

BOLSTER HILL FOREST

**Located near the New Hampshire border,
just five miles east of Northfield in the Connecticut River Valley,
this conserved forest offers gentle terrain,
good quality timber and recreational opportunity.**



92 Tax Acres
Warwick, Franklin County, Massachusetts

NEW Price: ~~\$75,000~~ \$65,000

LOCATION

Bolster Hill Forest is located in Warwick, Massachusetts, a small rural town of less than 1,000 year-round residents a few miles south of the New Hampshire border and east of the Connecticut River Valley.

Incorporated in 1763, the land that became Warwick was one of four tracts of land established by Massachusetts in 1735 to compensate the descendants of the officers and soldiers who served during the "expedition to Canada" and the Battle of Quebec in 1690. It took another 25 years to attract sufficient numbers of settlers to support a town and its minister (*Wikipedia*).

Nearly one third of the town's acreage is state forest land, including a large portion west of Route 78. The 1,617 foot Mount Grace rising near the town center is the prominent topographic feature, also surrounded by state land, providing visitors and area residents a host of outdoor recreational opportunities.

There are several ponds in Warwick, including Sheomet Lake, Laurel Lake, Wheeler Reservoir, Richards Reservoir, Hastings Pond and Stevens Swamp, creating a mosaic of wetlands. A small wildlife management area is also located within town.

Regionally, the town lies nearly 10 miles northwest of Athol, 20 miles northeast of Greenfield (a major town along the Connecticut River), and 45 miles northwest of Worcester. Just five miles to the west is the charming New England town of Northfield where services and other conveniences are closest.



The historic directional sign directs visitors to nearby towns from the Warwick town square.

ACCESS and BOUNDARIES

The forest fronts Northfield Road, a paved town-maintained road. A woods road, portions of which are historically known as "Wildcat Road," commences from the frontage and runs through the center of the parcel, skirting the western boundary as it travels north (continuing off the property.)

A 1982 survey indicates 92.7 acres, which is consistent with both deed and tax acres. Property boundaries have recently been repainted in the form of white blazed trees. The central portion of the western boundary runs directly along the internal road which is inclusive to the property.



A well-established logging road begins off Northfield Road and bisects the entire tract.

SITE DESCRIPTION

The forest boundary stretches over the lower eastern portion of Bolster Hill, a prominent ridgeline (1,181 ASL) in an area of rolling hills.

The terrain rises gently from Northfield Road and reaches a small plateau near the center before gradually descending down towards an intermittent stream that serves as the source of Lovers Retreat Brook, which grows in size as it flows north off the property.

Consistent with early New England settlement, the tract was previously farmed in the 18th century, as evidenced by old stone walls and a former house foundation of granite boulders.

Soils are well-drained throughout with only minor wetlands at the eastern boundary. The terrain is suitable for year-round forestry operations. Elevations are modest with a range between 800 and 1,000' ASL.



The terrain is gently rolling with well-drained soils; excellent for year-round forestry activity.

FOREST RESOURCE

The forest supports an oak-pine-hemlock species mix common to the region with 51% of total volume held by hardwoods and 49% softwoods.

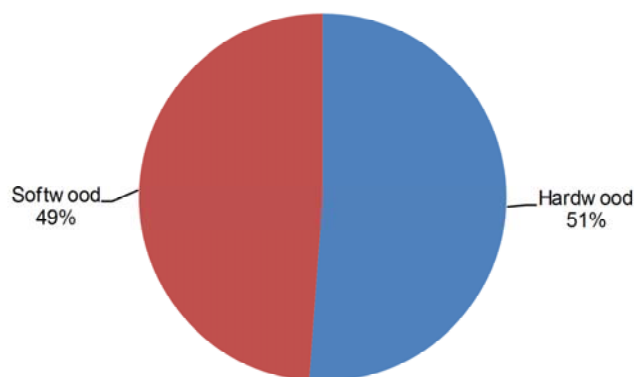
Hemlock, red oak and white pine combine to occupy well over half (68%) of the volume by species. The balance of volume consists of species which are common associates to this hemlock/pine/oak cover type.

Sawlog volume is dominated by the hemlock, pine and oak species, together holding 87% of total sawlog volume. Historically, demand for these sawlog species has been quite strong (with cycles of highs and lows).

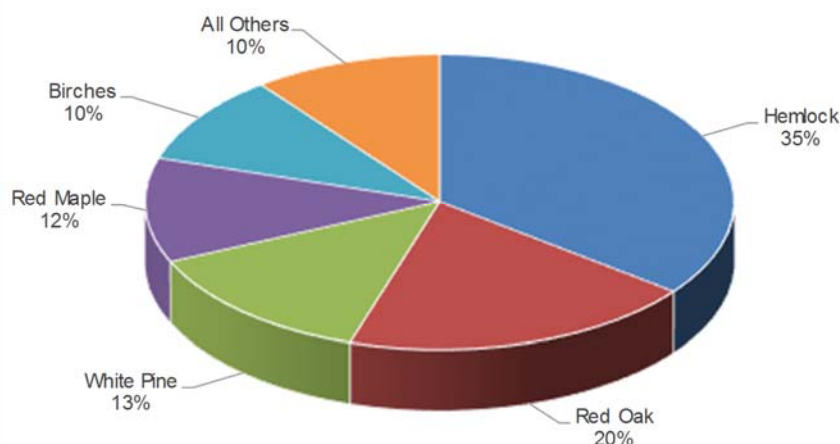
The overall health and quality of the timber is good to above average with opportunity to increase the oak and pine component through future thinning.

A timber inventory was conducted by a Hull Forest Products staff forester in April 2016. Current stumpage values are based on the local experience of the Hull Forest Products forestry staff.

**Hardwood vs Softwood
as a Percentage of Total Volume**



Total Volume by Species



FOREST RESOURCE (continued)

The sawlog diameter distribution indicates that white pine is the dominant species in the larger size classes between 14" and 18" DBH (diameter at breast height), with an average diameter of 12 inches. Red oak follows closely with spikes at the 12" and 16" diameter classes, with an average of 11.5 inches. Hemlock exhibits a wider distribution across nearly all sizes with an average diameter of 8.5 inches. The diameter distribution reveals opportunities for harvesting the economically mature trees in the upper diameters 16"+ while maintaining a level of stocking that favors the oak and pine component. Hemlock, being a less desirable commercial species but favorable for wildlife, will maintain its presence, especially in the riparian area in the northern portion of the forest.

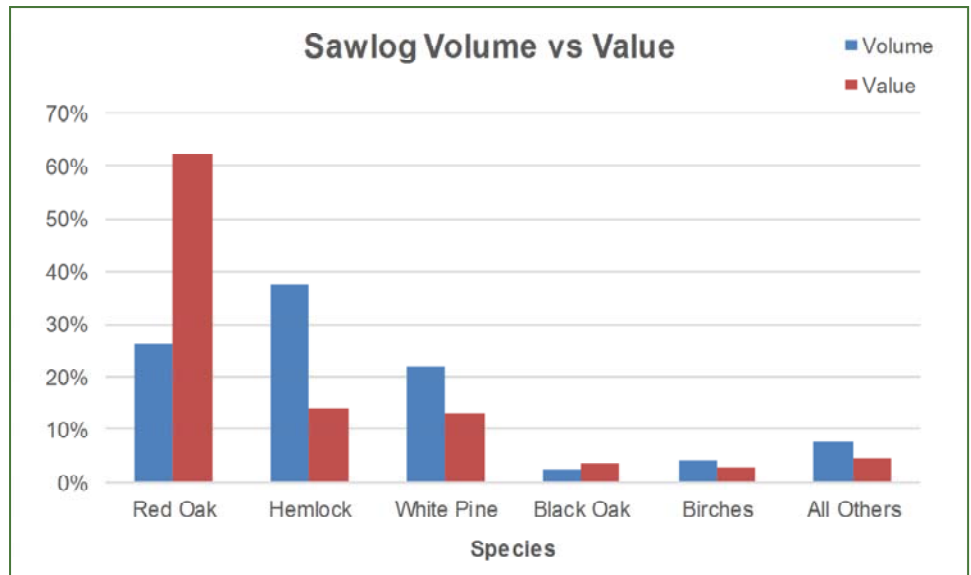
Red oak clearly makes the strongest contribution (61%) to overall stumpage value. Hemlock and white pine each hold a similar percentage of total sawlog value, with hemlock representing higher volume. Future silvicultural treatments may wish to focus on increasing the red oak, pine and other high-valued sawlog species.

The species mix, size distribution and convenient physical access of this forest allows for year-round firewood thinning to remove poorly-formed or diseased trees. Thinning in this way can ultimately accomplish long-term silvicultural objectives.

Sawtimber volume is 3.67 MBF/acre and cordwood volume at 9.9 cords/acre, with a combined total volume of 17.2 cords/acre.

Capital Timber Value (CTV) has been set at \$64,200 (\$692/acre).

Inventory details, data sheets and cruise specifications are available by request.



The mixed species forest is predominantly (60%) hardwood, comprised of red oak, birch and other hardwoods, with pine and hemlock comprising 40% of the

Bolster Hill Forest

Timber Valuation

Prepared By

FOUNTAINS FORESTRY INCORPORATED

Warwick, Massachusetts
August 2016

93 Survey Acres
93 Commercial Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
<i>Sawtimber - MBF (International 1/4")</i>					
Red Oak	90	175.00	500.00	400.00	36,100
Hemlock	128	20.00	150.00	65.00	8,300
White Pine	75	45.00	150.00	100.00	7,500
Black Oak	8	150.00	400.00	250.00	2,000
Yellow / Black Birch	12	50.00	200.00	125.00	1,600
Red Maple	18	30.00	180.00	90.00	1,600
White Ash	4	80.00	550.00	250.00	1,000
Beech	2	15.00	25.00	20.00	48
White Birch	2	15.00	25.00	20.00	47
<i>Pulpwood - Cords</i>					
Hardwoods	393	0.00	0.00	10.00	3,900
Hemlock	475	0.00	0.00	4.00	1,900
White Pine	49	0.00	0.00	4.00	200

<i>Totals</i>					
Sawtimber Total	340	MBF			\$58,195
Sawtimber Per Acre	3.670	MBF			\$628
Sawtimber Per Comm. Acre	3.670	MBF			\$628
Cordwood Total	918	Cords			\$6,000
Cordwood Per Acre	9.9	Cords			\$65
Cordwood Per Comm. Acre	9.9	Cords			\$65
Total Per Acre					\$692

Total Value	<u>Low</u>	<u>High</u>	<u>Likely</u>
	\$44,000	\$76,000	\$64,200

BASED ON AN APRIL 2016 INVENTORY CRUISE BY HULL FORESTLANDS, L.P.

CHRISTOPHER CAPONE, MA L.P.F. # 427

Data were collected on 53 10 Factor cruise plots and processed with the ForestMetrix software

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

Stumpage values provided by Hull Forest Products.

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

CONSERVATION EASEMENT

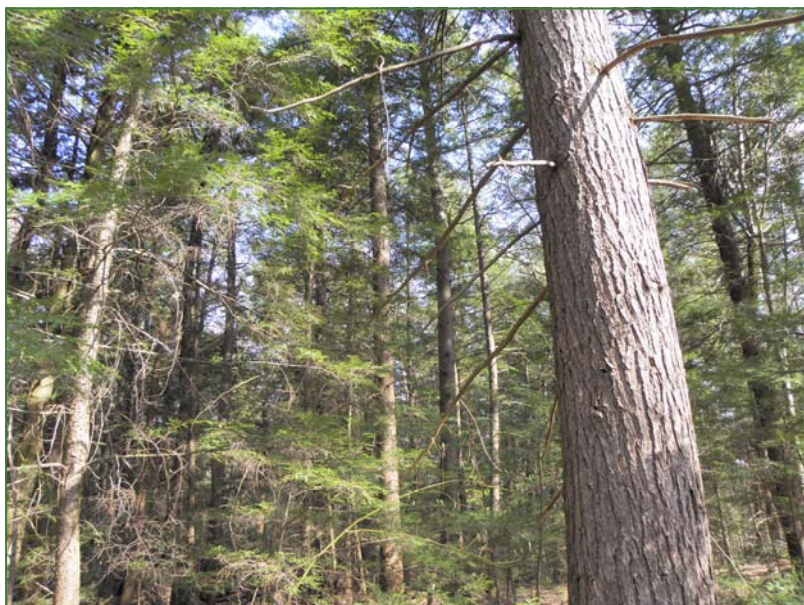
The Massachusetts Department of Environmental Management holds a “working forest” conservation easement on the property. In addition to providing passive public recreational access and the maintenance or enhancement of wildlife habitat, the easement supports “appropriate and responsible agriculture and forestry uses” 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 upon request.

TAXES, ACREAGE AND TITLE

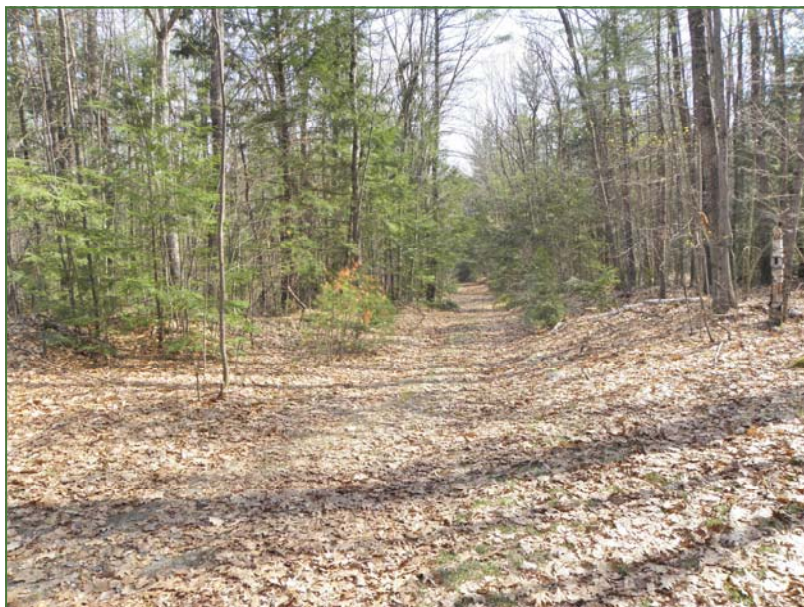
The property is one tax lot, Map 406, Lot 1200, totaling 92.67 acres. Annual property tax for Bolster Hill Forest in 2015 was \$47.36

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, visit: www.mass.gov.

The property deed was recorded on May 31st, 2005 in Book 4859, Page 332 at the Franklin County Registry of Deeds. A copy of the deeds, tax bills, and other related documents are available upon request.



Hemlock and pine comprise the majority of the softwood mix with both species exhibiting good size and quality.



The forest benefits from convenient access with a solid logging road bisecting the entire length. Motorized use is prohibited with the exception of forestry or agricultural related activities.

Fountains Land 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.

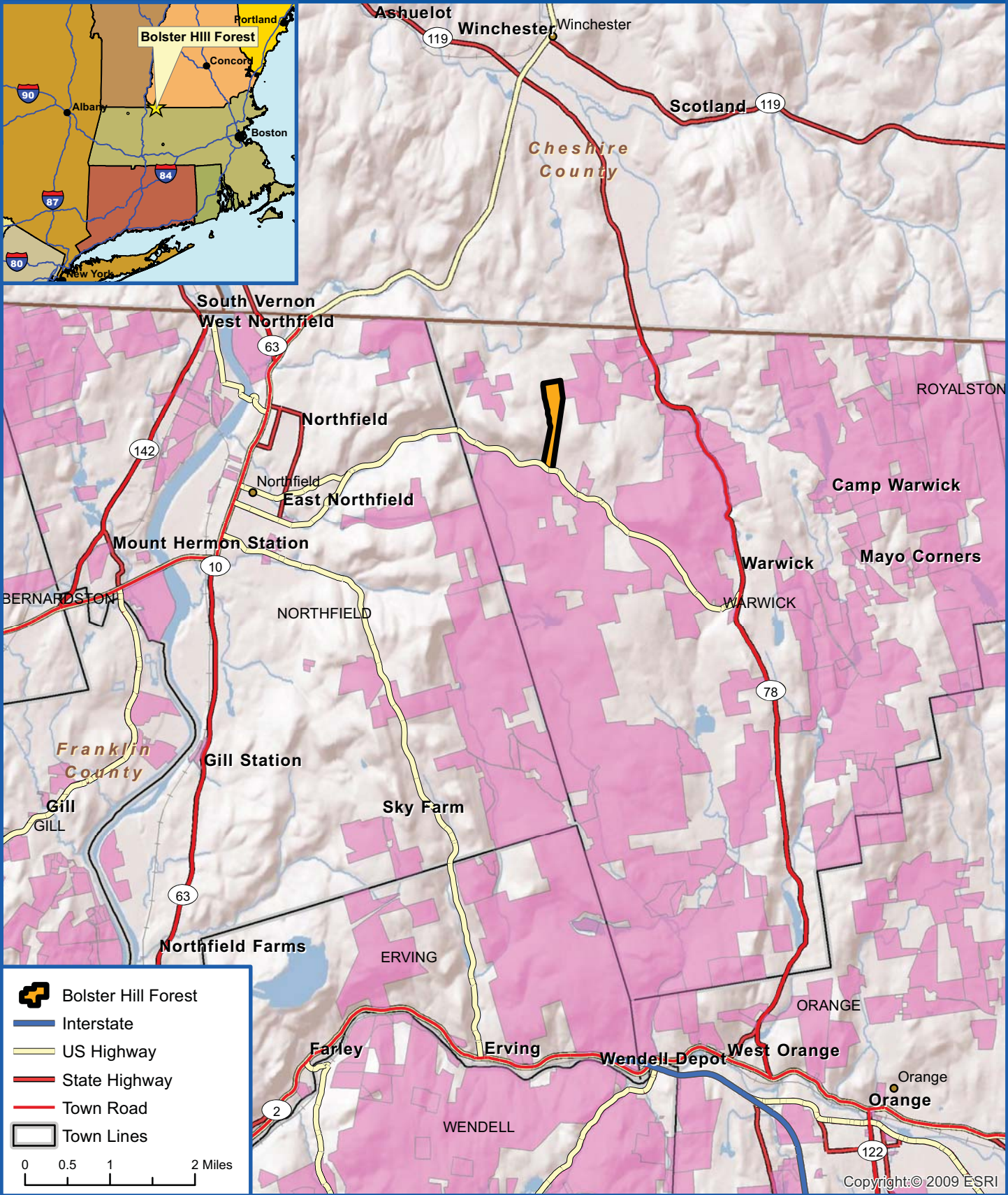
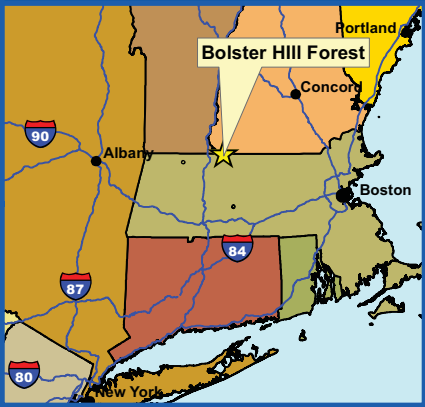
All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



Locus Map Bolster Hill Forest

fountains

92.7 Acres
Warwick, MA

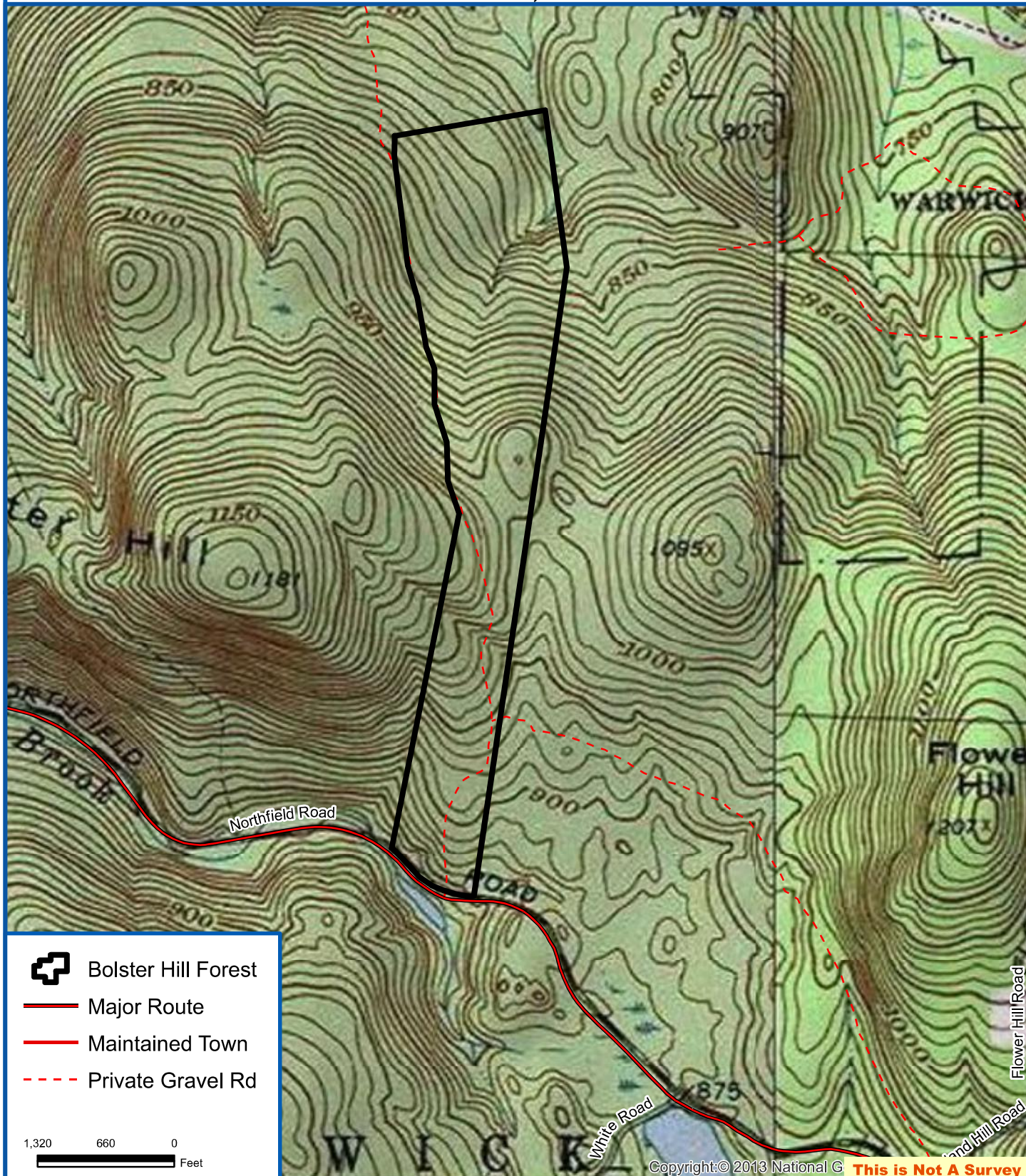




Bolster Hill Forest

92.7 Acres
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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.

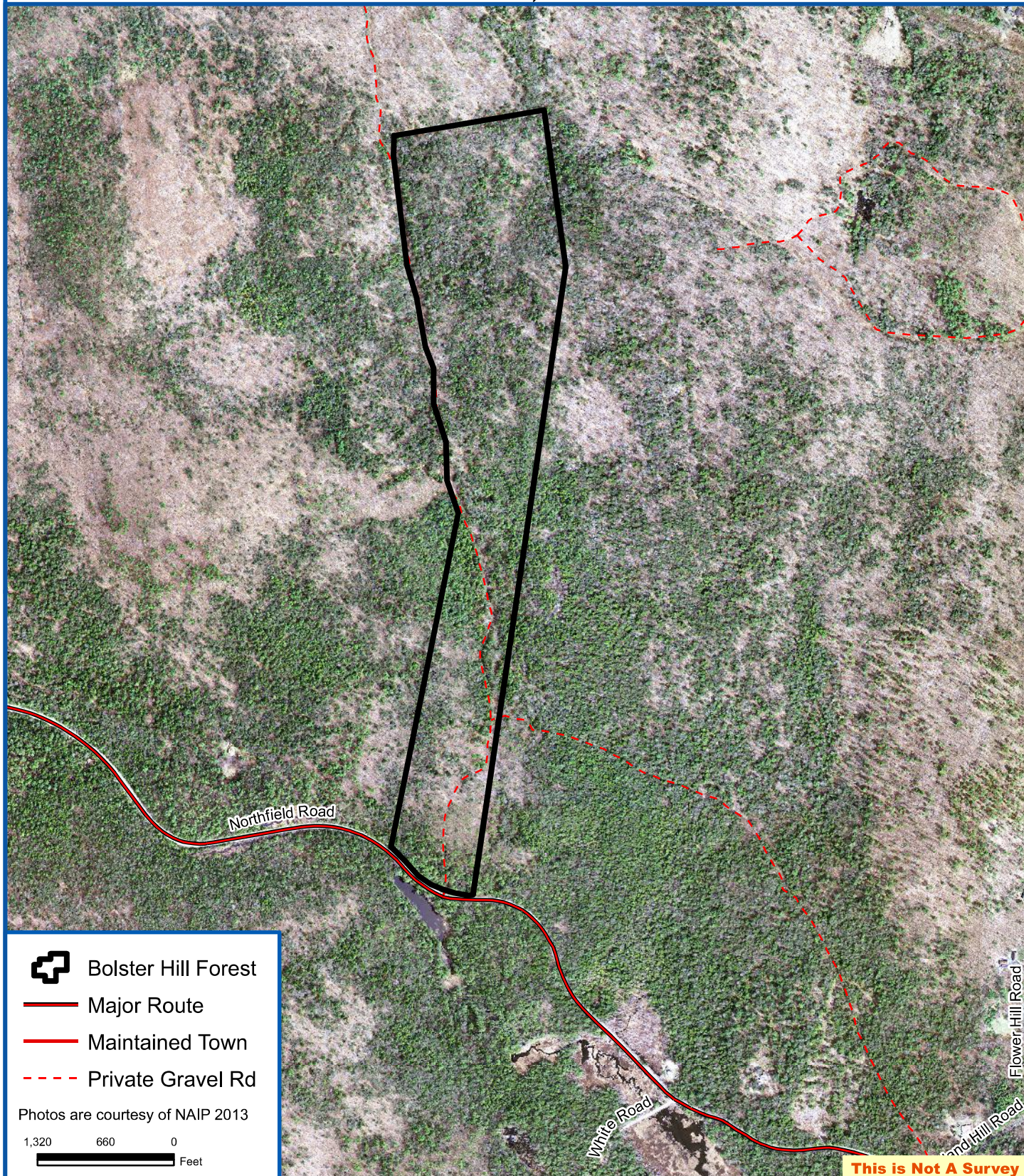


Bolster Hill Forest

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fountains



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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.