FORESTLAND INVESTMENT IN NORTHERN NEW HAMPSHIRE

JORDAN HILL | Columbia, New Hampshire | 630± Acres



Located at the end of a town-maintained road in Columbia, New Hampshire, this 630-acre tract of forestland offers an excellent timber resource, elevated southwest aspect with views of the Connecticut River Valley, a striking ridgeline (2,400' elevation), and 45± acres of Christmas tree plantation leases. The property is subject to a working forest conservation easement and has been actively managed as a sustainable forestland investment for many decades. Based on a 2020 timber inventory adjusted for growth and removals, current stocking is 26± gross cords/commercial acre with an estimated current value of $425,000.

Sugar maple, spruce/fir and yellow, birch are the dominant commercial species. In addition to its valuable timber resource, the property offers two residential development sites as outlined in the conservation easement. There is also a major snowmobile trail corridor that crosses through the property adding to its recreational appeal. The land is enrolled in New Hampshire's Current Use Taxation program, and annual taxes are $230 (2025).

OFFERED AT $550,000

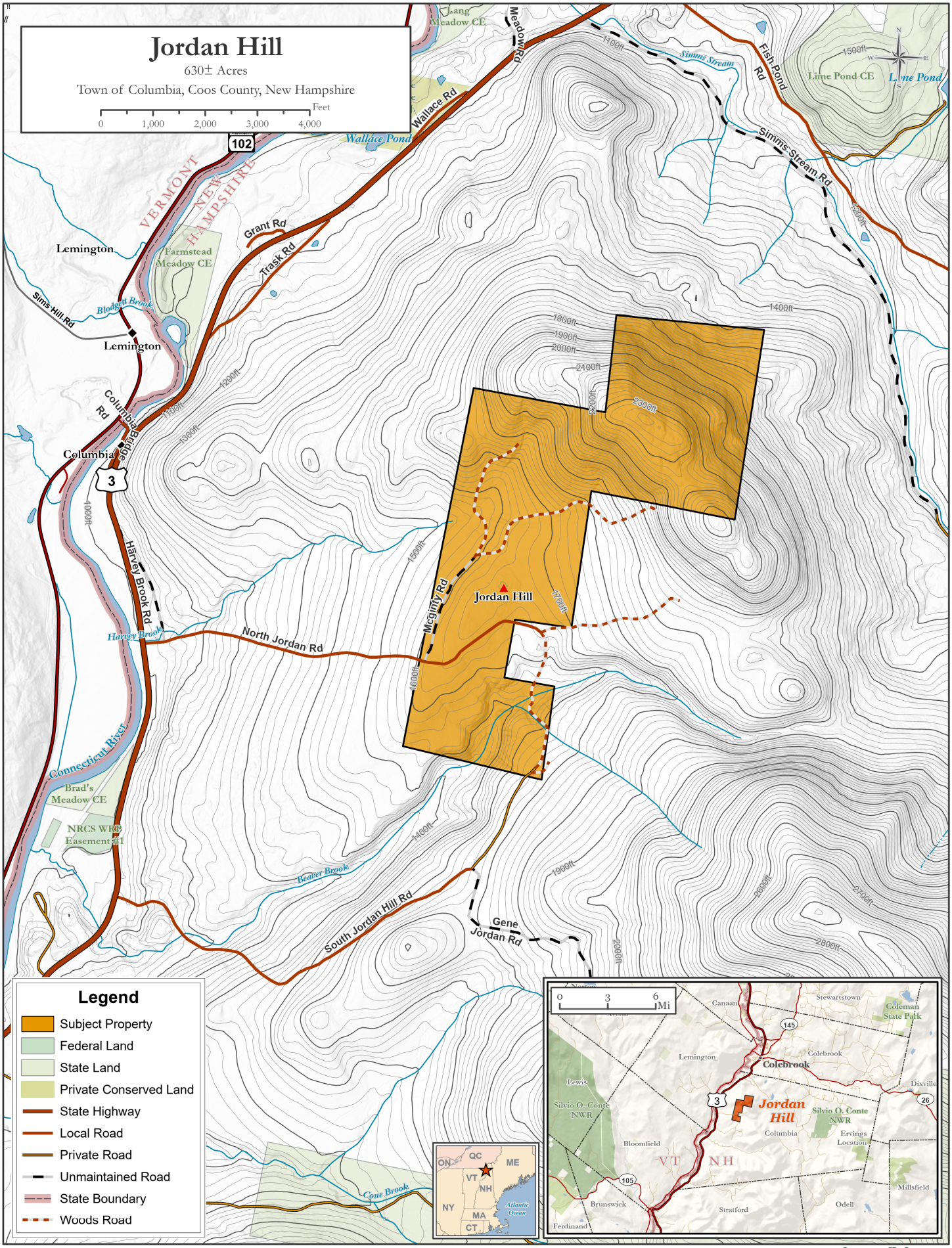
LandVest



For additional information or to schedule property tours, please contact:

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Date: 01/08/26

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TIMBER VOLUME SUMMARY

Jordan Hill
Columbia, New Hampshire

LandVest

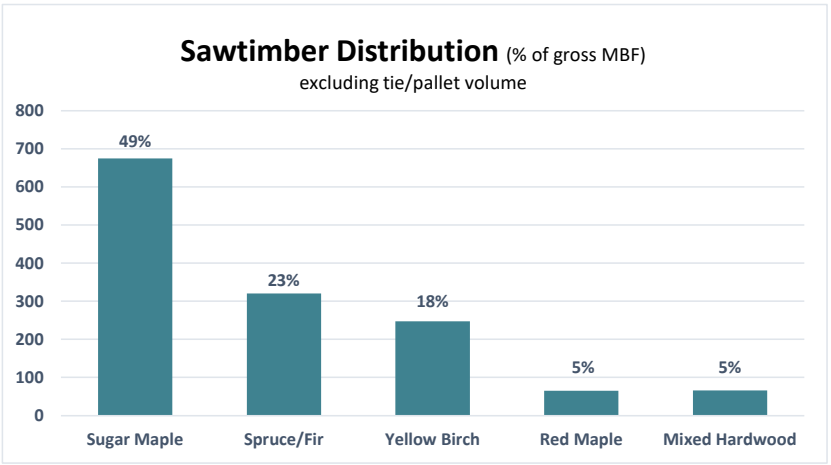
Total Acres ±	630
Commercial Acres ±	552
Percent Commercial	88%

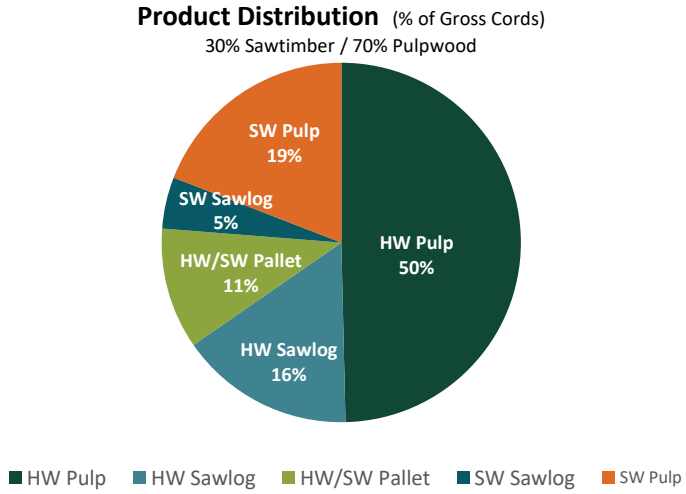
Sawlogs & Tie/Pallet	Vol. MBF	%
Sugar Maple	675	30.4%
Spruce/Fir	320	14.4%
Yellow Birch	247	11.1%
White Birch	65	2.9%
Red Maple	64	2.9%
White Ash	33	1.5%
Beech	16	0.7%
Other Hardwoods	17	0.8%
Eastern Hemlock	9	0.4%
Hardwood Tie/Pallet	775	34.9%
Total Sawtimber (MBF-1/4)	**2,221**	**100%**

Pulpwood	Vol. Cords	%
Mixed Hardwood	7,055	72.2%
Eastern Hemlock	21	0.2%
Spruce/Fir	2,698	27.6%
Total Pulpwood (Cords)	**9,774**	**100%**

Unit	Volume	PTA / PCA *
Total MBF	**2,221**	**3.5/ 4.0**
Total Cords	**9,774**	**15.5 / 17.7**
Gross Cords	**14,216**	**22.6 / 25.8**

*PTA per total acre
*PCA per commercial acre
*88% commercial





Average volume PCA: 4.0 MBF Sawlogs & Pallet + 17.7 Cords Pulpwood (25.8 Gross Cords PCA)

Disclaimer: The timber volumes presented herein are based on a 2020 timber inventory, with adjustments for growth and removals. A copy of the inventory is available in the data room. Although the information presented herein is believed to be substantially correct, neither Seller nor Seller's Agent warrant the completeness or accuracy of the information contained herein. Purchaser will acquire the property based upon its own evaluation and knowledge. No representations or warranties are expressed or implied as to the property, acreage, timber volume, condition, logging constraints or regulatory limitations. Date: 01/01/26