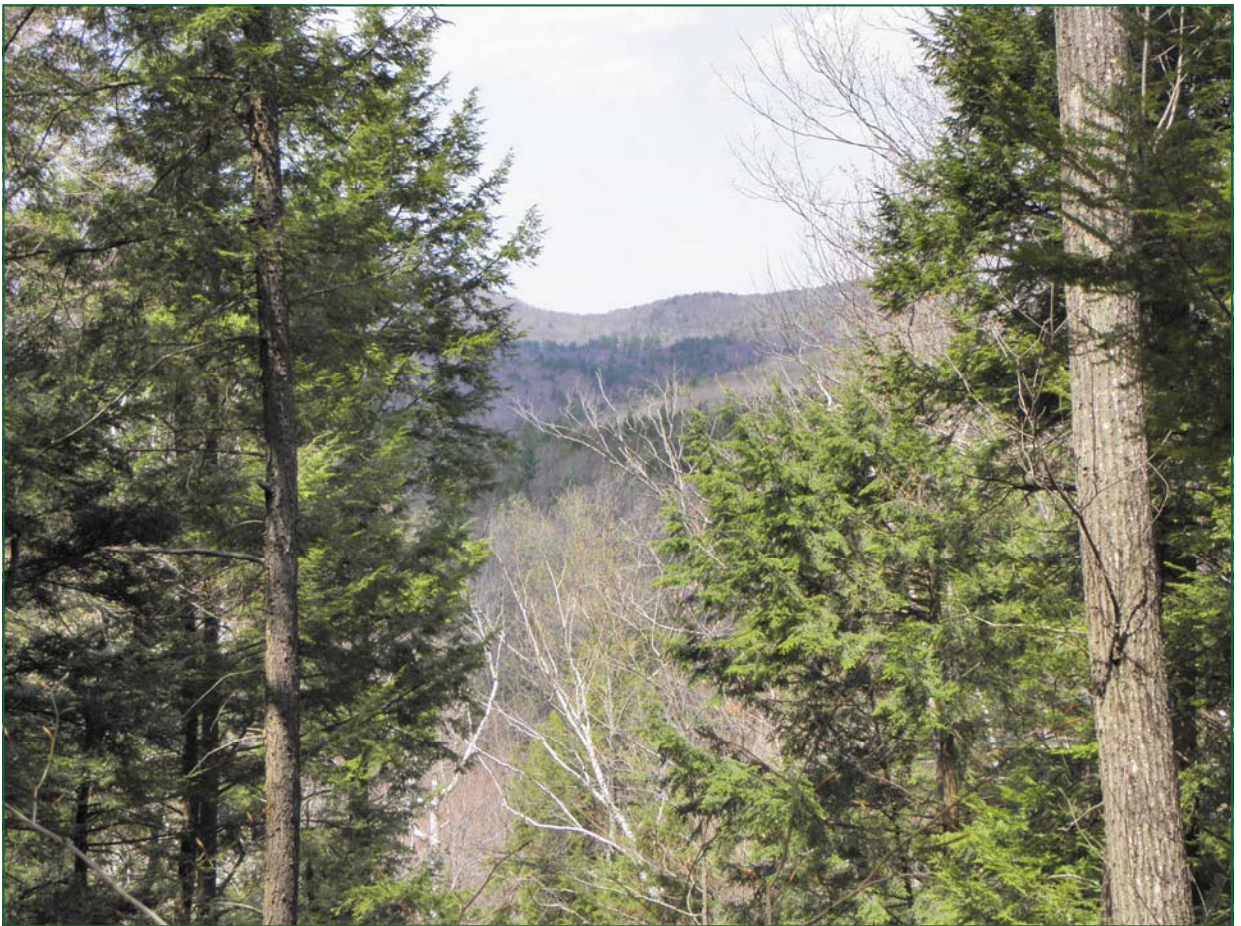


fountains

MILL BROOK FOREST

A multiple-use parcel located in the scenic Berkshire foothills, a few miles north of the Deerfield River, offering timber, recreation, and seasonal camp opportunity with ridgeline views.



100 Tax Acres
Heath, Franklin County, Massachusetts

Price: \$137,000

LOCATION

Mill Brook Forest is located on Route 8A in the town of Heath, Massachusetts, one of many small rural towns within the Deerfield River Valley graced by rolling forested hills, small fields, and numerous brooks that thread their way through the countryside.

Heath Center sits just a few miles north of Charlemont, a classic New England village along the Deerfield River, parallel to Route 2, the major east-west byway leading to the scenic Berkshire Hills.

North Adams, located in the heart of the Berkshires on the Hoosic River is approximately 20 miles to the west, and Greenfield, a major town on the Connecticut River is nearly the same distance to the east. Springfield is 49 miles away to the southeast while Boston is about 106 miles to the east.



Mill Brook Forest is located within a rolling, forested landscape created by “the Berkshires”, a range of small mountains along the Mass/New York border. Views of the surrounding ridges are possible with some tree clearing.

ACCESS/BOUNDARIES

The forest has roughly 2,000' of frontage on Route 8A, a paved, town-maintained road, known locally as Jacksonville Stage Road. A woods road commences from the frontage and traverses the slope for a short distance before ending at a small log landing now grown in with saplings. Additional road building would be necessary to access the upper slopes and more gentle terrain for potential building options.

To visit the property via US Route 2, go to Charlemont and turn north on Route 8A, (aka Jacksonville Stage Road) and travel approximately 2.5 miles. A green Hull Forestland sign will appear on your right, marking the entrance to the parcel.

Property boundaries have recently been repainted in the form of white blazed trees. Portions of the boundary are lined by old stone walls constructed during the agricultural period of the early 19th century. There is no formal survey; therefore, acreage is based on seller-provided GIS data, aerial and photo referencing. The deed indicates “100 acres, more or less;” GIS data indicates 106.4, while tax map indicates 100 acres. For purposes of marketing, the deeded acres serve as the primary reference.



A former logging road commences off Route 8A on an angle to reduce the slope. Improving this road and extending it further upslope would access the more gentle terrain and open up significant long-distance views.

SITE DESCRIPTION

The forest terrain ranges from relatively steep in places along the roadside to gradually sloping in the eastern portion. With few exceptions where ledge exists, nearly all of the terrain is operable for forestry activities. A network of trails and former logging roads exists to help navigate the forest for ease of travel.

Soils are generally well-drained with occasional small pockets of wetland. A rocky central brook runs the entire length of the tract, cascading in small waterfalls as it flows down towards Mill Brook across from the property. The brook is intermittent and likely runs full during spring, fall and after heavy rains.

The upper portion of the forest (500' ASL), along the eastern boundary, offers the most suitable terrain for potential building, where attractive views of the surrounding ridges are very possible with some tree clearing.



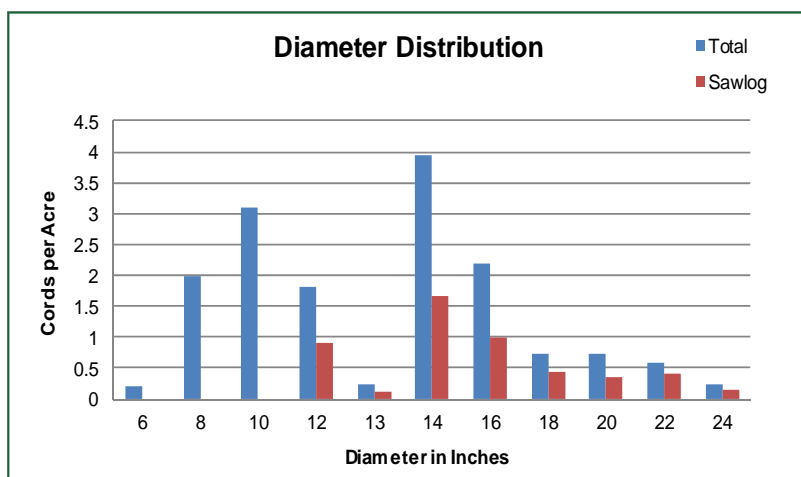
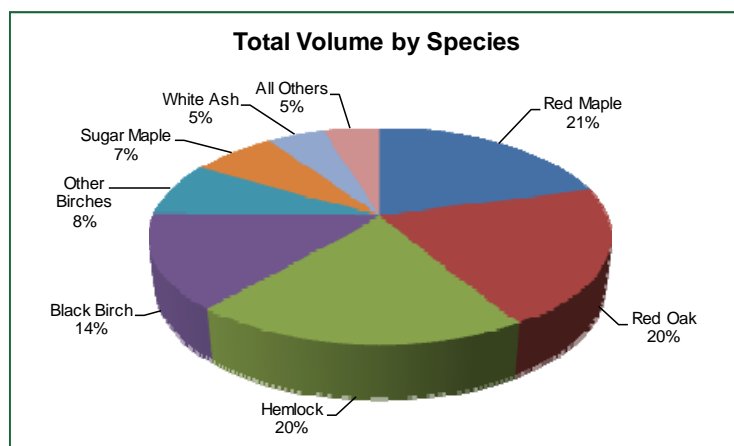
A seasonal brook bisects the parcel, offering a scenic element to the forest throughout the year.

FOREST RESOURCE

The forest supports an oak, red maple and hemlock species mix common to the region. These three species exist in equal proportions and combine to occupy 60% of the total volume. Overall, the forest is mostly hardwood (80%) comprised of red oak and red maple, followed by birch, sugar maple, white ash and other species. The sawtimber is good to above average with total "acceptable growing stock" in all stands between 73 and 90%; even the red maple is above average.

A 2013 timber inventory conducted by Hull Forest Products serves as the basis for the timber valuation in this report and was adjusted for growth through 2014 using US Forest Service regional growth rates by species. Current stumpage values are based on the first quarter of the Southern New England Price Survey and Hull Forest Products forestry staff.

The inventory reveals a maturing woodlot with the majority of stems in the 14" diameter range. There is short-term opportunity for a selection thinning focused on the upper diameter ranges >14", while maintaining optimal stocking (trees/acre) on the majority of the forest.



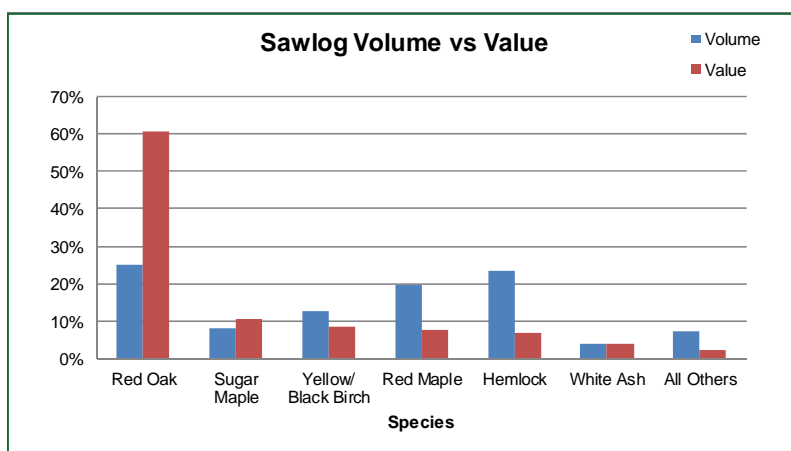
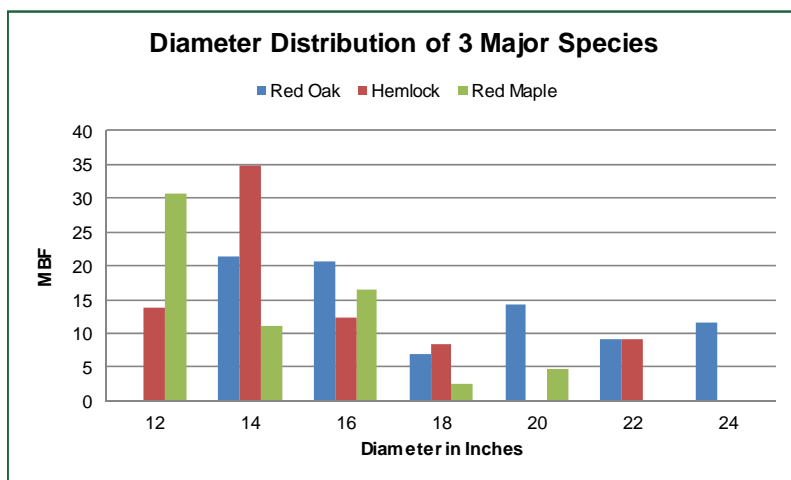
FOREST RESOURCE (continued)

The forest species composition is mostly hardwood comprised of red maple, red oak, black and yellow birch and other species. Eastern hemlock occupies 20% of the volume by species type, but its large diameter distribution makes for a dominant presence throughout the forest.

A conservative thinning about ten years ago has left a property-wide average stocking of approximately 15.5 cords/acre, below the regional average, but poised to add volume over the next rotation cycle in about ten years.

Future management options may want to increase the more commercially desirable red oak, maple and birch component by harvesting a greater proportion of the larger (14" to 16"-diameter) hemlock.

Sawtimber volume is 3.46 MBF/acre and cordwood volume at 8.6 cords/acre, with a total capital timber value (CTV) of \$89,000 (\$890/acre). Additional inventory information, data sheets and cruise specifications are available by request.



Red oak is often known to thrive in dense stands of hemlock. A giant oak reaches for the sky above.



The forest is 80% hardwoods with oak, red maple and hemlock as the dominant species. The quality of all three species is good, offering the best of their respective market values.

Mill Brook Forest

Timber Valuation

Prepared By

FOUNTAINS FORESTRY INCORPORATED

Massachusetts
May 2015

100 Tax Acres
100 Commercial Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
<i>Sawtimber - MBF (International 1/4")</i>					
Red Oak	87	175	760	550	48,100
Sugar Maple	28	150	450	300	8,400
Yellow/Black Birch	44	50	200	150	6,600
Red Maple	68	30	180	90	6,100
Hemlock	81	20	225	65	5,300
White Ash	13	80	550	250	3,300
Black Cherry	3	125	400	300	800
White Birch	14	10	60	30	400
White Pine	4	45	105	100	400
Beech	4	10	50	25	100
<i>Pulpwood - Cords</i>					
Hardwoods	859	0	0	10	8,600
Hemlock	204	0	0	4.3	900
White Pine	6	0	0	4.3	0

Totals					
Sawtimber Total	346	MBF			\$79,500
Sawtimber Per Acre	3.464	MBF			\$795
Sawtimber Per Comm. Acre	3.464	MBF			\$795
Cordwood Total	1,070	Cords			\$9,500
Cordwood Per Acre	10.7	Cords			\$95
Cordwood Per Comm. Acre	10.7	Cords			\$95
Total Per Acre					\$890

Total Value	<u>Low</u>	<u>High</u>	<u>Likely</u>
	\$58,000	\$109,000	\$89,000

BASED ON AN MAY 2013 INVENTORY CRUISE CONDUCTED BY HULL FORESTLANDS, L.P.

MARK MUELLER, MA L.P.F. #337

Stumpage values provided by Hull Forest Products

The volumes are adjusted for growth through 2014 using USFS FIA regional growth rates by species.

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.

MUNICIPAL ZONING

The property is located in a town zoning district where forestry, farming and low-density, residential housing are permitted. Heath has established municipal zoning and subdivision regulations that allow building under certain standards. Minimum building lot sizes range from 2 to 4 acres, with a minimum of 250' of frontage on town-maintained roads, depending on the specific district. Any proposed building will require a permit and approval via the town planning process.

For more information on zoning, call the Heath Town Office (413) 337-4934 or visit the town's website at www.townofheath.org. Municipal ordinances can be viewed or downloaded.

TAXES, ACREAGE AND TITLE

The property exists in one tax lot — Map 130, Lot 4.0-0028-0600 — totaling 100 acres. Annual property taxes for Mill Brook Forest in 2015 are \$141.72.

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 deed was recorded on June 24th, 2002 in Book 4041, Page 22 at the Franklin County Registry of Deeds. A copy of the deeds, tax bills, and other related documents are available upon request from Fountains.



An old tote road traverses the forest and heads off the parcel, offering potential use (with permission of the adjacent landowner) for future forestry activity.



Hemlock thrives on the rocky slopes along the road and the central brook that traverses the forest.

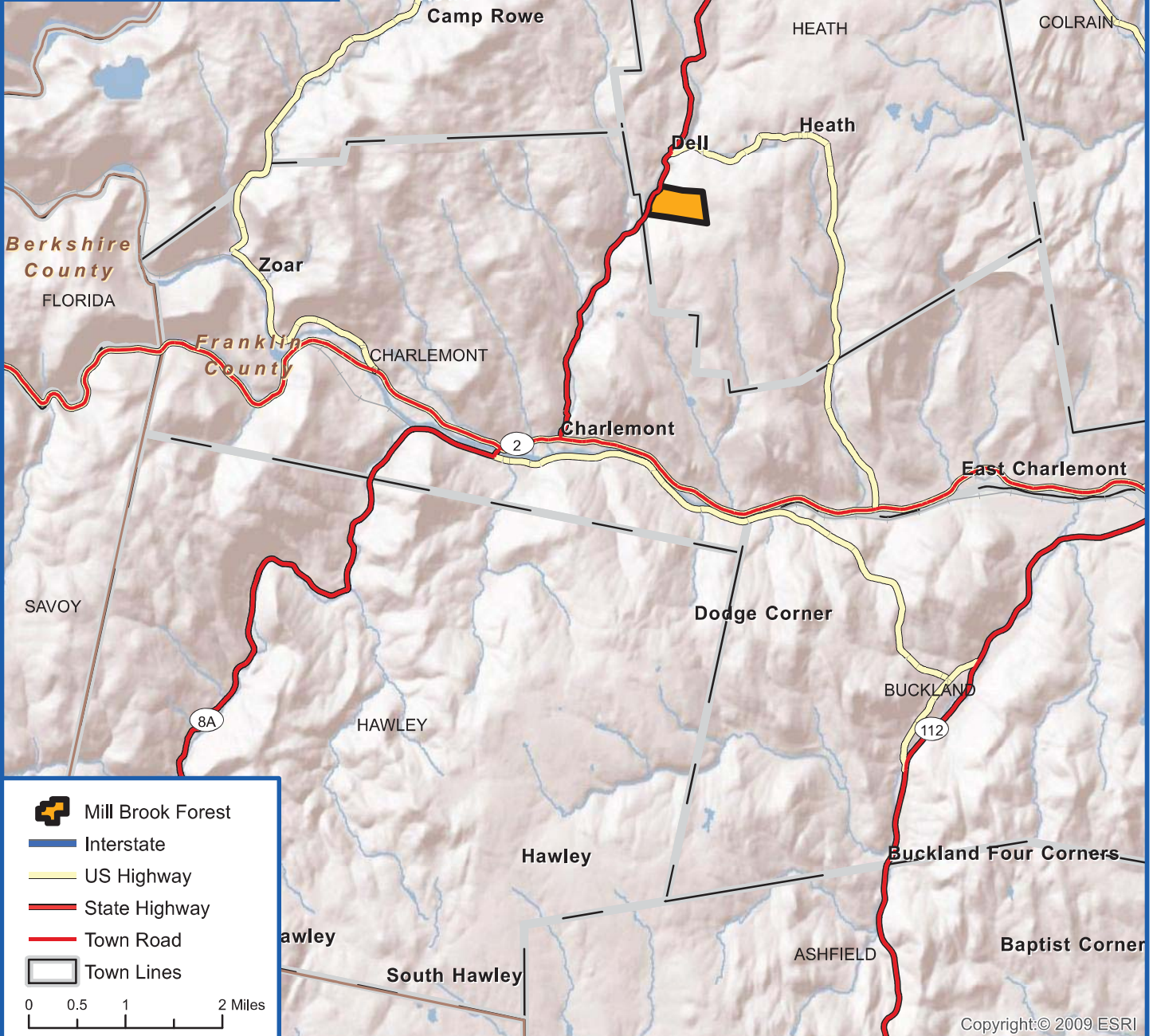
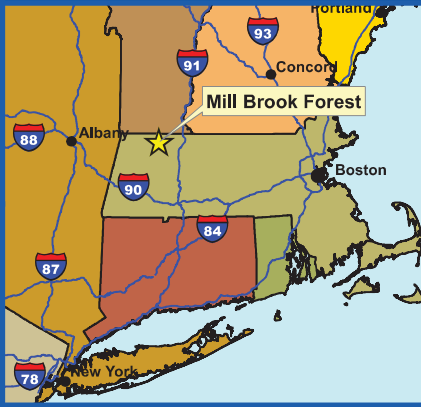
Fountains Land Inc. is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements 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.



Locus Map Mill Brook Forest

100 Acres
Heath, MA

fountains



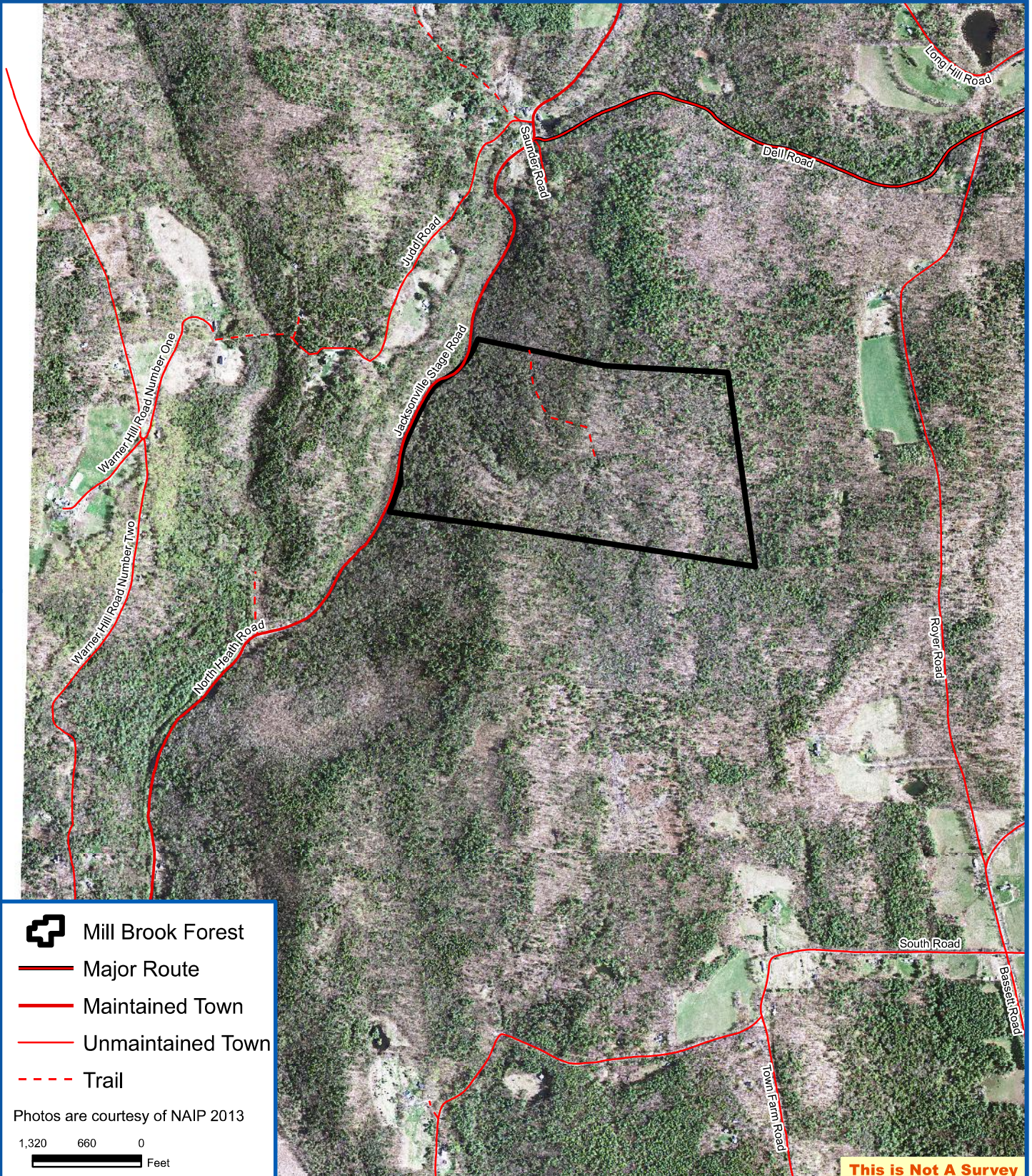
Map produced from the best available information including supplied shapefiles, town tax maps, aerial photography and reference information obtained from MASSGIS. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



Mill Brook Forest

fountains

100 Acres
Heath, 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.

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.