WINCHESTER WOODLANDS

Southwestern New Hampshire
1,002± Acres



LandVest



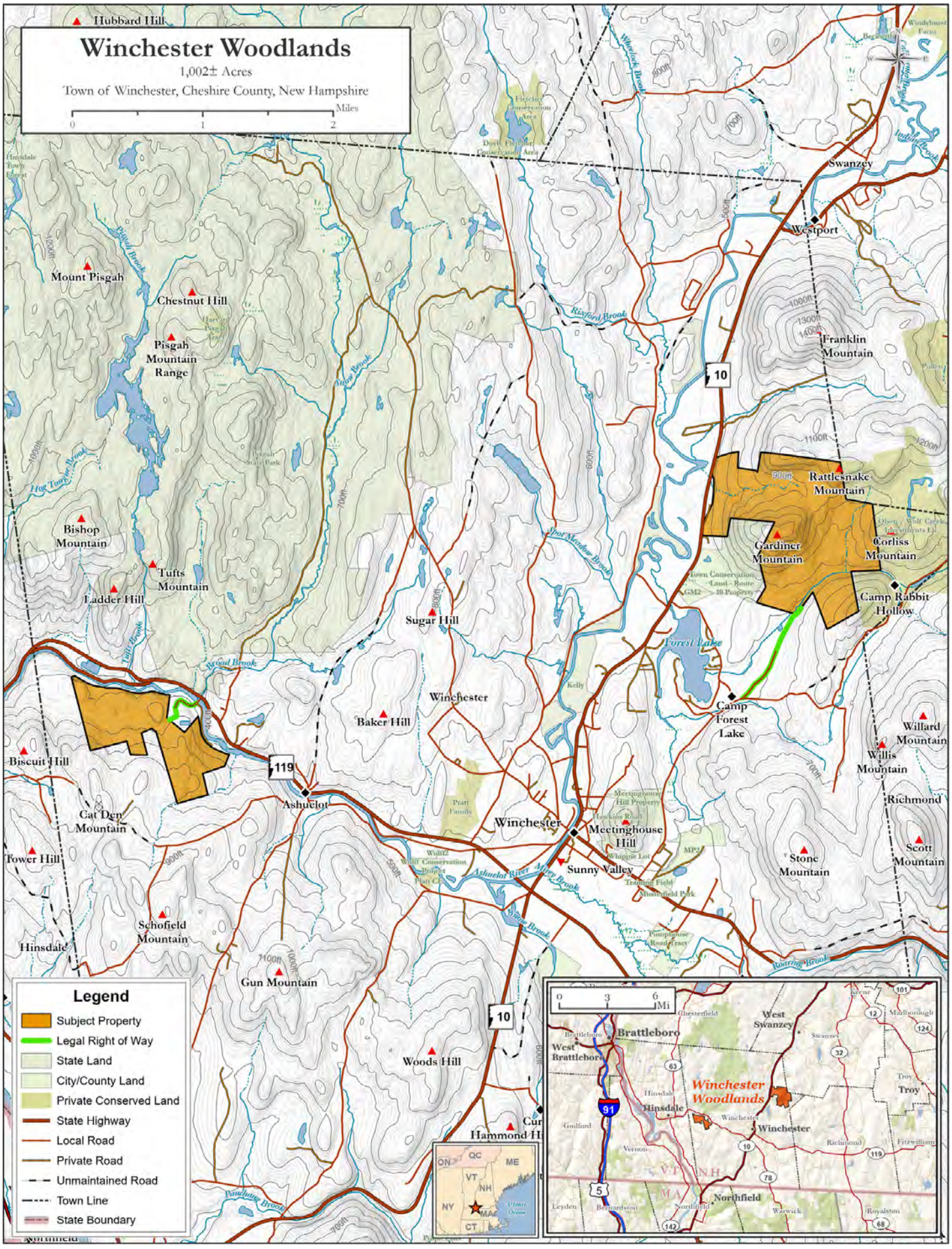
PROPERTY OVERVIEW

Located in the town of Winchester in southwestern New Hampshire, this portfolio of two non-contiguous forestland parcels totaling 1,002± acres includes a high-quality timber resource, broad ecological attributes, several mountain peaks, and numerous recreational opportunities. In addition, much of the land abuts or is located near thousands of acres of conservation ownerships, enhancing value and providing potential future conservation opportunities.

The larger parcel *(Gardiner Mountain)* is approximately 700 acres with frontage along Route 10. The smaller parcel, at 300 acres, *(Cat Den)* is located just off Route 119, along the Ashuelot River, though not bordering it. In addition to all its natural resources and recreational amenities, the potential for modest residential or commercial development on portions of the land may also exist. The *Winchester Woodlands* portfolio offers a diverse range of amenities, as well as near and long-term value drivers, at a scale that is not often found in this region of southern New Hampshire.

LOCATION AND ACCESS

The town of Winchester is a small community in southwestern New Hampshire (pop. 4,500±), situated along the Ashuelot River. It is the largest town by area in Cheshire County, highlighted by Pisgah State Park, 13,300± acres of rugged forestland located partially in the northern area of the town. The larger communities of Keene, Brattleboro, Vermont, and Athol, Massachusetts are all within 20 miles. There are two points of legal access to the Gardiner Mountain parcel: one along Route 10 which includes 1,300± feet of road frontage, and a second via a discontinued town road off Naramore Road to the south of the property. Both have been used within the past several years. Access to the Cat Den parcel is via a deeded right-of-way from Route 119 that crosses both the Ashuelot River and an abutting landowner.


Winchester Woodlands
1,002± Acres
Town of Winchester, Cheshire County, New Hampshire
Miles
0
1
2
Hubbard Hill
Mount Pisgah
Chestnut Hill
Pisgah Mountain Range
Bishop Mountain
Tufts Mountain
Ladder Hill
Biscuit Hill
Cat Den Mountain
Tower Hill
Schofield Mountain
Hinsdale
Gun Mountain
Sugar Hill
Baker Hill
Winchester
Ashuelot
Woods Hill
Hammond Hill
Swanzey
Westport
Franklin Mountain
Rattlesnake Mountain
Gardiner Mountain
Corliss Mountain
Camp Rabbit Hollow
Camp Forest Lake
Forest Lake
Willard Mountain
Willis Mountain
Richmond
Scott Mountain
Stone Mountain
Meetinghouse Hill
Sunny Valley
Legend
Subject Property
Legal Right of Way
State Land
City/County Land
Private Conserved Land
State Highway
Local Road
Private Road
Unmaintained Road
Town Line
State Boundary
Brattleboro
West Brattleboro
West Swanzey
Troy
Winchester
Northfield
Richmond
Fitzwilliam
Royalston
Warwick
Leyden
Bernardston
Guilford
Vernon
Hinsdale
Winchester Woodlands
VT
NH
MA
CT
NY
ME
QC
ON
91
5
10
63
32
12
124
101
78
119
68
142

TOPOGRAPHY

The Gardiner Mountain parcel encompasses two small valleys as well as Gardiner Mountain, Rattlesnake Mountain and the shoulder of Corliss Mountain, all of which are between 1,000 and 1,200 feet in elevation. There is also an unnamed hill (elevation 1,000± feet) at the south end of the property. Collectively these mountains and hills provide a full spectrum of topography and viewsheds in all directions, while still retaining 90% operability from a forest management standpoint. There are three seasonal spring fed streams through the valleys, as well as a small wetland area near the southern boundary.

The Cat Den parcel also includes some rolling terrain at the lower slopes of Cat Den Mountain (elevation 800± feet) with a primarily north/northeast aspect. There is one seasonal stream that flows through the property to the Ashuelot River.

TIMBER RESOURCE

Winchester Woodlands has been actively managed as a sustainable forestland investment for several decades. Intermittent selective harvesting and thinning on both parcels has resulted in a healthy and well-stocked forest with substantial timber volume and value. Comprehensive timber inventories were conducted in 2023. Based on these inventories the timber distribution is 60% hardwood and 40% softwood with twelve commercial species. Total estimated stocking is 8,444 MBF of sawtimber and 9,420 cords of pulpwood, or the combined equivalent of 28.4 cords per commercial forested acre. Red oak is the dominant sawtimber species accounting for approximately 24% of the total sawtimber volume. Hemlock and white pine are other major sawtimber species. Based on current regional markets, the total estimated value of the standing timber is $1.6MM ($1,729 per commercial forested acre). Given the current stocking and value of the timber resource, *Winchester Woodlands* provides excellent opportunities for ongoing timber management, both in the near term and into the future.



TIMBER VOLUME SUMMARY

Winchester Woodlands

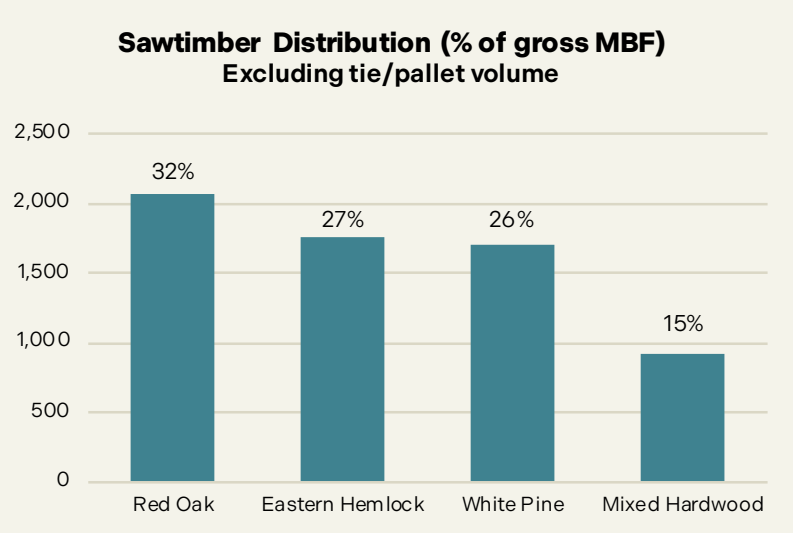
Total Acres ±	1,002
Commercial Acres ±	925
Percent Commercial	92%

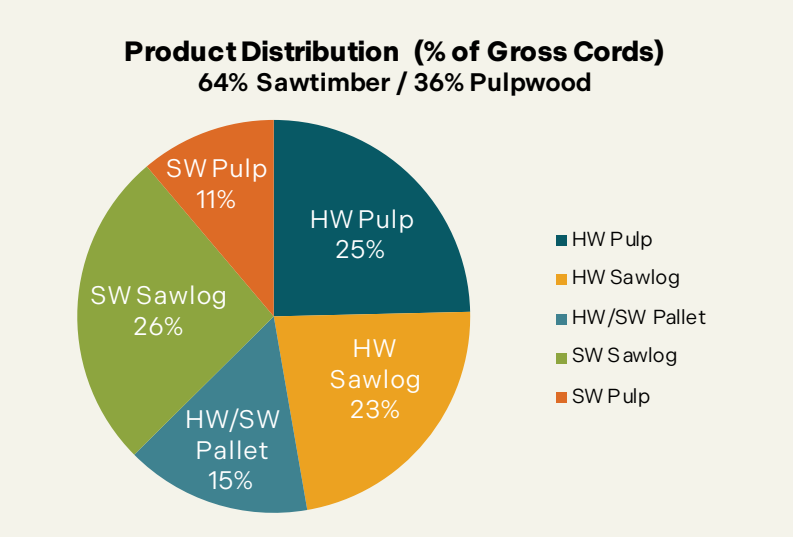
Sawlogs & Tie/Pallet	Vol. MBF	%
Red Oak	2,066	24.5%
Eastern Hemlock	1,755	20.8%
White Pine	1,698	20.1%
Red Maple	280	3.3%
Sweet/Black Birch	269	3.2%
White Oak	237	2.8%
Yellow Birch	65	0.8%
White Birch	24	0.3%
Mixed Hardwood	37	0.4%
Softwood Tie/Pallet	441	5.2%
Hardwood Tie/Pallet	1,571	18.6%
Total Sawtimber (MBF-1/4)	**8,444**	**100%**

Pulpwood	Vol. Cords	%
Mixed Hardwood	6,479	68.8%
Eastern Hemlock	2,336	24.8%
White Pine	606	6.4%
Total Pulpwood (Cords)	**9,420**	**100%**

Unit	Volume	PTA / PCA *
Total MBF	**8,444**	**8.4 / 9.1**
Total Cords	**9,420**	**9.4 / 10.2**
Gross Cords	**26,307**	**26.3 / 28.4**

*PTA per total acre | *PCA per commercial acre | *92% forested





Average volume PCA: 9.1 MBF Sawlogs & Pallet + 10.2 Cords Pulpwood (28.4 Gross Cords PCA)

Disclaimer: The timber volumes presented herein are based on a compliation of 2023 timber inventories, with adjustments for growth and removals. A copy of the inventories for each parcel are 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.



ZONING AND TAXES

Based on the municipal zoning map, portions of the land are located in the agricultural, commercial, and highway commercial districts, providing opportunities for a variety of land uses. Buyers are encouraged to thoroughly review the Winchester Zoning Ordinance as part of their due diligence. All of the land is enrolled in New Hampshire's Current Use Taxation which incentivizes landowners to actively manage their forestland and/or farmland in exchange for reduced property taxes. Current annual property taxes are $721 (2025).

INVESTMENT HIGHLIGHTS

- Valuable timber resource with good regional forest products markets
- Diverse natural capital and ecological attributes
- Strong recreation and conservation values
- Residential and commercial development opportunities

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$2,100,000

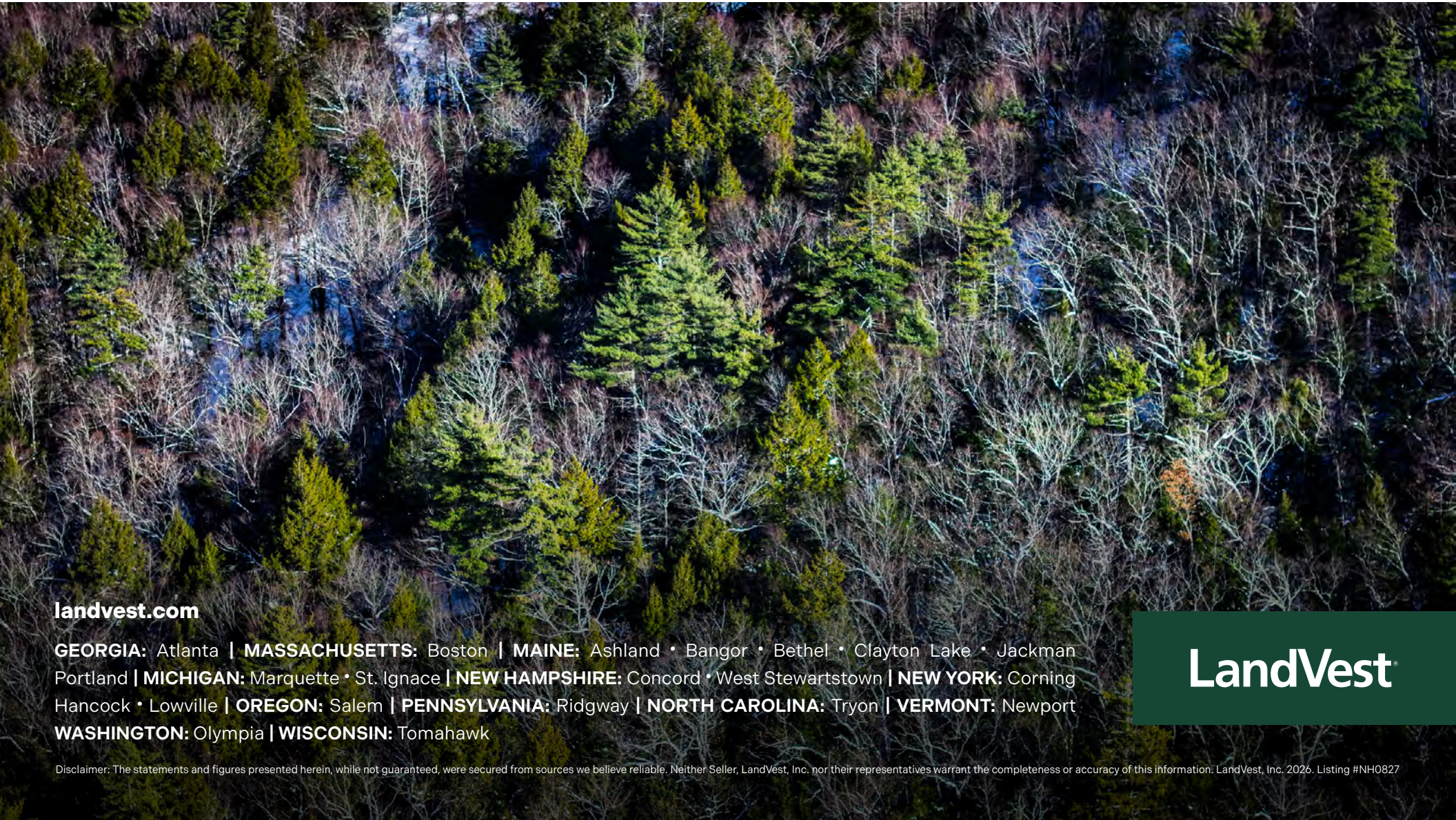
For More Information, Please Contact:

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