

fountains

BALDY MOUNTAIN FOREST

A well-stocked, conserved forest located in the Berkshire foothills, with a seasonal camp allowance, hunting lease income, and adjacency to the Appalachian Trail.



159± Acres
Tyringham, Berkshire County, Massachusetts

Price: \$155,000

LOCATION

Baldy Mountain Forest is located in Tyringham, Massachusetts, a village of less than 500 residents about five miles south of Interstate 90 and one of many small rural towns tucked among the rolling Berkshire hills, checkered with small fields and numerous brooks that thread the verdant countryside.

Tyringham straddles Hop Brook, a major tributary flowing into the Housatonic River located just a few miles to the north. The well-known Appalachian Trail crosses Webster Road, up and over Baldy Mountain, a modest knoll that sits between the north and south parcels.

Pittsfield, the nearest major town, is located about 20 miles to the northwest, at the confluence of three branches feeding into the Housatonic River. The classic Berkshire town of Stockbridge, home to the Norman Rockwell Museum, is located about 10 miles to the east. Tanglewood, the summer home of the Boston Symphony Orchestra is also located in nearby Stockbridge.

ACCESS/BOUNDARIES

The forest consists of two non-contiguous parcels fronting the town-maintained Webster Road which travels east/west from the main street of the village to Route 8. The northern parcel has nearly a half mile of frontage and the southern parcel has about a third of a mile.

To visit the property via Interstate 90, take the Lee exit and head south towards Tyringham village. Approximately 4 miles south of the exit, look for Webster Road on the left. Take Webster Road for about 1.3 miles and the boundary of the northern parcel will appear on the left.

Property boundaries have been recently repainted 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 offers no specific acreage; GIS data indicates 170 acres, while tax map information indicates approximately 158.5 acres. For marketing purposes, the tax acres serve as the primary reference.



Tyringham village as viewed from across the field on Church Street. Typical of so many Berkshire villages, the historic buildings are often white and clapboard-sided. A patchwork of small fields grace the surrounding landscape.



The town-maintained Webster Road provides convenient access to both the north and south parcels. The village is located just a mile and a half away.

SITE DESCRIPTION

The northern parcel terrain is nearly flat with a gentle westerly slope that forms the headwaters of Webster Brook. Nearly half of the southern parcel terrain is flat along roadside and then gradually sloping upward to a small “table” before the terrain tips steeply to the southeast (off the parcel). The separate parcels range in elevation between 1,650’ and 1,750’ above sea level. Long-distance views are not immediately available due to dense tree cover.

According to the Chapter 61 management plan, soils are all very stony, conducive to growing good oak and pine. Beaver activity has saturated soils in limited areas on the northern parcel, given the presence of two small wetlands, but the population can be managed to minimize impacts to tree growth. Some of the well-drained upland soils on the southern parcel are well-suited for both softwood and hardwood species where a mix of pine, red maple, black cherry and white ash are thriving.



The terrain throughout most of the northern parcel and half the southern parcel is flat with sandy/rocky soils—perfect for year-round forest management activities.

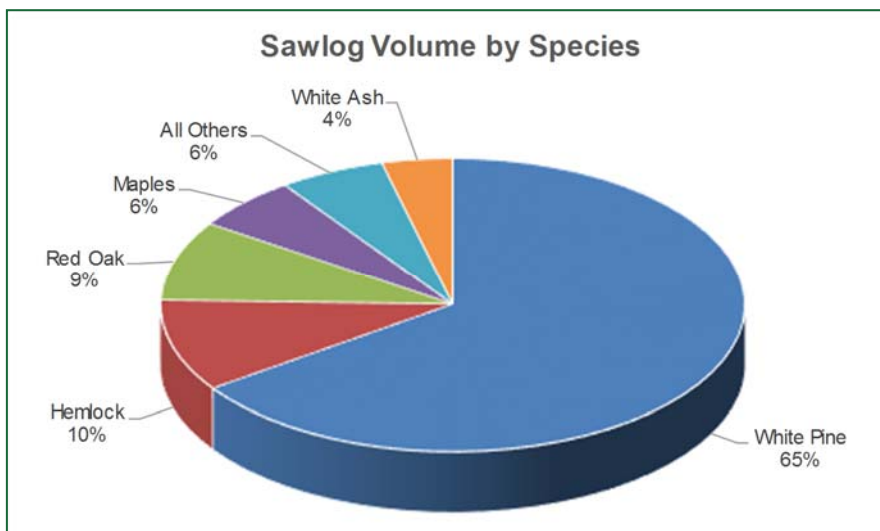
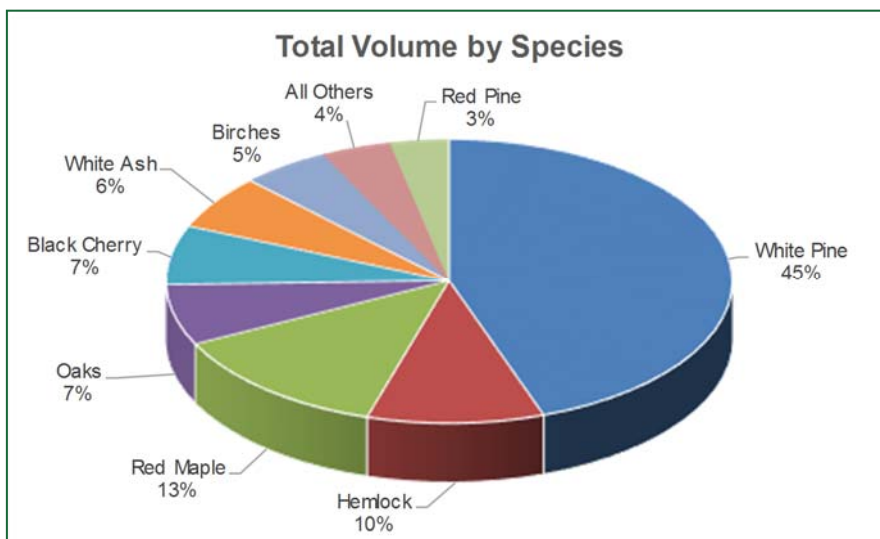
FOREST RESOURCE

The forest supports a white pine/hardwood species mix with total hardwood volume of 41% and softwood volume of 59%.

White pine leads the way with 45% of total volume, followed by hemlock, (10%) and red maple (13%). The balance of species are primarily comprised of common hardwood species with historical strong market demand. A small red pine plantation accounts for the 3% red pine volume.

Sawtimber quality is good to above average and led by white pine (65% of total sawtimber volume). Hemlock, the oaks and maples largely comprise the balance of sawlog volume.

The timber valuation in this report is based on a July 2016 timber inventory conducted by Hull Forestlands, with data collected on 56 sample points using a 10 factor prism and processed using the ForestMetrix software. Current stumpage values were assigned by Hull Forest Products forestry staff.



FOREST RESOURCE (continued)

Diameter distribution is exceptionally wide, with all size classes represented, including diameters in excess of 30 inches. The average diameter is roughly 9.5 inches. While the forest possesses many mature stems, growing stock (diameters 7-11 inches) represents the majority of forest stocking. Average diameter of white pine is 15.5 inches, indicating that the pine resource is generally within 20 years of maturity.

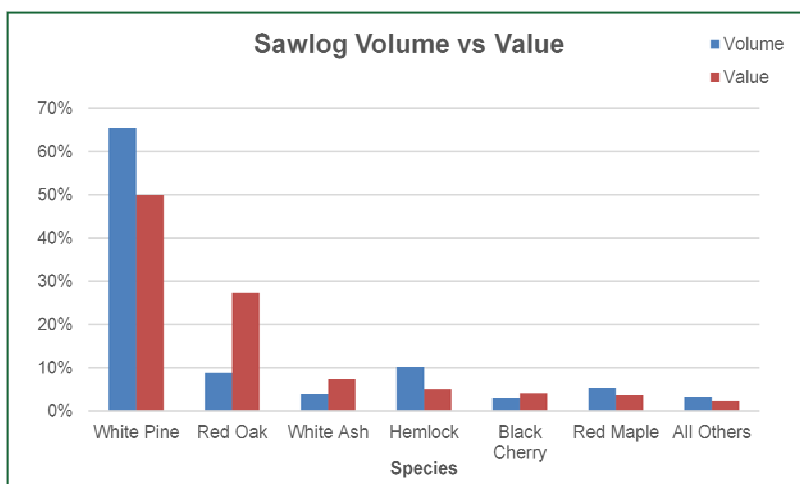
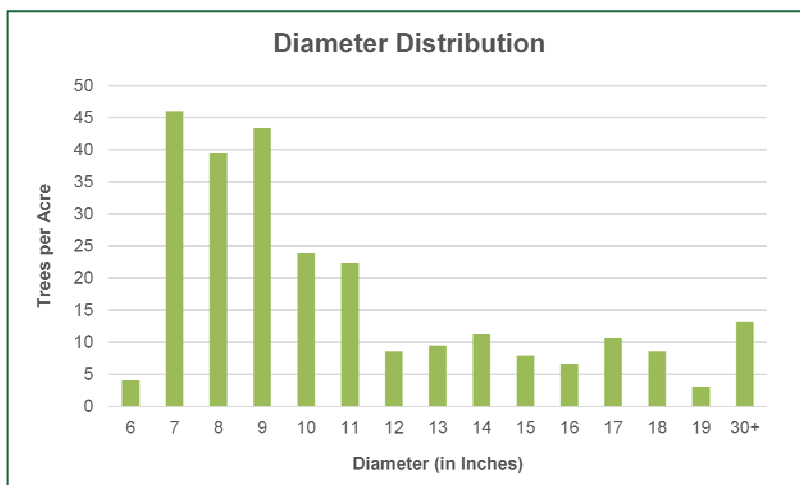
Forest stocking is exceptionally high with 37 cords per commercial acres (all products combined). While thinning occurred in 2014, the silvicultural prescription was light and focused on removal of mature white ash as a preemptive response to minimize mortality of this species from the emerald ash borer.

White pine and red oak sawlogs comprise the majority of sawlog value.

The Forest Management Plan required under Massachusetts' Chapter 61 Program notes seven stands on the forest, each with their own prescription. Single tree and group selection is the recommended treatment with the goal of maintaining good stocking and a healthy mix of hardwood and softwood species. Given the volume vs value comparison noted on the chart to the right, there is clear opportunity to promote the presence of the most valuable trees, white pine and red oak, where the stocking and site conditions warrant. For those sites that are primarily mixed hardwood, black cherry and red maple appear to be the most competitive commercial species.

There is a small red pine plantation on the southern parcel where the regeneration of mostly white pine is well-established. Given the age of the plantation and general vigor of the stand, one alternate prescription would be to harvest the red pine and release the younger white pine stems in the understory.

The gentle terrain, well-drained soils, and general accessibility of the forest allows abundant options to conduct small, cost-effective thinning operations throughout the year.



A 6-acre red pine plantation on the southern parcel and adjacent to the road. Regeneration here is well-established, offering opportunity for an overstory removal.

CONSERVATION RESTRICTION

The New England Forestry Foundation holds a “working forest” conservation restriction (CR) on the property, funded by the Norcross Wildlife Foundation. In addition to the maintenance or enhancement of wildlife habitat and conservation values, the CR supports “economically responsible silvicultural management”, provided that all forestry activities are subject to a Forest Management Plan developed by a state licensed forester and approved by the Grantee (NEFF).

Of special note is that the landowner maintains the right to post their land and control whether public access can be allowed. However, the CR allows for only “passive” (non-motorized) forms of recreation (hunting, fishing, bicycling, skiing, etc.)

Camp Right:

The easement allows the landowner to “construct...use or lease...one small cabin, not to exceed 500 ft² in footprint, on the property. For more details, a complete copy of the CR is available from Fountains upon request.



A typical mix of white pine and assorted hardwoods with varying degrees of stem quality. Choices to promote a greater amount of hardwood or softwood species, or continue with the same mix are available on several sites.

TAXES, ACREAGE AND TITLE

The property exists in two tax lots – Map 406, Lot 40 (83.5 acres) and Map 406, Lot 9 (75 acres), totaling 158.5 acres. For marketing purposes, tax acres are used as the primary reference. Property taxes in 2015 for Lot 40 were \$39.49 and for Lot 9 were \$35.49.

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.

The property is owned by Hull Forestlands, LP whose deed is recorded in Book 1874, Page 129 dated December 22, 2000 in the Berkshire County Registry of Deeds. A copy of the deeds, tax bills, and other related documents are available upon request from Fountains.



Excellent quality hardwoods like this red oak above are scattered throughout the forest. Black cherry and red maple show similar quality indicating good opportunity for promoting long-term hardwood silviculture.

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.

Baldy Mountain

Timber Valuation

Prepared By

FOUNTAINS FORESTRY INCORPORATED

Tyringham, Massachusetts
August 2016

159 Tax Acres
150 Commercial Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
Sawtimber - MBF (International 1/4")					
White Pine	516	45	150	100	51,600
Red Oak	70	175	500	400	28,200
White Ash	31	80	550	250	7,700
Hemlock	80	20	150	65	5,200
Black Cherry	24	150	200	175	4,200
Red Maple	42	30	180	90	3,800
White Oak	3	175	325	250	800
Red Pine	14	40	60	50	700
Sugar Maple	4	150	200	180	700
Black/Yellow Birch	2	50	200	125	200
Aspen	3	30	60	45	100
Pulpwood - Cords					
Hardwoods	937	0	0	10	9,400
White Pine	1,719	0	0	4	6,900
Hemlock	904	0	0	4	3,600
Red Pine	359	0	0	4	1,400
Spruce	108	0	0	4	400

Totals					
Sawtimber Total	790	MBF			\$103,200
Sawtimber Per Acre	4.986	MBF			\$651
Sawtimber Per Comm. Acre	5.268	MBF			\$688
Cordwood Total	4,027	Cords			\$21,700
Cordwood Per Acre	25.4	Cords			\$137
Cordwood Per Comm. Acre	26.8	Cords			\$145
Total Per Acre					\$788

Total Value	<u>Low</u>	<u>High</u>	<u>Likely</u>
	\$97,000	\$152,000	\$124,900

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

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

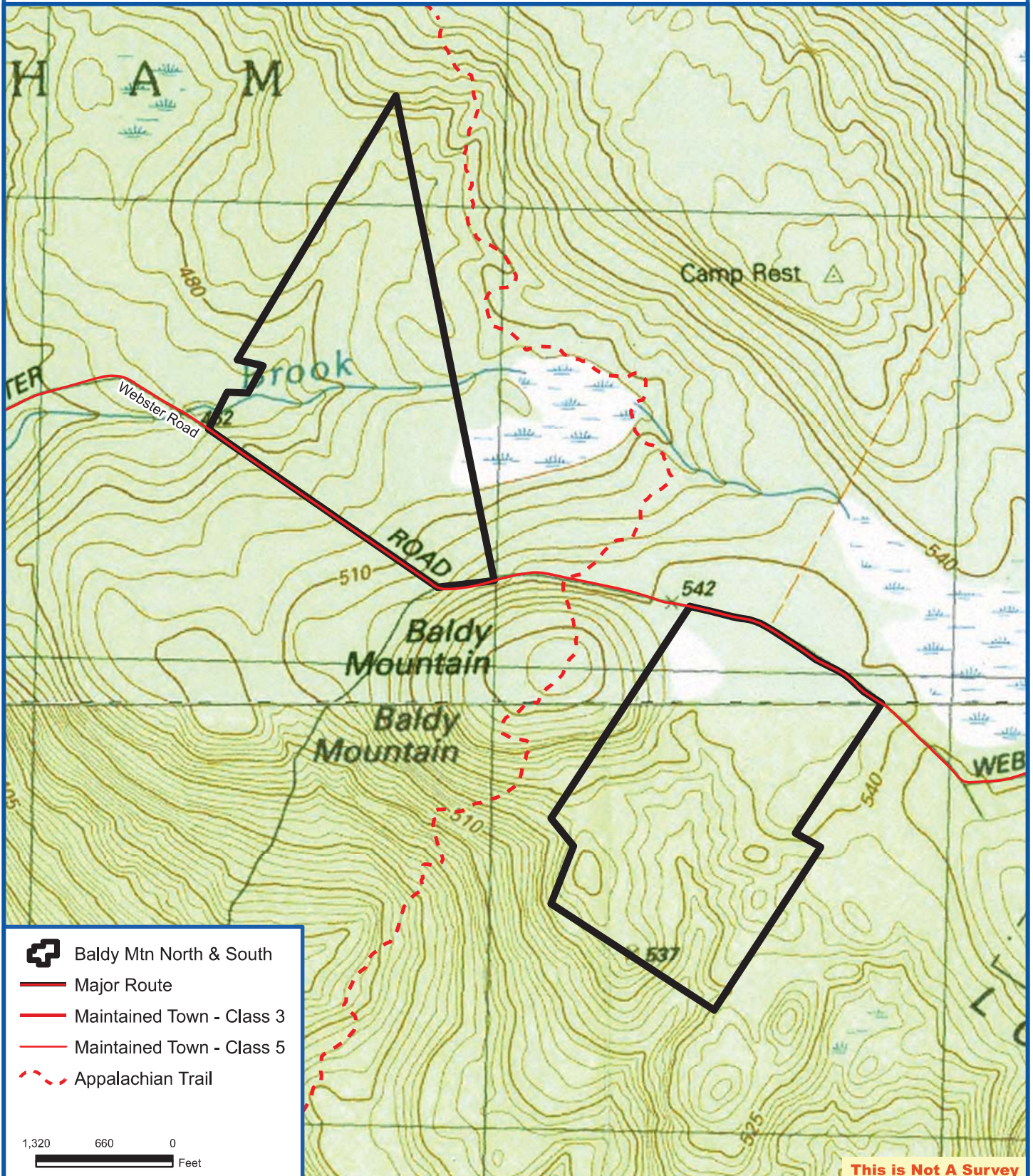
Data were collected on 56 10 Factor cruise plots and processed with the ForestMetrix software
The volumes and values reflect estimated capital value of merchantable timber and are not liquidation values.
Prices are averages for the area and are adjusted to reflect, access, timber quality and operability of the site.



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158.5 GIS Acres
Tyringham, MA



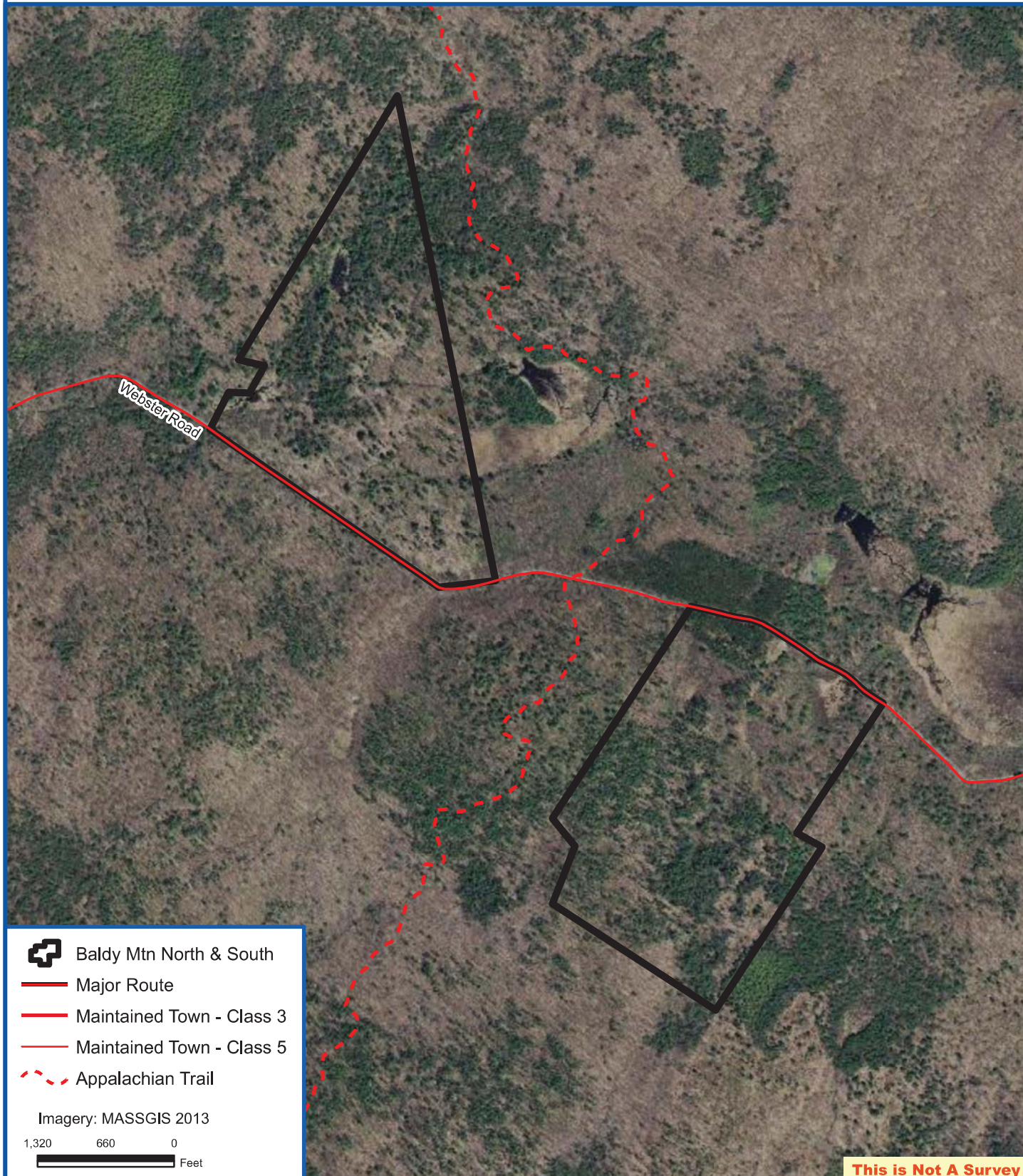
Map produced from the best available information including supplied shapefiles, town tax maps, aerial photography and reference information obtained from MASSGIS. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



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Tyringham, MA



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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.