

NESCOPECK MOUNTAIN FOREST

***A rare northeastern Pennsylvania timberland retreat,
highlighted by its customized turn-key log lodge,
close proximity to Interstate 80 and well-stocked
Appalachian sawtimber resource.***



**348 GIS Acres
Mifflinville, Columbia County, Pennsylvania**

Price: \$921,000

LOCATION

Fountains' is pleased to introduce Nescopeck Mountain Forest, a rare 348-acre timberland estate situated in the scenic Appalachian hardwood ridge-and-valley region of northeastern Pennsylvania's Columbia County. Nescopeck Mountain is a high quality timberland investment, offering a turn-key, finely-crafted log home which benefits from deep privacy due to its central location within a large ownership campus. The property lies along the slopes of Nescopeck Mountain, a prominent long-running ridge overlooking the nearby fertile farmlands and small communities of the central Susquehanna River Valley. This area is a mixed landscape of family farms, small communities and elongated hardwood mountain chains which are well-recognized for their productive site conditions for growing high quality northern hardwoods.

Nescopeck Mountain is located just outside Mifflinville, a classic Pennsylvania farming community located centrally along the Interstate 80 corridor between nearby Bloomsburg (10 miles) and Hazleton (30 miles). Bloomsburg is a regional population and cultural center (population 14,800) and is home to Bloomsburg University, a public university well-known for its focus on education and business. Every year in late September, as the region's northern hardwood ridges begin to display their brilliant autumn colors, the Bloomsburg Fair celebrates Pennsylvania's robust agricultural heritage.

The city of Danville, PA is situated within an easy 30-minute drive west along I-80 and is home to the Geisinger Medical Center, one of northern Pennsylvania's most important specialized hospitals for referrals and a top employer within the region with its numerous regional affiliate offices.

Wilkes-Barre is 35 miles north, and the state capital, Harrisburg, is located 110 miles south. Philadelphia is located within 3 hours to the southeast by car, while New York City is within 3 hours to the east.

ACCESS/BOUNDARIES

Access is gained via Zach's Lane, a private four-season road that connects this and neighboring properties to nearby Hetlerville Road and to Exit 242, Mifflinville's access on and off Interstate 80, 4 miles to the west. The property has a total of 250' of frontage along Zach's Lane, including two alternative entry points.



**Top: Nescopeck Mountain in background
Middle: Zach's Lane frontage on left
Bottom: Well-managed hardwood stand**

ACCESS/BOUNDARIES (continued)

Nearly 150' of frontage exists in a currently undeveloped agricultural field near the property's northern perimeter, and 100' of frontage also exists in the property's northwest corner from which a gated private driveway provides traditional entrance to the land. From the gate, the driveway extends for 1,200' to the log home envelope which is tucked privately within the property's campus.

From the private log home envelope, a series of internal trails (suitable for ATV and UTV traffic, snowmobiling, and hiking) extend toward the upper reaches of Nescopeck Mountain, providing developed recreational and forest management access well into the heart of the land to the south and east.

Boundary lines on the property are variable and consist of a mix of old blue paint, wire fence, stone walls and posted signs. Deed, tax map and GIS acreage indicate ± 346 acres. Although these maps have a GIS origin, buyers should not rely on these maps to accurately portray deeded boundary lines in the field. There could be errors in the maps presented in this report and boundary lines in the field could be inaccurate.

SITE DESCRIPTION

The property's diverse timber investment and residential retreat options are shaped by its juxtaposition to Nescopeck Mountain, a long-running hardwood ridgeline originating near Bloomsburg and extending eastward for nearly 30 miles along the I-80 corridor. Nescopeck's deep, Appalachian-type soils and well-drained slopes are capable of producing some of the region's best hardwood saw timber, as evidenced by the impressive stem height witnessed on the property. Terrain can be categorized in two broad zones including (1) the lower-lying northwestern panhandle hardwood area extending from Zach's Lane to the log home lodge campus and (2) the mid and upper hardwood slope region of the property occupying much of the southern $\frac{2}{3}$ of the land in an east-west fashion. Soils are typical of well-drained, northeastern PA types and include deep Laidig Buchanan types in lower lying zones and stonier Dekalb Edgemont associations along the upper slopes. Elevations range from 830' at sea level (ASL) to 1,645' ASL.



Top: Nescopeck Mountain defines the property's terrain along with its investment and retreat options.

Bottom: Well-stocked hardwood resource

CUSTOM LOG HOME



Nescopeck Mountain Log Home Photos

Highlighting the property's exceptional turn key estate options is a custom-built, four-season log home providing immediate residential or weekend recreational lodging opportunities. This carefully-designed, 1,500 ft², 4-bedroom, 2-bath lodge was built within the last decade and its hand-hewn, square log construction with dovetail corners creates a refined and rustic backdrop for weekend getaways. The following table highlights its amenities. For more information, please contact Fountains.

Table 1. Nescopeck Mountain Log Home Datasheet		
General Information		
Approx. Square Ft	1700*	
School District	Central Columbia School District	
Bedrooms/Baths	4 bedrooms, 2 baths	
Exterior	10" Hand-hewn Square Log with Dovetail Corners	
Room Information:	Floor	Comments
Living Room	1st Floor	24' x 16' - natural granite stone fireplace, vaulted pine ceilings with wood rafters, southern pine hardwood floors
Kitchen	1st Floor	10' x 12', refrigerator, dishwasher stove, laminate counter tops and flooring
First Floor Main Bedroom	1st Floor	12' x 14' master bedroom, knotty pine ceilings log walls
First Floor Guest Bedroom	1st Floor	10' x 10' guest bedroom on first floor, knotty pine ceilings and walls
Bath	1st Floor	Two baths on first floor - 6' x 12' main bath and 10' x 6' bath in master bedroom
Laundry/Utility Room	1st Floor	6' x 8' with 200 amp electric panel, washer and dryer location
Loft and Upstairs Bedrooms	2nd Floor	Open loft area (14' x 8') with guest bedroom (10' x 8') and 2nd floor master bedroom (14' x 16') with walk in 10' x 12' storage. Pine ceilings and knotty pine walls
Front Porch	1st Floor	40' x 8' front porch with natural wood decking
Utilities/Appliances		
Heat System		Elec Baseboard
Air Conditioning		No
Water		Drilled Well
Sewer		On-site septic
Electric Service		200 amp
Appliances		Dishwasher, Refrigerator, Stove
TV		Satellite Dish
Outbuildings		Storage Shed, approx 8' x 8'
Garage		No
Basement		Crawl Space
Roof		Composite Shingle
* Square footage and room dimensions are rough estimates only and actual dimensions may vary		

PROPERTY TAXES AND TITLE INFORMATION

Annual property taxes in 2015 are \$4,260.09. The property IS 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 Columbia County Real Property Tax Service in Bloomsburg, PA as Mifflin Township tax map parcels 23-08-004, 23-08-020, 23-08-033 and 23-08-037. Deed information can be found in the Columbia County Clerk's Office and filed in instrument #2006-00352.

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 PA legislation dating back the late 1950s. No gas leases have been executed to date by the current ownership.

TIMBER RESOURCE

Timber Inventory:

Timber information in this report is based on data collected on the property in October and November of 2010 and processed in December of 2010 by an independent service provider commissioned by the ownership. The inventory design was based on a random 5 X 6 chain grid using a 10 BAF prism, where 103 sample points were acquired. Of the total 348 GIS acres, 7 acres have been delineated as non-productive forest. 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 2011-2014 growing seasons. Timber volumes by species and product were valued-based on the Penn State University PA Woodlands Timber Market Report, NE 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 \$405,100 (\$1,164/acre) on 1,828 total MBF and 3,895 total 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 available upon request.

The timber resource is predominantly hardwoods.



TIMBER RESOURCE

Species Composition:

The forest's predominantly well-drained upland terrain has led to a resource dominated by hardwood species, which account for 98% of total volume. Overall, species composition is highly favorable, consisting primarily of oaks (70% of total volume) with associated other desirable species (poplar, ash, hickory, red maple and white pine). The market climate is such that strong demand for these species currently exists from the many regional forest products manufacturers, mostly in the form of sawmills and log buyers.

Stocking & Stem Quality:

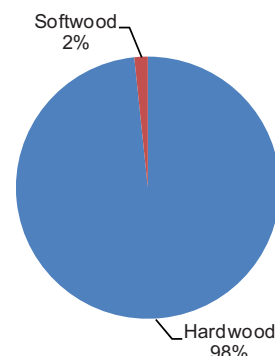
Forest-wide, total basal area is 92 ft², representing fully-stocked conditions. The per-acre commercial volumes (excluding topwood) of 5.451 MBF and 11.6 cords indicates a resource with both a high percentage of sawlogs while containing a considerable growing stock component (younger stems nearing the sawlog size class). Total volume across the property is 22.5 cords per commercial acre, near average for the region and providing ideal conditions to implement income generating thinning operations. Stem quality forest-wide can be considered excellent with the forest containing an abundant current and future veneer resource.

Forest Structure & Age:

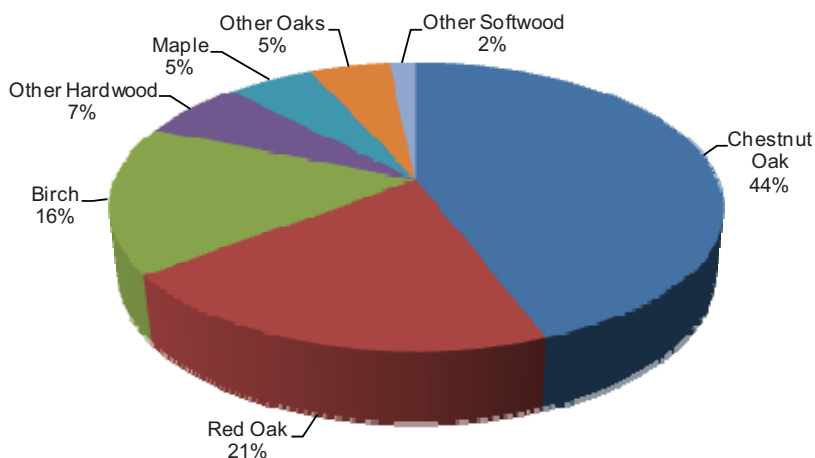
While terrain and soil conditions often dictate species composition, past land uses also have an affect. The forest's northern section contains gentle terrain which formerly existed as agricultural land and has since reverted to natural hardwoods over the course of the past 40 years. In this area younger trees dominate. Much older stands can be found on the steeper slopes leading to Nescopeck Mountain where forested conditions have existed for over 100 years.

Overall, the forest contains two dominant age classes: 25-30 years of age (4-8" stems) and 60-75 years of age (small to medium-sized sawlogs). A residual mature or maturing age class exists scattered throughout the steeper slopes.

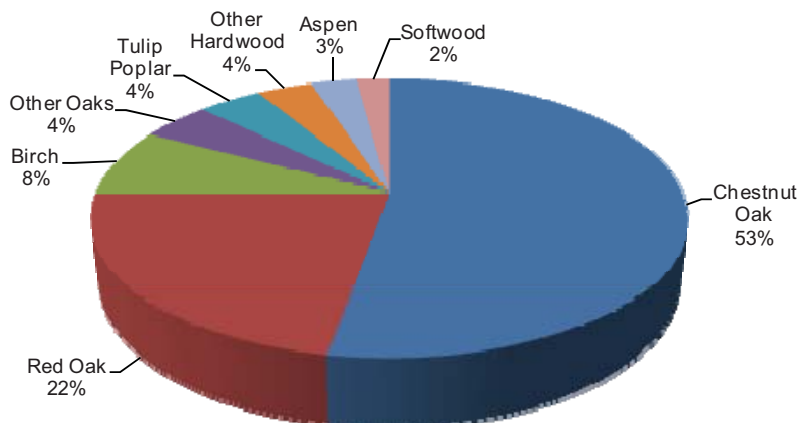
**Hardwood vs Softwood
as a Percentage of Total Volume**



Total Volume by Species



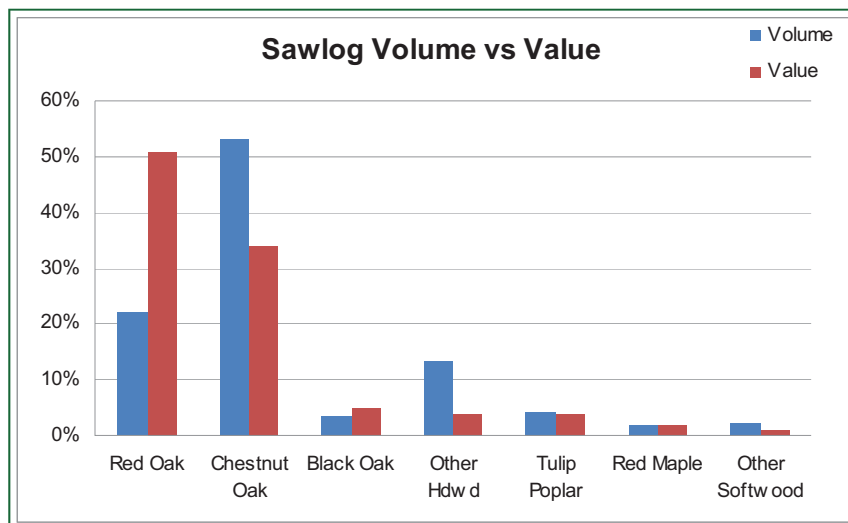
Sawlog Volume by Species



TIMBER RESOURCE (continued)

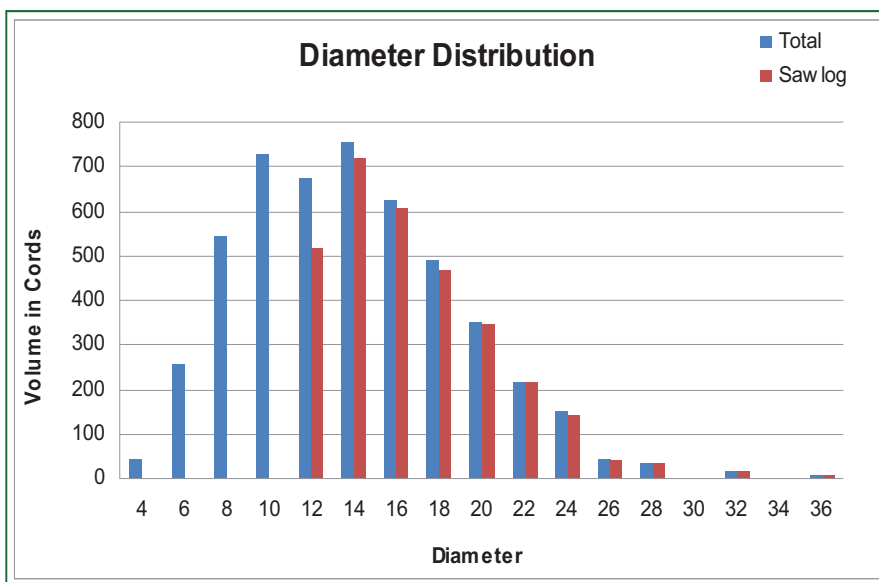
Sawlog Value:

Red oak sawlog value leads the way, holding 51% of sawlog value. Combined with chestnut and black oak, the oaks hold nearly 90% of the total sawlog value and nearly 77% of total sawlog volume. Poplar, red maple and miscellaneous other associated hardwoods (including white pine) accounts for the balance of the sawlog volume and value.

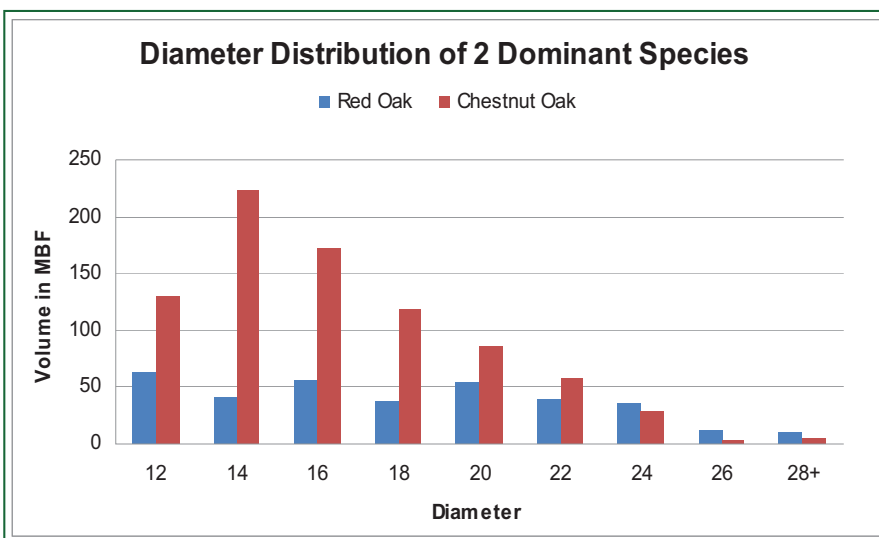


Diameter Distribution:

Diameters are well represented across the commercial spectrum with a notable sawlog size class, as well as an abundant pole size class (6-10"). Average diameter (based on total volume with all products combined) is 13-14", with sawlogs at 16". This diameter distribution indicates a resource with two primary age classes: poles and small to medium sawlogs. The component of larger diameters (above 18") appears to be a residual age class whose age is likely in excess of 85 years.



Average diameter for the two main species are red oak 18" and chestnut oak 16-17". Much of the forest's oak resource is situated on the upper slopes of Nescopeck Mountain where these species are well adjusted to summer droughts on the well drained soils. Forest thinning in this area of the forest can occur at any time. Forest aesthetic throughout the property can be considered attractive with minimal ground cover, facilitating recreational hiking.



NESCOPECK MOUNTAIN FOREST

Timber Valuation

Prepared By

FOUNTAINS FORESTRY INCORPORATED

Columbia County, PA
February 2015

348 Acres
335 Commercial Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
<i>Sawtimber - MBF (Scribner)</i>					
Red Oak	401	350.00	450.00	425.00	170,500
Chestnut Oak	978	130.00	220.00	175.00	171,100
Black Oak	62	200.00	250.00	225.00	13,900
Yellow Poplar	75	200.00	250.00	225.00	16,800
Red Maple	34	175.00	235.00	215.00	7,200
Misc Hardwood	192	20.00	40.00	25.00	4,800
White Oak	14	200.00	250.00	230.00	3,200
White Pine	32	50.00	90.00	70.00	2,300
White Ash	14	100.00	150.00	125.00	1,700
Scarlet Oak	5	170.00	210.00	190.00	900
Hickory	16	40.00	60.00	50.00	800
Misc. Softwood	7	20.00	40.00	25.00	200
<i>Pulpwood - Cords</i>					
Hardwoods	3,862	2.00	5.00	3.00	11,600
Softwood	33	2.00	5.00	3.00	100

Totals					
Sawtimber Total	1,828	MBF			\$393,400
Sawtimber Per Acre	5.254	MBF			\$1,130
Sawtimber Per Comm. Acre	5.451	MBF			\$1,173
Cordwood Total	3,895	Cords			\$11,700
Cordwood Per Acre	11.2	Cords			\$34
Cordwood Per Comm. Acre	11.6	Cords			\$35
Total Per Acre					\$1,164

Total Value	<u>Low</u>	<u>High</u>	<u>Likely</u>
	\$362,000	\$440,000	\$405,100

BASED ON DECEMBER 2010 INVENTORY BY SELLER'S MANAGER AND ADJUSTED FOR 4 YEARS OF GROWTH

The inventory based on 103 plots taken on a 5X6 chain grid with a 10 BAF Prism.

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

The volumes and values are not a liquidation value.

Stumpage prices based on PA Woodlands Timber Market Report - 10 Quarter average.

ADDITIONAL PENNSYLVANIA TIMBERLAND OPPORTUNITIES

Nescopeck Mountain Forest is one of ten tracts located in northeast 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. On the Properties page, on the far right side of the page, click on Data Room. Choose *Northeast PA Timberlands* from the drop-down menu and enter *marcellus* for the password.

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; 11.6 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.

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

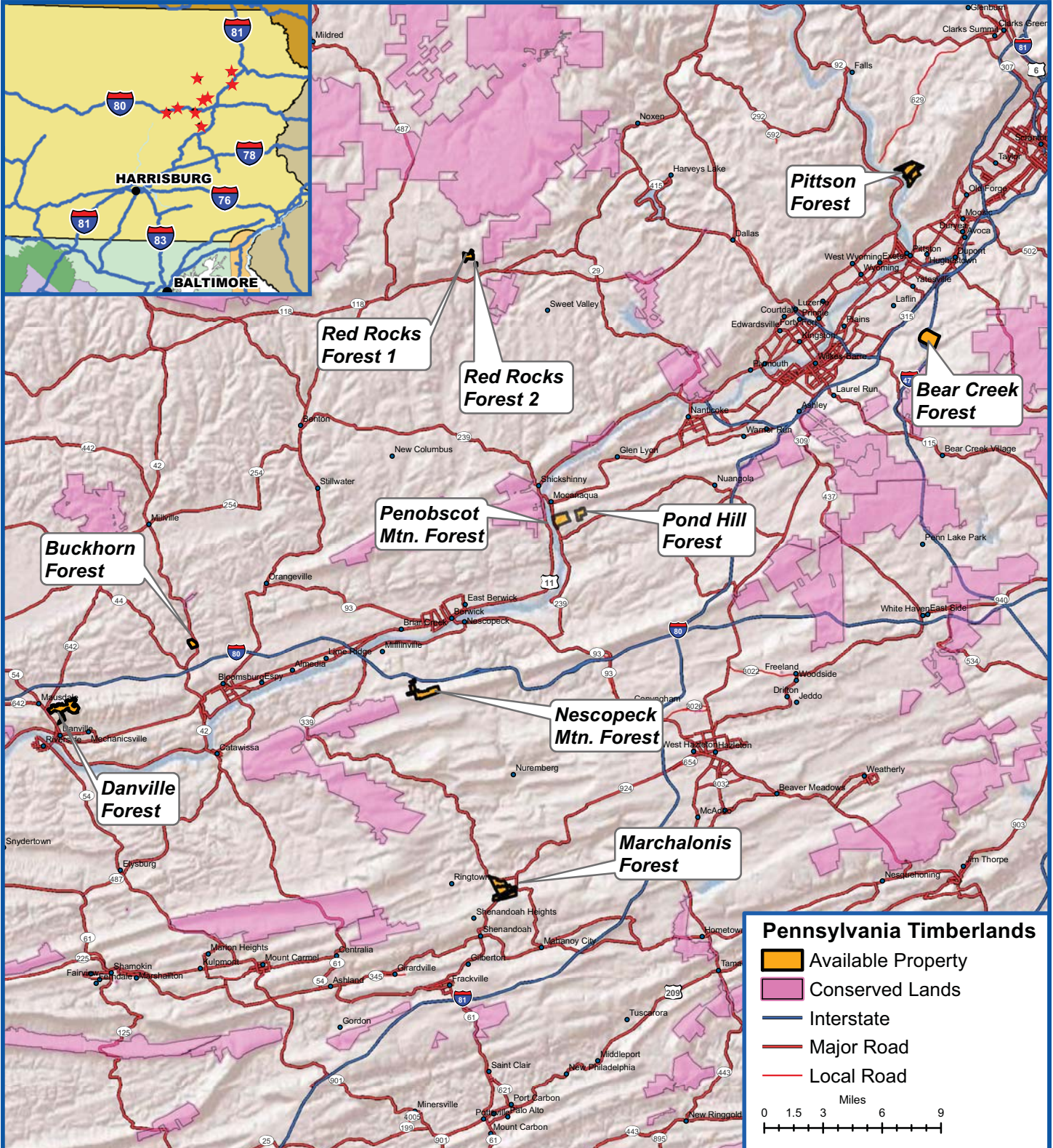
Danville Forest
426 Acres
Montour County

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



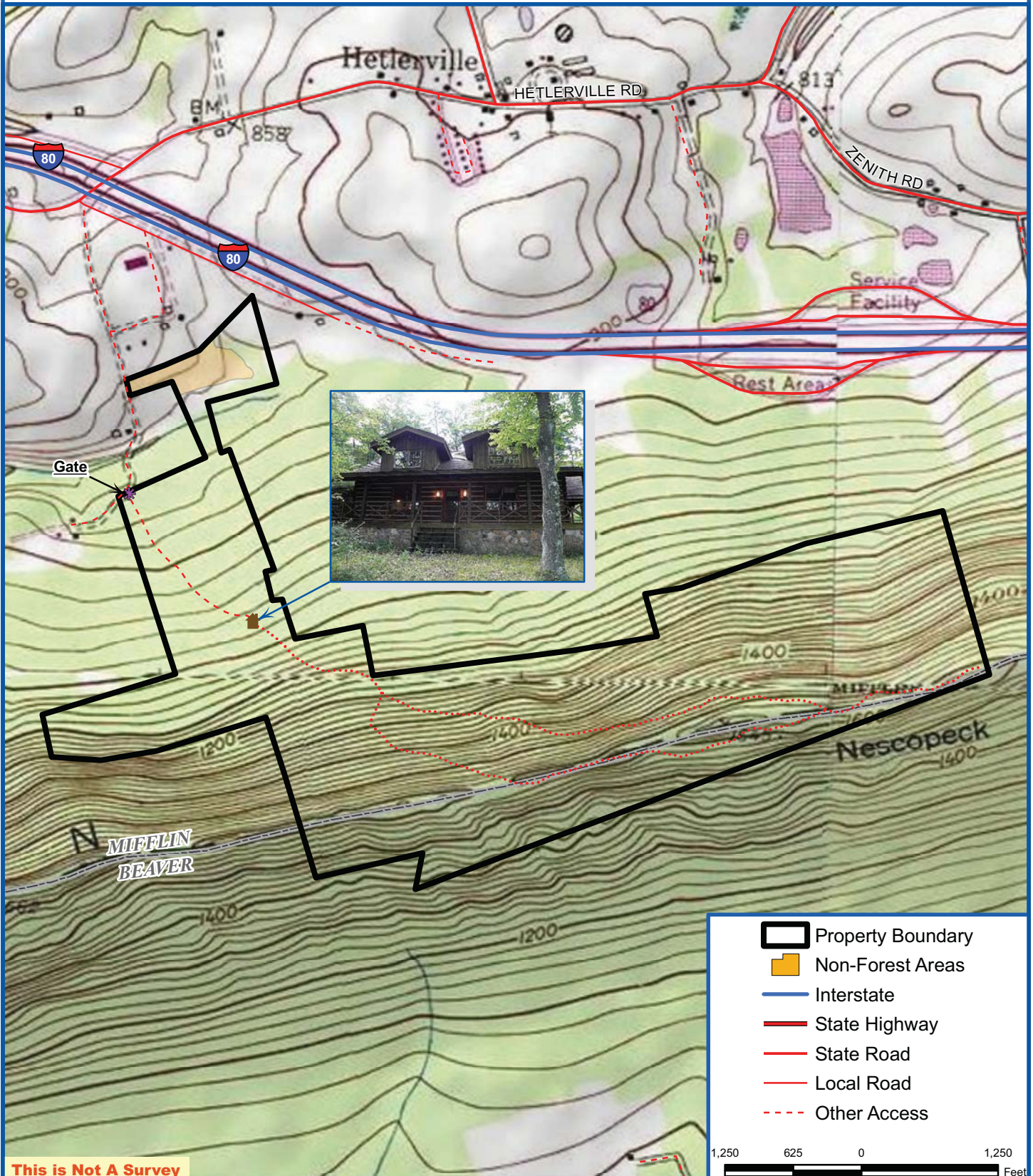


Nescopeck Mountain Forest

348 GIS Acres

Mifflin & Beaver, Columbia County, Pennsylvania

fountains



Map produced from information supplied by the seller, aerial photography and reference information obtained from PSDA.
Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.

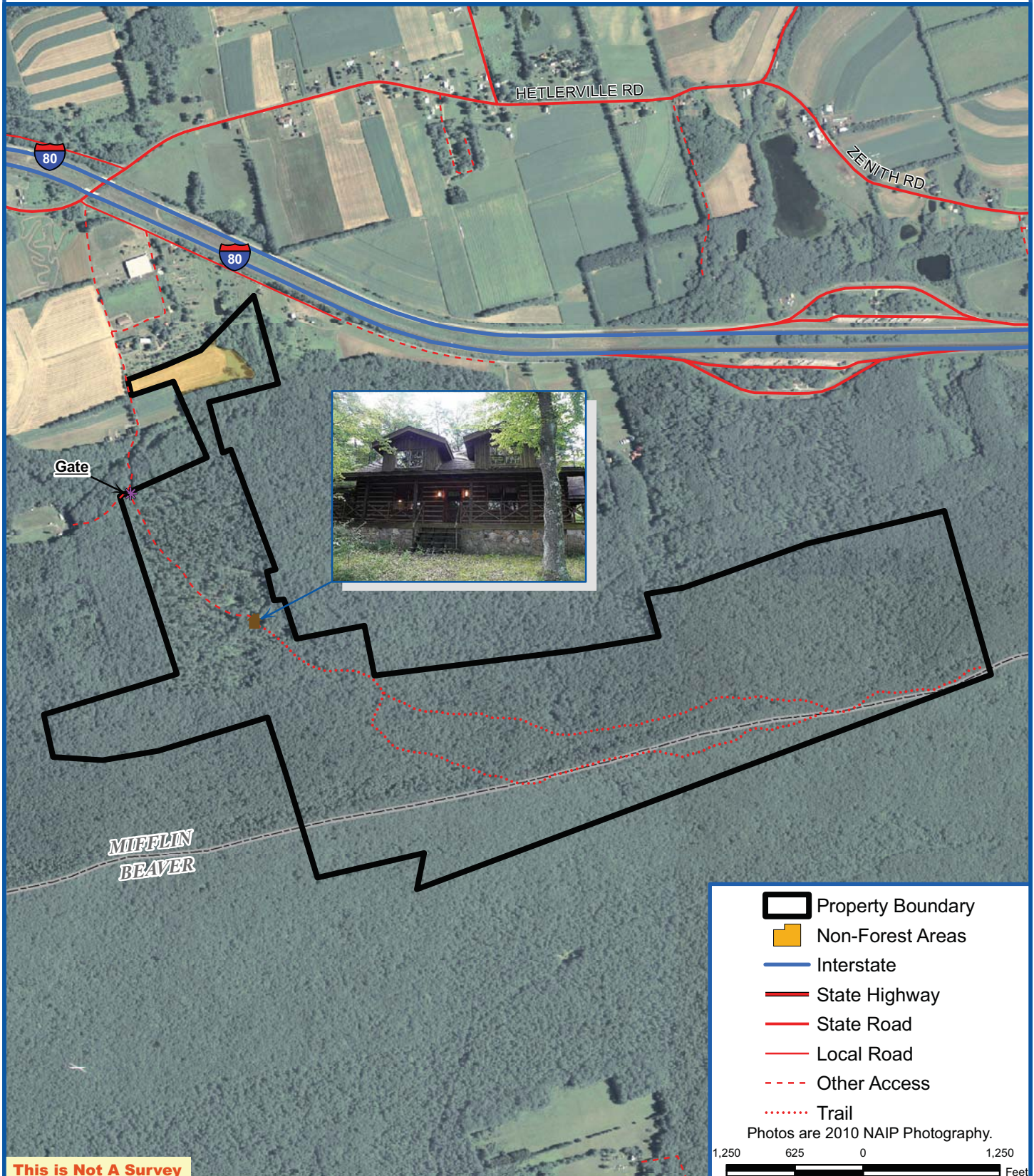


Nescopeck Mountain Forest

348 GIS Acres

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fountains



This is Not A Survey

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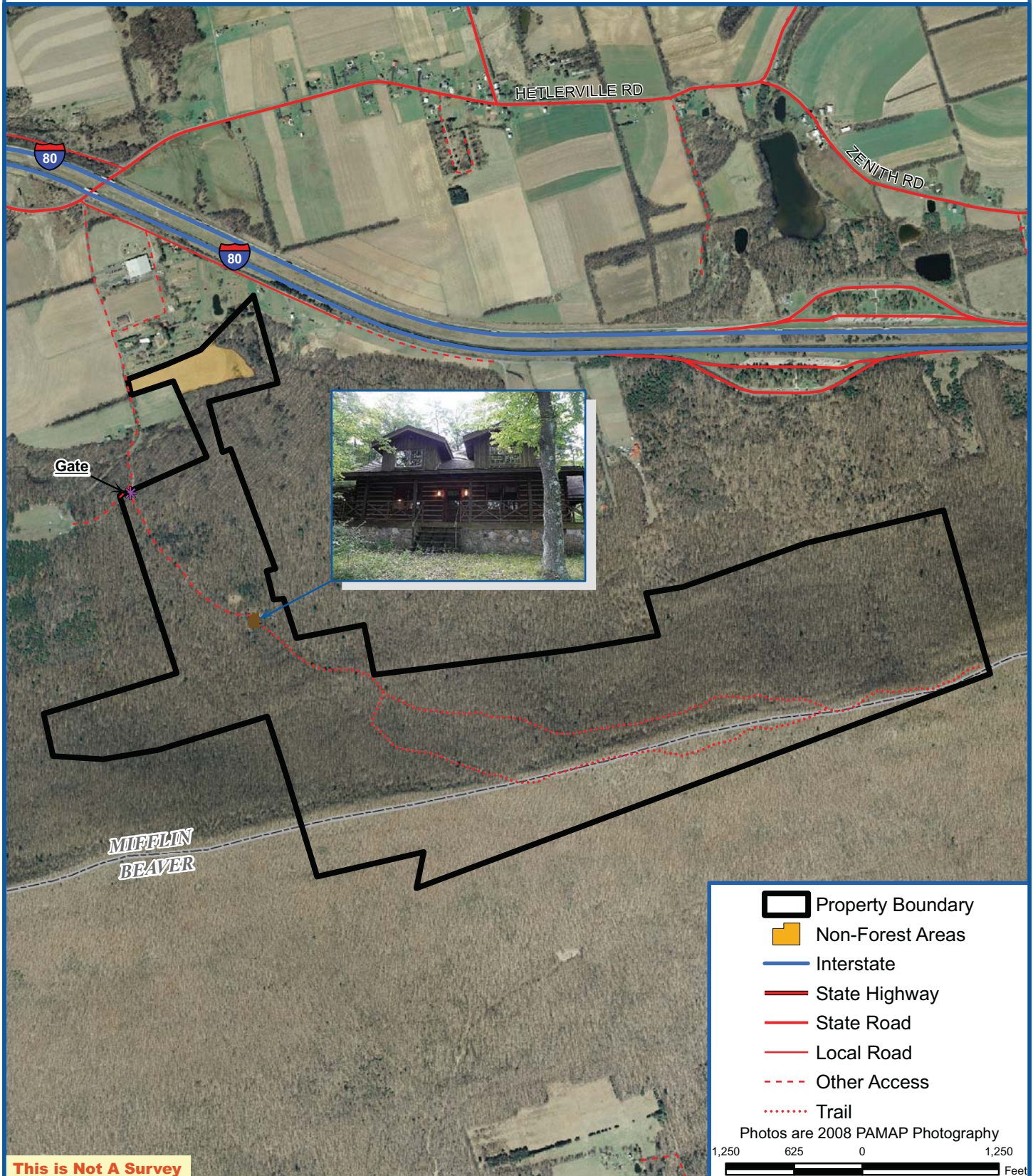


Nescopeck Mountain Forest

348 GIS Acres

Mifflin & Beaver, Columbia 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.

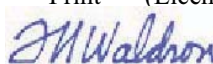
Real Estate Recovery Fund exists to reimburse any person who has obtained a final civil judgment against a Pennsylvania real estate licensee owing to fraud, misrepresentation, or deceit in a real estate transaction and who has been unable to collect the judgment after exhausting all legal and equitable 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)