

ROBBINS FAMILY FOREST

Montville, Maine
1,380± Acres



LandVest

PROPERTY OVERVIEW

Robbins Family Forest



Offered for the first time in nearly 30 years, the **Robbins Family Forest** presents a rare opportunity to acquire a well-rounded Maine forestland investment that thoughtfully balances sustainable forest management, outdoor recreation, and long-term conservation value. This 1,380±-acre ownership has been carefully stewarded as a working forest, supporting responsible timber management while preserving a diverse and scenic landscape. The property features approximately two miles of waterfront along a small pond and meandering bog, providing important wildlife habitat and exceptional recreational opportunities including paddling, hunting, and quiet enjoyment. A permitted and active gravel pit, small recreational cabin, and fully operational sugarhouse reflect a tradition of productive land use, while modest residential development potential offers future flexibility. Complemented by approximately one mile of public road frontage and an extensive, gated internal gravel road network, the property is well suited for continued forest management, recreation, or conservation-focused ownership, including potential conservation easement strategies.

Conveniently located in the town of Montville—just 30 miles east of Augusta and 20 miles west of Belfast—the property combines privacy, scale, and accessibility. The landowners seek to pass this exceptional family forestland to the next stewards who value responsible land use, outdoor recreation, and the enduring enjoyment of a true Maine working forest, sporting and retreat property.

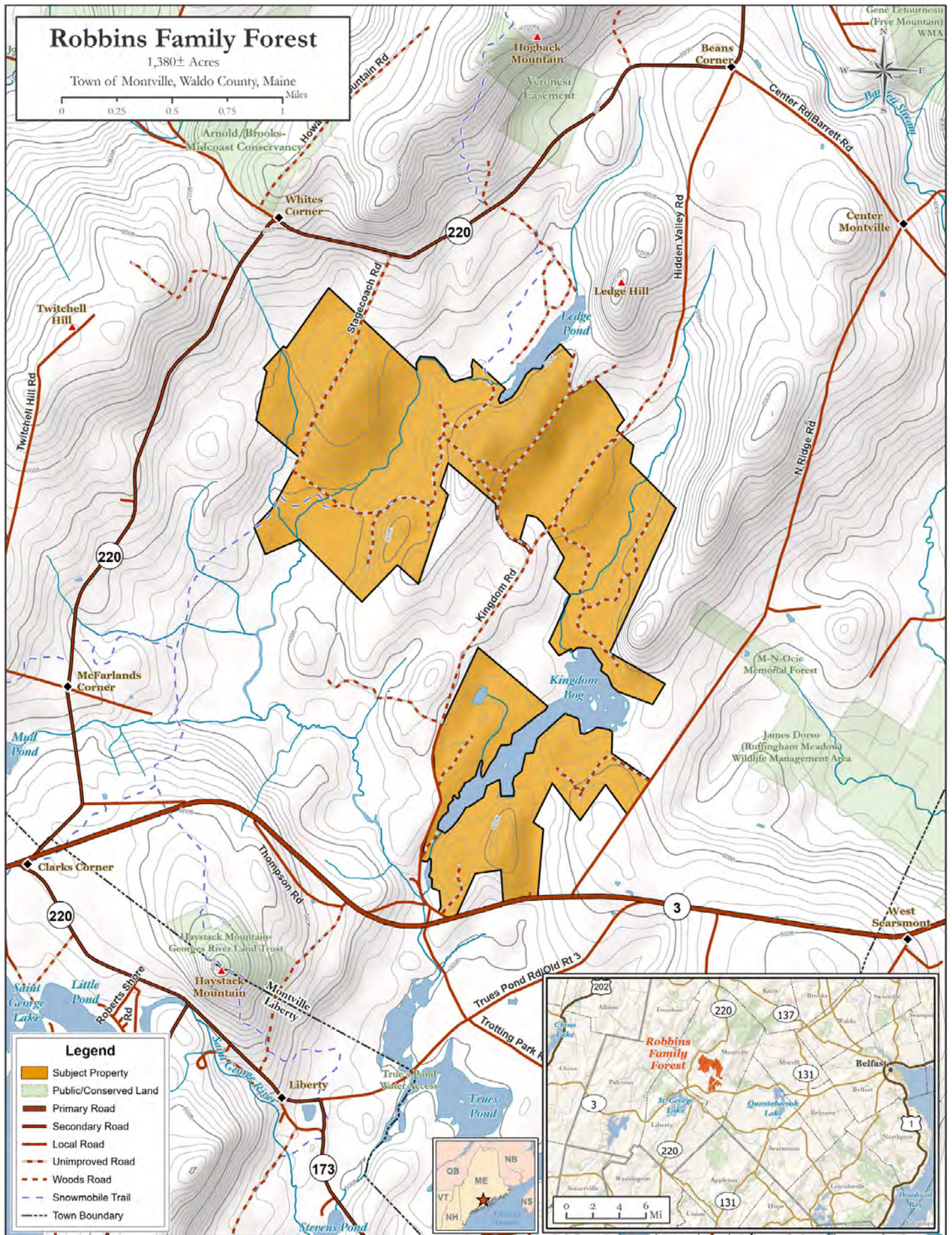


LOCATION AND ACCESS

The property is located in Montville, Maine, a quiet rural community in central Waldo County that offers a relaxed pace of life with convenient access to regional amenities. Montville is approximately 25 minutes from Belfast, the county's largest city and a vibrant coastal community known for its scenic waterfront, local shops, and artisan culture. Belfast serves as a gateway to Maine's renowned Route 1 coastal corridor, with access to destinations including Camden and Rockport to the south, and Blue Hill and Deer Isle to the east. The city of Augusta, Maine's state capital, lies 30 miles to the west and offers extensive services and convenient

access to Interstate 95. From Augusta, Portland is approximately one hour away, and Boston is within a 2.5-hour drive.

The property benefits from multiple points of legal access, with primary access via Kingdom Road off Route 3. Additional frontage includes 975± feet along Route 3 and 750± feet on North Ridge Road, as well as access from the north via Stagecoach Road off Route 220. Interior accessibility is supported by an extensive ±6-mile gated gravel road network, designed to accommodate forest management operations, trucking, and recreational access. The road system provides efficient stand-level access across the majority of the ownership and supports long-term operational flexibility.



TOPOGRAPHY AND SOILS

The land is divided into two non-contiguous parcels of 1,036± acres (north parcel) and 344± acres (south parcel), in part divided by Kingdom Bog. The topography varies across the ownership including small hilltops, gently rolling and sloping land, and lowlands along several brooks and associated wetlands. Approximately 93% of the ownership is commercially operable for forest management activities, with non-commercial areas including 75± acres of wetlands and several gravel pits.

The soils across the property are dominated by gravelly and fine sandy loams with varying degrees of stoniness, and scattered outcrop complexes on the steeper slopes. These soils are very suitable for timber growth, notably white pine, and red oak which are among the dominant species in the forested stands. They also provide ample opportunities for gravel extraction. Soils within the lowland areas are heavier, hydric compositions, most suitable for unique wetland vegetation and tree species such as red maple and white ash.



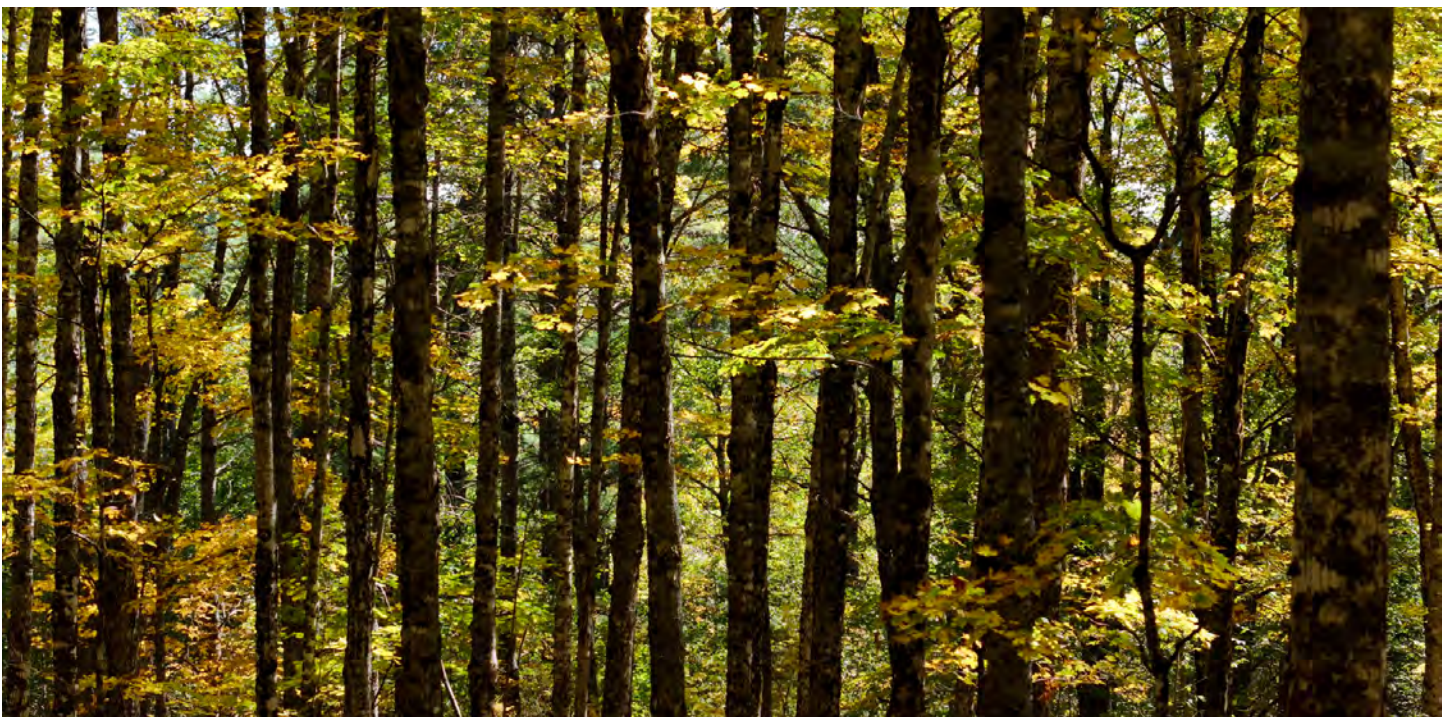
The property has been stewarded by the Robbins family for nearly three decades, with a careful eye towards sustainable forest management. As a result of this long-term prudent stewardship, the forest resource is healthy, resilient, and growing good quality timber.

LandVest conducted a comprehensive timber inventory of the forest in April 2026, to estimate the total volume and value of the timber resource. Based on this inventory, the forest is well stocked with timber of varying species and age classes, with an estimated total stocking of 7,668 MBF of sawtimber - pallet and 16,409 cords of pulpwood - studwood. Total stocking averages 25 cords/commercial acre, and major species include white pine, eastern hemlock, northern red oak, red maple, cedar and sugar maple. Based on current Q2 2026 prices, the estimated total timber capital value is \$1.2MM, with ample opportunities for ongoing sustainable forest management which will provide intermittent revenue from

timber harvesting. All pertinent reports and supporting data are in the project data room.

FOREST PRODUCT MARKETS

The **Robbins Family Forest** is within a reasonable trucking distance to an array of forest product markets including a variety of softwood and hardwood sawmills, pulpwood outlets, and multiple other local specialty markets. Primary outlets include Pleasant River Lumber in Dover-Foxcroft for softwood hygrade, and Robbins Lumber in Searsmont for Pine sawlogs. Pulpwood destinations include Sappi in Skowhegan, and Nine Dragons in Rumford, Maine. There are also chipping facilities (for hardwood & softwood pulp) at concentration yards located within trucking distance of the **Robbins Family Forest**. A Forest Product Market map and corresponding information are included in the data room.



TIMBER VOLUME SUMMARY

Robbins Family Forest

Total Acres ±	1,380
Commercial Acres ±	1,292
Percent Commercial	94%

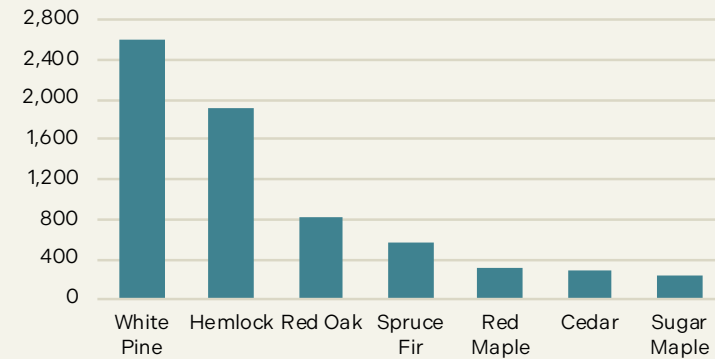
Sawlogs & Tie/Pallet	Vol. MBF	%
White Pine	2,587	33.7%
Eastern Hemlock	1,918	25.0%
Red Oak	808	10.5%
Spruce/Fir	578	7.5%
Red Maple	304	4.0%
Northern White Cedar	278	3.6%
Sugar Maple	240	3.1%
Mixed Hardwood	204	2.7%
Mixed Softwood	26	0.3%
Hardwood Tie/Pallet	725	9.5%
Total Sawtimber (MBF-1/4)	7,668	100%

Pulpwood - Studwood	Vol. Cords	%
Spruce/Fir (studwood)	647	3.9%
Mixed Hardwood (pulpwood)	7,560	46.1%
Mixed Softwood (pulpwood)	8,202	50.0%
Total Pulpwood - Studwood (Cords)	16,409	100%

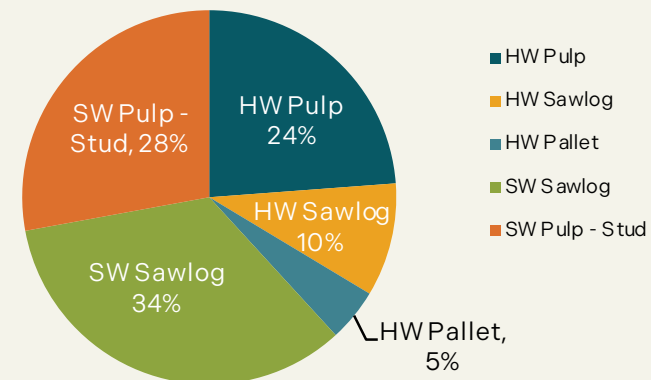
Unit	Volume	PTA / PCA *
Total MBF	7,668	5.6 / 5.9
Total Cords	16,409	11.9 / 12.7
Gross Cords	31,745	23.0 / 24.6

*PTA per total acre | *PCA per commercial acre | *94% forested

Major Sawtimber Species Distribution (MBF)



Product Distribution (% of Gross Cords)
48% Sawtimber - Pallet / 52% Pulpwood - Studwood



Average volume PCA: 5.9 MBF Sawlogs & Pallet + 12.7 Cords Pulpwood (24.6 Gross Cords PCA)

Disclaimer: The timber volumes presented herein are based on a 2026 timber inventory. 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: 05/27/26.

Across the property, a diverse array of water features enhances both the character and functionality of the land. These include scenic pond frontage, a large meandering bog system, and several small brooks that traverse the property and connect associated wetlands. Together, these water resources contribute meaningful ecological value by supporting wildlife habitat, wetland functions, and groundwater recharge, while also enhancing the property's overall appeal for recreation, conservation planning, and long-term stewardship.

- Ledge Pond is a small 23-acre warmwater pond located at the north end of the ownership, that has a maximum depth of 13 feet. The property has $\frac{1}{2}$ mile $\pm$ of frontage on the eastern shoreline and southern outlet. There is a small ridge that runs adjacent to the pond, providing scenic elevated views with a western aspect. Pending a review of local zoning regulations and requisite permitting, it could be a wonderful spot for a small off-grid recreational cabin.



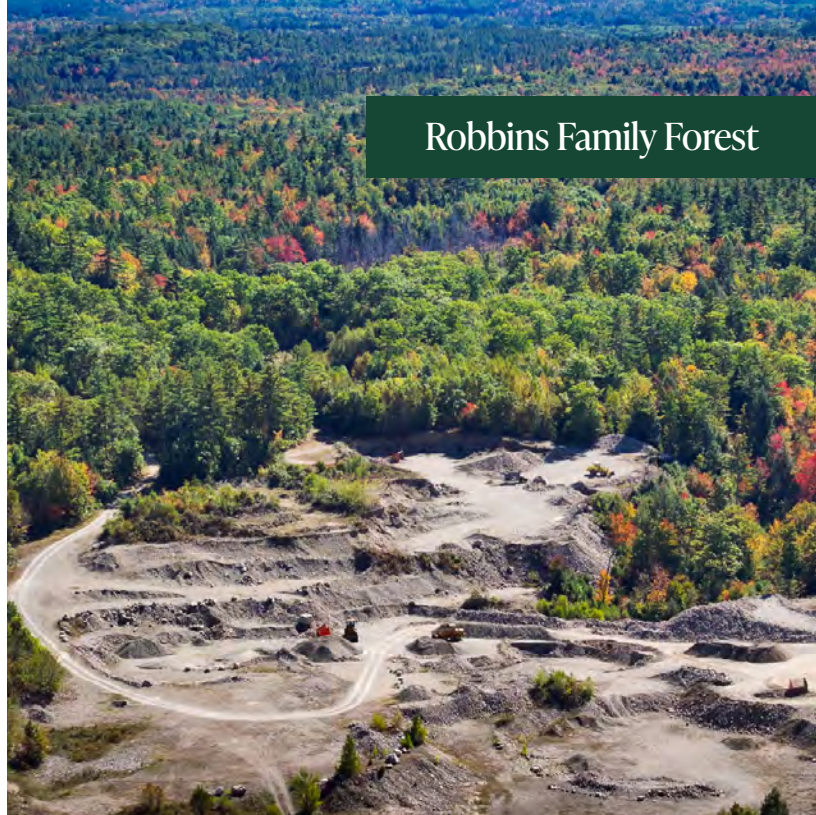
- Kingdom Bog is a 90-acre shallow dammed pond that provides excellent kayaking opportunities and wildlife habitat, being identified by the state as Inland Waterfowl and Wading Bird Habitat.

The property fronts on most of the shoreline of the bog, with the exception of the northwest corner and far eastern areas. The concrete dam located at the outlet of the bog is a private, unregulated structure according to the National Inventory of Dams managed by the US Army Corp of Engineers. State regulations pertaining to the ownership, maintenance, and any associated liabilities of the dam can be found on the [Maine DEP website](#).

- There are several small streams that traverse the property, passing through large wetlands and converging near the southern end of the ownership proximate to Route 3. From here they flow southerly into Trues Pond and the Georges River watershed. Though small, these streams and the springs from which they originate provide important ecological values and groundwater recharge.

GRAVEL RESOURCE

The property contains several gravel pits that have supported the construction and long-term maintenance of the extensive interior road network for decades, contributing to efficient forest operations and recreational access across the ownership. In addition to meeting on-site infrastructure needs, the property includes one active, fully permitted gravel pit that supplies material for commercial sale. This pit has generated consistent revenue over the past 10 years, providing a reliable supplementary income stream that helps offset operational costs and smooth timber-related cash flows as part of the long-term management strategy.



IMPROVEMENTS

The family built a 575± square foot recreational cabin in 1997, which has long served as a cherished basecamp for forestland adventures and lasting memories. True to its heritage, the cabin was constructed using lumber milled at Robbins Lumber. In addition to extensive use by family and friends, the cabin has generated supplemental income through short-term rentals, including past Airbnb use and seasonal rentals to local

hunters during November. At approximately \$2,000 per week, the cabin has provided a meaningful contribution to annual property income. The cabin includes two bedrooms, a kitchen, living room, bathroom and large deck. A propane generator is also included and keeps everything powered up.

In keeping with the goal of managing a diverse and productive working forest, the family constructed a sugarhouse adjacent to the cabin in 1997 and has been boiling sap and producing maple syrup annually ever since. Production varies from year to year, but average yields range from 30–35 gallons of syrup per season. Beyond its agricultural value, sugaring season at the **Robbins Family Forest** has become an important part of the property's heritage and community fabric, drawing generations of family members, neighbors, and friends who stop by to visit while the sap is running. The sugarhouse is well equipped with a 5-section evaporator pan, bottling equipment, and ample sap buckets, supporting continued small-scale maple syrup production. The family is open to buyers who may be interested in purchasing all of the equipment.

RECREATION

Robbins Family Forest

A forest of this scale and diversity provides exceptional four-season recreational opportunities, including hiking, cross-country skiing, paddling, fishing, biking, hunting, birding, camping, and classic Maine woods R&R. An extensive landscape of open water, woods roads, and trails invites exploration during every season, whether on foot, skis, or paddle. Abundant wildlife—white-tailed deer, wild turkey, ruffed grouse, waterfowl, wetland mammals, and countless species of songbirds—adds to the richness of the outdoor experience. For buyers seeking an active, recreation-driven Maine forest ownership, **Robbins Family Forest** offers it all.

CONSERVATION

Given its extensive and diverse ecological values, watershed connectivity to the Saint George River, and its scale as one of the largest blocks of private forestland in Waldo County, the property offers significant

conservation potential. The property lies within a landscape characterized by a long-standing commitment to land conservation, with nearby public and private conservation holdings including the 5,300-acre Gene Letourneau (Frye Mountain) Wildlife Management Area, the 674-acre James Dorso Wildlife Management Area, Haystack Mountain, and the Northern Headwaters Preserve. Together, these lands illustrate a regional effort to protect large, connected forest blocks for wildlife habitat, recreation, and sustainable land use.

A conservation strategy could take many forms, and a new owner would have opportunities to engage with local, regional, and state conservation organizations should land protection be part of their long-term objectives. Thoughtful conservation planning can complement sustainable forest management and multiple-use recreation, while preserving the privacy, working-land character, and stewardship legacy that define **Robbins Family Forest**.



ZONING AND TAXES

The town of Montville does not have municipal zoning but rather relies on State of Maine Shoreland Zoning and building codes. The Planning Board does require an Intent To Build, as well as Site Plan Review for all construction. More information can be found at the [Montville town website](#).

The property is comprised of two legal lots of record according to Montville municipal tax records: Map 33, Lot 1 (1,033 tax acres) and Map 44, Lot 1 (340 tax acres). Approximately 85% of the ownership is enrolled in Maine's Tree Growth Taxation program, with the balance excluded, including portions of forestland, wetlands, building sites, and gravel pit areas. This important program substantially reduces a property's tax burden by assessing the land based on its current use as working forestland. Current annual municipal property taxes total \$11,900 (2025). In addition to municipal taxes, the property is subject to Maine's Commercial Forest Excise Tax (CFET), which supports the state's forest fire management and protection programs. In 2025, the CFET rate was \$0.26 per acre, resulting in an estimated annual tax of approximately \$360 for the property.

DATA ROOM

Upon execution of the **Robbins Family Forest** confidentiality agreement, interested parties will be provided access to a Virtual Data Room (VDR) hosted by OneHub data services (www.onehub.com). The data room will provide secure access to a wide array of data and information including a detailed timber inventory, associated mapping and GIS data, legal data, tax information and other information pertinent to the property and this process. Additional information will become available throughout this process. Registered users will receive email notifications and instructions for acquiring any new or updated information.



Robbins Family Forest

**Listed Exclusively with
LandVest
\$2,600,000**

For More Information, Please Contact:

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Portland | **MICHIGAN:** Marquette • St. Ignace | **NEW HAMPSHIRE:** Concord • West Stewartstown | **NEW YORK:** Corning
Hancock • Lowville | **OREGON:** Salem | **PENNSYLVANIA:** Ridgway | **NORTH CAROLINA:** Tryon | **VERMONT:** Newport
WASHINGTON: Olympia | **WISCONSIN:** Tomahawk

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