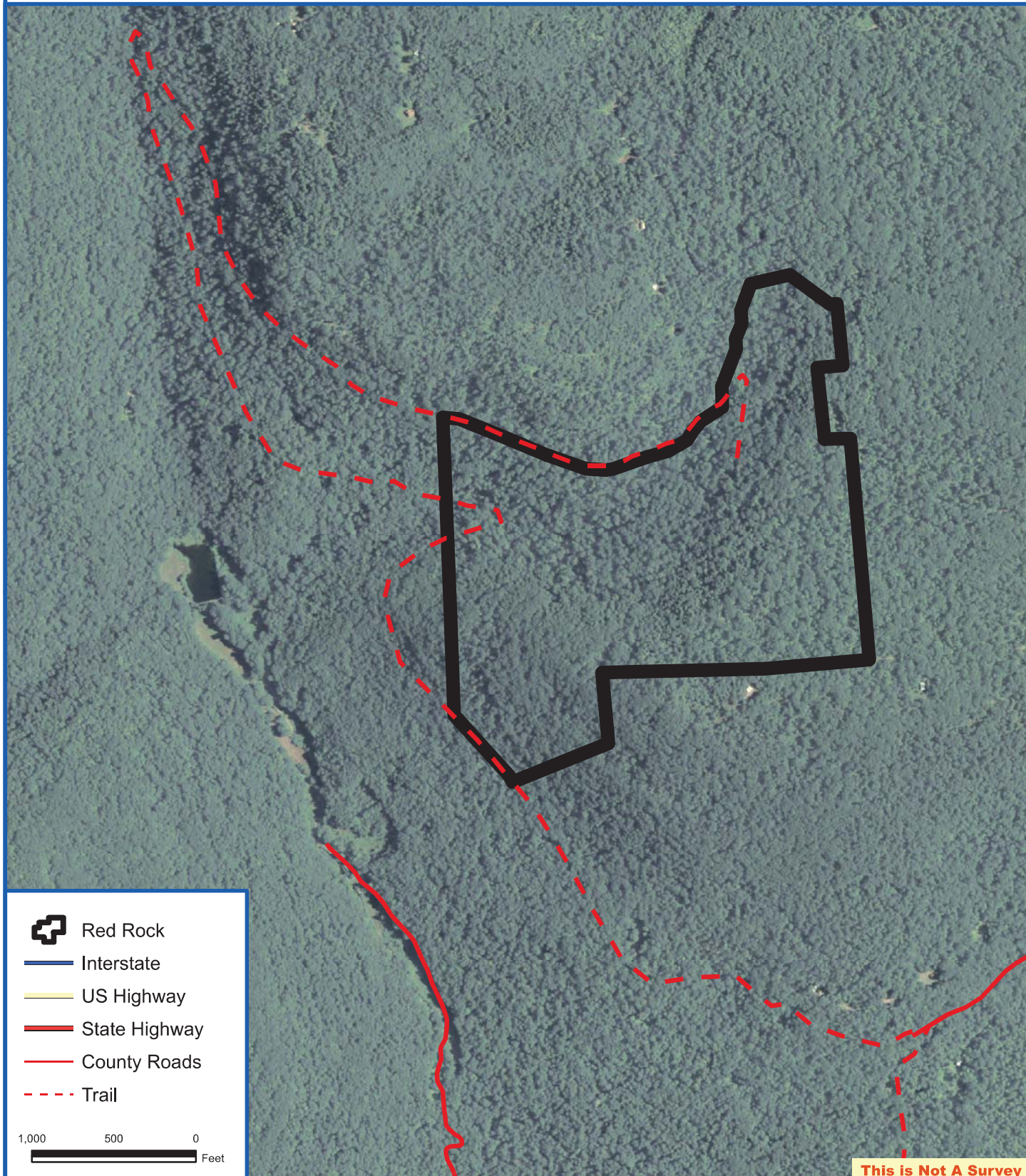
Map produced from the best available information including shapefiles provided by TMV, aerial photography and reference information obtained from PASDA GIS Clearinghouse. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



Red Rock Forest

103 GIS Acres
Luzerne County, Pennsylvania

fountains



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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.

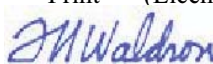
Real Estate Recovery Fund exists to reimburse any person who has obtained a final civil judgment against a Pennsylvania real estate licensee owing to fraud, misrepresentation, or deceit in a real estate transaction and who has been unable to collect the judgment after exhausting all legal and equitable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

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)

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

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