

East Grand Forestlands

4,396± Acres | Aroostook County, Maine

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Work Point and Work Cove

PROPERTY OVERVIEW

East Grand Forestlands (EGF) offers the incredibly rare opportunity to own 21± miles of significant Maine lake frontage, along with 4,396 acres of well-managed conservation timberlands, including 69± acres of prime recreational waterfront development. This is something to own just for the bragging rights and/or as a sound investment in land and stewardship. Located in southern Aroostook County, Maine along the New Brunswick border, EGF is found among the Chiputneticook Lakes of this region including Longfellow, Brackett, and famed East Grand lakes. This unique investment opportunity is situated within a 12,000-acre conserved forested landscape with significant undeveloped shoreline, including the 1,527±-acres of forestland sharing EGF's northern boundary in the town of Orient. The land is comprised of two non-contiguous tracts of 947± acres and 3,449± acres, most of which is encumbered by a working forest conservation easement held by the State of Maine. In addition to the conserved land, this package includes 64± acres with 3,500± feet of unencumbered and undeveloped shoreline along a quiet cove on East Grand Lake and two additional camp lots along another protected cove. **Herein is an increasingly rare opportunity to invest in all things Maine: a vibrant tract of managed forestland, thousands of acres of diverse wildlife habitat, outdoor recreation, direct access to some of the finest landlocked salmon fishing in the state, pristine sand beaches, and miles of scenic lake frontage.**

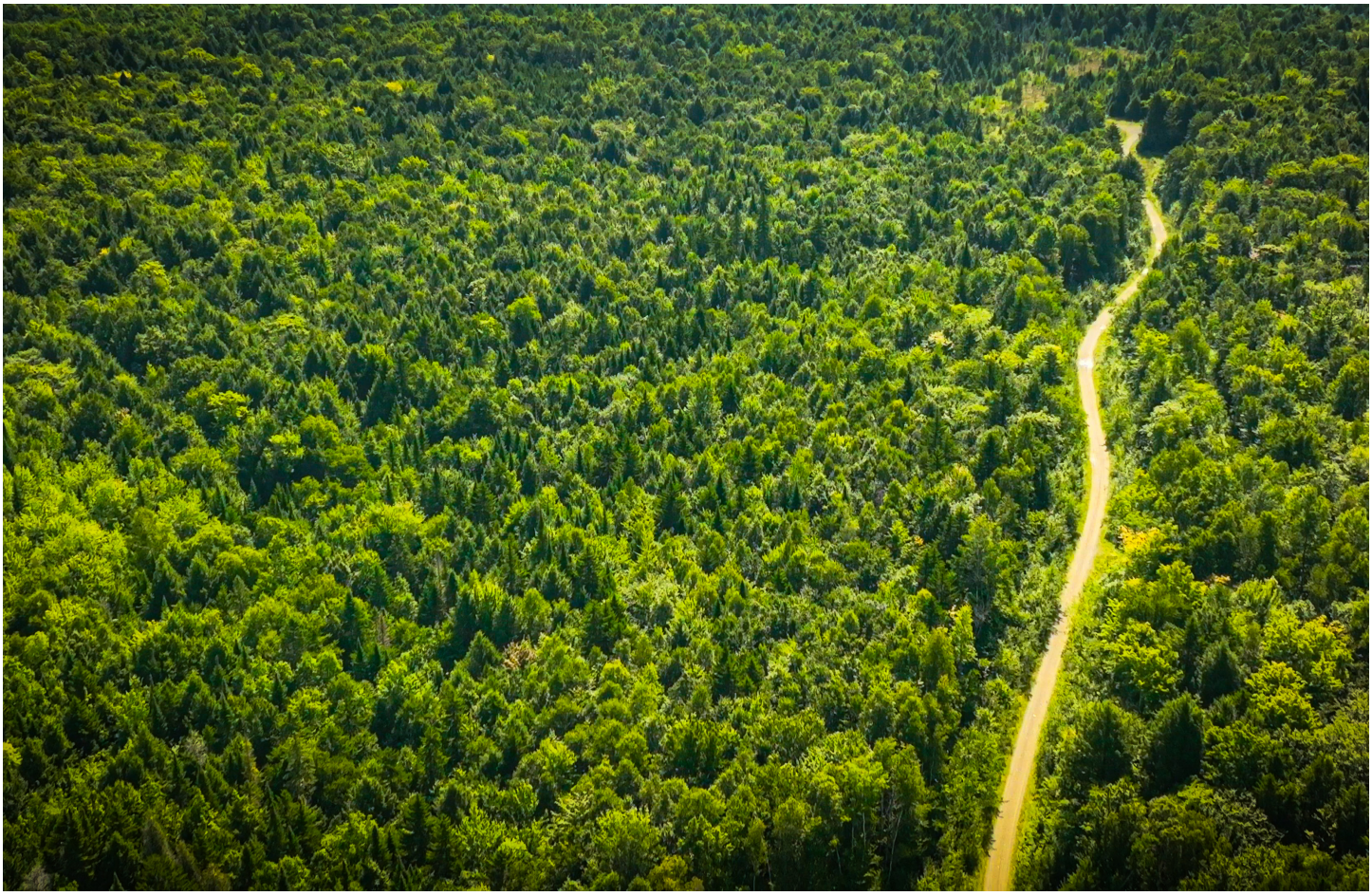
LOCATION AND ACCESS

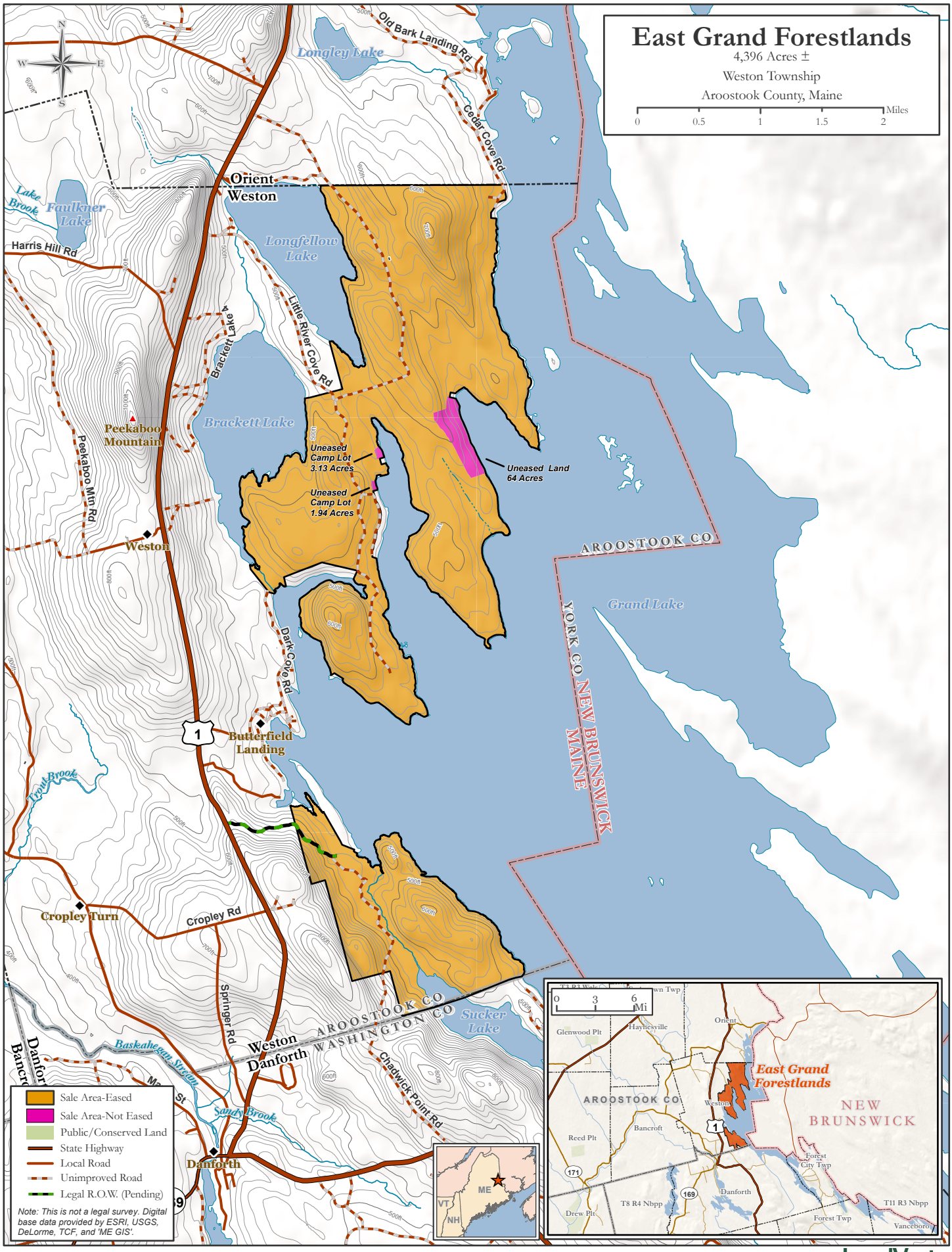
Aroostook County is Maine's largest county and incorporates northern and eastern portions of the state. The region is dominated by swaths of commercial forestland, conservation lands, ponds, lakes, rivers, and some of largest and most fertile tracts of agricultural land in the state. Bangor, Calais, and Houlton are the principal towns near the property, all of which provide modern services and facilities. Bangor International Airport provides the nearest commercial airline service, supplemented by numerous smaller public and private airports. Forestry and agriculture are the primary economic drivers in the region, supplemented by manufacturing and recreational tourism.

The property is located in the town of Weston, east of Route 1. Most of the land can easily be seen from the Million Dollar View Scenic Byway overlook. Access to the 947±-acre Meetinghouse Point Parcel is via the Chadwick Point Road, which enters the south end of the property, approximately 1.7 miles from US Route 1 in Danforth. Access to the 3,449± acre Main East Grand Parcel is via Little River Cove Road (AKA Deering Lake Road), a shared right-of-way from US Route 1 in Weston. A well-developed interior gravel road network provides additional access for forest management and recreational purposes.

TOPOGRAPHY AND SITE

The topography of the land is generally level to gently sloping with four prominent hilltops (max. elevation 700 feet). A full 97% of the property is operable from a forest management standpoint with good historical access throughout the forest. Soils are variable across the ownership with a high percentage of loam and silt/loam complexes. While these soils are productive for growing quality timber due to higher than average water table, harvest operations are best carried out during the winter months on frozen ground to minimize soil compaction.

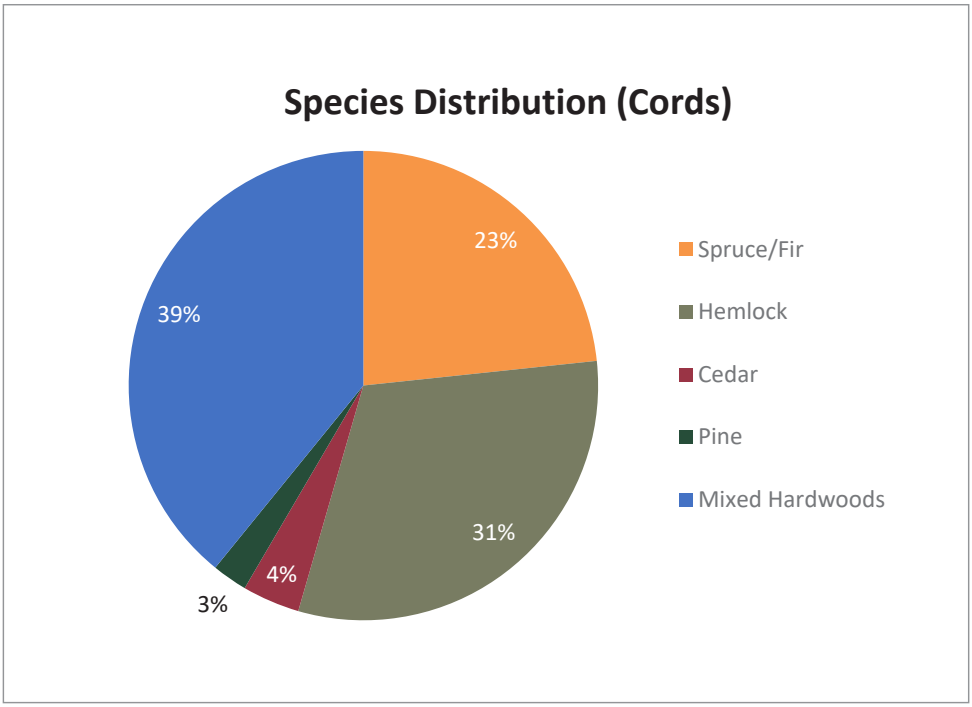




Date: 09/18/23

LandVest

FOREST RESOURCE



Like most large forestland properties in Maine, EGF has a long history of commercial forest management across numerous ownerships. The Conservation Fund, through a subsidiary, has continued that management regime during their ownership which has included modest sustainable timber harvesting guided by a state-approved Multi-Resource Management Plan. The third-party certified forest is a well-balanced mix of younger and older trees, containing vigorous stands of young hardwoods, mature softwoods, and variable-aged mixedwood stands. The timber resource is comprised of 60% softwood and 40% hardwood species with estimated current stocking of 22 cords/commercial forested acre reflecting a moderately well-stocked resource. Hemlock and spruce/fir are the dominant species, collectively accounting for 54% of the total stocking. The remaining timber resource includes mixed northern hardwoods, cedar, and pine. The current (Q3 2023) estimated value of the standing timber (TCV) is $3.2 million ($735/commercial forested acre). Spruce/fir, hemlock, and mixed northern hardwood sawtimber contribute the largest percentage of the overall value of the timber resource, collectively accounting for an estimated 62% of the total TCV. This healthy forest provides steady near- and long-term sustainable timber harvesting opportunities.

DEVELOPMENT PARCELS

Included in this frontage are 3,500± feet on East Grand Lake, excluded from the conservation easement. This desirable frontage, along with 64± unencumbered acres, provides an exceptional opportunity for an exclusive large parcel family legacy development or a modest lake shore camp lot development. Situated along the shoreline of a quiet cove on East Grand Lake, this parcel boasts a beautiful shoreline with exclusive and sweeping views of the region. The land itself is generally upland with mixed softwood cover along the shoreline which could be kept for personal use as a large private section of the property or, alternatively, subdivided and sold for recreational camp lots. There has been strong regional demand for the latter, and based on current Weston zoning regulations with appropriate state and local permits and recent comparable



sales data, this frontage provides a meaningful value contribution to the asset.

In addition to the 64±-acre development parcel, two additional unencumbered camp lots, encompassing 3.13± acres and 1.94± acres fronting on East Grand Lake in Little River Cove, are also included in this package.

OTHER NON-TIMBER ATTRIBUTES

Alongside EGF's vibrant and valuable timber resource, the property offers an exceptional water amenity in its 21± miles of meandering lake frontage.

Increasingly, large forestland properties across the country are being managed for both sustainable timber harvesting and carbon with several such projects located in Maine. The details of participating in such a market are outlined in the Conservation Easement under section VII.A.4: Ecosystem Service Markets.

Waterbody	Water Frontage (Ft)	Water Frontage (Miles)
East Grand Lake	84,529	16
Brackett Lake	13,040	2.5
Longfellow Lake	11,080	2.1
Sucker Lake	5,577	1.1
Total	**114,226**	**21.6**

CONSERVATION EASEMENT

The property is encumbered by a working forest conservation easement held by the State of Maine with the exception of 69± acres of uneased land available for personal use and/or future development potential. Under the terms of the easement, Commercial Forest Management Activities, Ecosystem Service Markets, and non-exclusive recreational rights and uses are permitted. All the eased lands must remain open to the public for limited recreational uses, including use of four primitive campsites (only accessible by water), a day-use picnic area, up to two parking lots, proposed hiking trails, and an ATV and snowmobile trail network. The management and maintenance of these public recreational amenities is the responsibility of the Maine Bureau of Parks and Lands. A copy of the Conservation Easement is available for review.

ZONING AND TAXES

All the land is enrolled in Maine Tree Growth Taxation, decreasing the tax burden for actively managed forestland. Current annual property taxes are $14,484 (2022). Copies of all current Tree Growth applications are available upon request. In addition to municipal property taxes, the property is subject to Maine Commercial Forestry Excise Tax which was calculated using a rate of $0.379/acre in 2023, approximately $1,700.





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LISTED EXCLUSIVELY
$3,200,000



For more information, or to schedule a property tour, please contact:

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