Middle Branch Overlook Estate

69 Cone Road | Middlefield, MA | 62 ± Acres



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A. STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding approximately 62 +/- acres of land and improvements. The property is located at 69 Cone Road in Middlefield, Massachusetts, and is currently offered for sale by LandVest, Inc. (hereinafter, the Offered Property).

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this information package or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors therein or omissions therefrom. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on such representations and warranties as may be in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such agreement.

Any alternative use of the Offered Property implied in this information package **does not** constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use of the Offered Property under pertinent federal, state, and local regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this information package or otherwise.

No legal liability is created by this information package, and this document is to be used in whole and not in part. Any sketches produced by LandVest in this information package show approximate dimensions and are included only to assist the reader in visualizing the Offered Property.

The Offered Property is sold in its as-is condition and no warranties, guarantees, or representations are given as to the condition of site improvements or their compliance with federal, state, or local building, zoning, and/or other regulations.

The Seller reserves the right to reject all offers, to enter into an agreement with someone other than the highest offeror, and to negotiate further with one or more offerors. If an offer sets forth a price and conditions that are acceptable to the Seller, the Seller will prepare a proposed Purchase and Sale Agreement which will require a deposit of a portion of the purchase price, to be forfeited upon non-performance. No party, Seller or Buyer, will be bound until a Purchase and Sale Agreement is signed by both parties and the deposit paid.

Visitors may access the Offered Property only when accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc., by reason of this property profile, may not be required to give testimony in court with reference to the Offered Property described herein.

B. SUMMARY OF IMPORTANT FACTS

Offered Property: Set on approximately 62+/- acres on both sides of Cone Road in Middlefield, Middle Branch Overlook Estate combines a secluded country setting with sweeping southeast-facing views over the Middle Branch of the Westfield River valley. Open fields, woodland, a brook, a small pond, and an extensive trail network provide varied opportunities for outdoor recreation, complemented by peach, plum, cherry, and apple trees. The timber-frame residence features pine interiors and an expansive open kitchen, dining, and living area. The first-floor primary bedroom includes a walk-in closet, private bath, and access to a private covered deck, while additional bedrooms, upper-level spaces, and a large lower-level recreation room provide flexibility for family and guests. Open and covered decks, a furnished gazebo with electricity, an outdoor gas fire pit, and a heated pool with surrounding decking extend the living experience outdoors. A detached garage and workshop, additional storage buildings, a propane-powered generator, and a multizone sound system further complement this private country retreat.

Property Location:	69 Cone Road, Middlefield, Massachusetts
Assessor Map & Lots:	Map 410 Lots 23-4, 23-3, 25-0
Record Owners:	Robert Costa
Recorded Deeds:	Book 10229 Page 224 Hampshire County Registry of Deeds
2026 Assessment:	**$774,100 (Market rate $858,900)**
2026 Property Taxes:	**$ 13,067 (2026 tax rate $16.88/thou)**
Zoning:	Rural Residential
Wetlands:	See attached maps
Flood Zones:	See attached maps
Utilities:	Solar Panels, Oil Heat, Mini Splits, Wood Stove, and Propane

C. PROPERTY IDENTIFICATION

TOWN OF MIDDLEFIELD

Middlefield is a town in Hampshire County, Massachusetts, United States. The population was 385 at the 2020 census.[1] It is part of the Springfield, Massachusetts Metropolitan Statistical Area. The median income for a household in the town was $50,938, and the median income for a family was $53,889. Males had a median income of $35,208 versus $30,375 for females. The per capita income for the town was $24,137. About 7.3% of families and 8.6% of the population were below the poverty line, including 9.2% of those under age 18 and none of those age 65 or over. (Adapted from Wikipedia)

TOWN OF MIDDLEFIELD HISTORY

Middlefield was once outlying areas of five neighboring towns - Chester, Becket, Washington, Peru, Worthington, and a large tract of land called Prescott's Grant. Twelve families, many from Hebron, CT, found their way to this high plateau and rugged land by 1774. Just ten years later, when the town was incorporated in 1783, there were 68 resident families.

The period of 1775-1830 was an era of great growth and prosperity for Middlefield. New roads linked trade between Hartford, Springfield and Pittsfield. Farming for one's own household and a little extra for trade was the prominent agriculture in the colonial period. That changed with the introduction of sheep and cattle that were brought to Middlefield's plentiful rocky pastures which were just right for grazing. At this time nearly 75% of forestland was cleared for sheep grazing. Sawmills and tanneries became successful new businesses. The first textile mill was established in 1810 by Uriah Church along Factory Brook. Manufacturing of cloth flourished in what became known as Factory Village. Saxony and Merino sheep provided fine wool for weaving and eventually for the blankets and uniforms of U.S. soldiers. In 1840 the human population reached 686 while sheep numbered 9,840.

By the 1860s Shorthorn Durham cattle became the town's most valuable product and led to the recognition of Middlefield as a leading breeding area by the Massachusetts Agricultural College. The construction of the Western Railroad was a key commercial link to this isolated highland community. In 1870 Middlefield was a thriving manufacturing town. The woolen industry was threatened, however, by a slump in the woolen market brought about by new tariffs; a fire which destroyed the Church woolen mill; and a dam break in 1874 that brought the full force of water from the town reservoir crashing into Factory Village, destroying or severely damaging many homes and most mill buildings.

Under these crushing events Middlefield's mill industry came to an end by 1915. The forebears of Middlefield have left a significant legacy including independence, courage, entrepreneurship, scholarship, and community spirit. The Town's inheritance has been a natural landscape of breathtaking beauty. The peace of the hills, spectacular highland ridges and river valleys, magnificent mountain vistas, and the powerful and shimmering branches of the Westfield River continue to draw and enrich.

(Adapted from Town of Middlefield website)

PROPERTY DESCRIPTION

Middle Branch Overlook Estate encompasses approximately 62 acres across three abutting parcels on both sides of Cone Road in Middlefield. Bordered by permanently protected land to the north and south, the property enjoys sweeping southeast-facing views over the Middle Branch of the Westfield River valley. Open fields and woodland surround a year-round brook, a small pond, and an extensive trail network, creating a varied landscape for recreation and quiet enjoyment.

Positioned above a sloping hayfield, the timber-frame residence takes advantage of the views and secluded setting. Built with native wood by a local craftsman and thoughtfully improved by the current owner, the home combines warm interiors with inviting spaces for gathering indoors and out. Decks, gardens, a pool, and a gazebo connect the residence to its surroundings, while garages and additional finished space support a range of practical and recreational uses.

With fruit trees, trails, and room to explore, the property offers a private country retreat within the scenic hills of western Massachusetts. The majority of the acreage is classified under Massachusetts Chapter 61B, providing reduced property taxes.

Property Highlights

- Approximately 62 acres on both sides of Cone Road in Middlefield, Massachusetts.
- Sweeping southeast-facing views over the Middle Branch of the Westfield River valley.
- A varied landscape of open fields, woodland, a brook, and a small pond.
- Extensive trails for exploring the property and enjoying outdoor recreation.
- Mature forests with red oak, white pine, sugar maple, and eastern hemlock.
- Peach, plum, cherry, and apple trees complement the grounds.

Main Residence

- Timber-frame residence with approximately 2,613 square feet of living space.
- Pine walls and predominantly pine floors create a warm, natural interior.
- Expansive open kitchen, dining, and living area with a living room measuring approximately 17′4″ × 34′3″.
- First-floor primary bedroom with a walk-in closet and access to a private covered deck.
- Two additional first-floor bedrooms, plus an upstairs bonus room and loft offering flexible space for hobbies, a home office, or relaxation.
- Carpeting in the upstairs room and loft, with LVP or tile flooring in the bathrooms.
- Updated Jacuzzi showers in the primary bathroom and a nearby bathroom.
- Convenient first-floor laundry with quartz countertop and included laundry appliances.
- Most furnishings included, excluding beds in the three downstairs bedrooms.

Kitchen/Living Room

- Quartz countertops and a separate pantry.
- Double oven with warming tray.
- Propane stove and included refrigerator.
- Prep sink and pot filler above the stove add convenience for cooking and meal preparation.
- Custom wooden high-top island counter provides a warm gathering spot for casual dining and entertaining.
- Open connection to the dining and living areas for everyday living and entertaining.
- Smart glass windows help reduce glare and heat buildup, enhancing indoor comfort.
- A wood stove offers an alternative heat source.

Lower Level

- Spacious recreation room measuring approximately 32′10″ × 34′6″.
- Freestanding sauna and pool/ping-pong table included.
- Additional room offering flexible space for hobbies or storage.
- Separate basement and utility areas.
- Approximately 1,611 square feet of additional lower-level space, excluded from the stated living area.

Heating and Home Systems

- Forced hot-air heating and a wood stove.
- Two 275-gallon oil tanks supply the boiler.
- Tankless water heater.
- Living room mini-split for air conditioning.
- Bedroom mini-split for heating and air conditioning.
- Propane-powered generator.
- A 1,000-gallon propane tank serves the generator, stove, hot water, pool heater, outdoor gas fire pit, and grill, which connects directly to the tank.
- 56 solar panels located on the roof of the house, as well as one of the garages.
- Security cameras included.
- Polk Audio sound system with three outdoor zones and one indoor zone.

Decks and Outdoor Living

- Open and covered decks, along with a side porch, provide multiple places to relax and entertain.
- Private mahogany deck off the primary bedroom.
- Tanzite stone decking.
- Stone patio with electrical hookup for a hot tub.
- Reclaimed redwood patio furniture included.
- Outdoor gas fire pit and electricity at the outdoor entertaining area.
- Outdoor shower.

Pool

- Heated saltwater pool measuring approximately 15′ × 30′.
- Partially above-ground design with surrounding Trex decking.
- Propane pool heater.

Gazebo

- Furnished gazebo provides an additional outdoor gathering space.
- Electricity and included gazebo furniture.
- Tinted gazebo windows help reduce glare and heat for added comfort.

Garages and Additional Structures

- Original one-car garage with a 275-gallon diesel tank.
- Three-story garage with a finished top level providing office space and a large storage closet.
- Two-car garage with oversized doors and high ceilings to accommodate a tractor.
- Additional storage shed and gardens located on the property.

D. REGULATORY FACTORS

The following section of this Property Profile discusses some of the regulatory factors that may have an impact on uses of the property.

ZONING
The property is located in the Agriculture-Residential (AR) district. See the link to the Middlefield zoning bylaws. Zoning By-Laws | Middlefield, MA

WETLANDS
See the Site Analysis map below.

FLOOD ZONES
See the Site Analysis map below.

APPENDICES

A. Photographs

B. Floor Plans

C. Maps and Plans

D. Tax Assessment Documents and Deeds

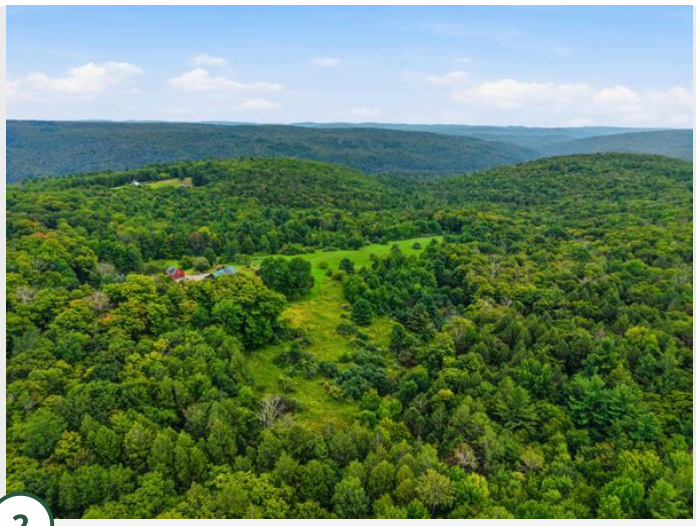
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MIDDLE BRANCH OVERLOOK ESTATE

Middlefield, MA



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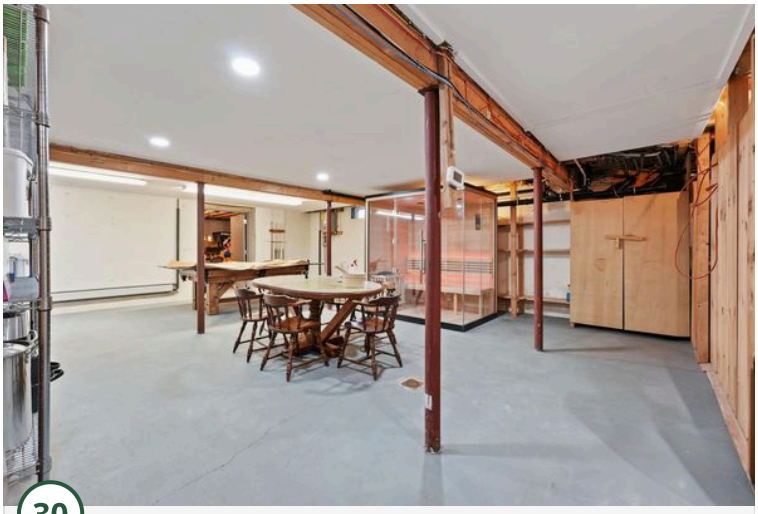
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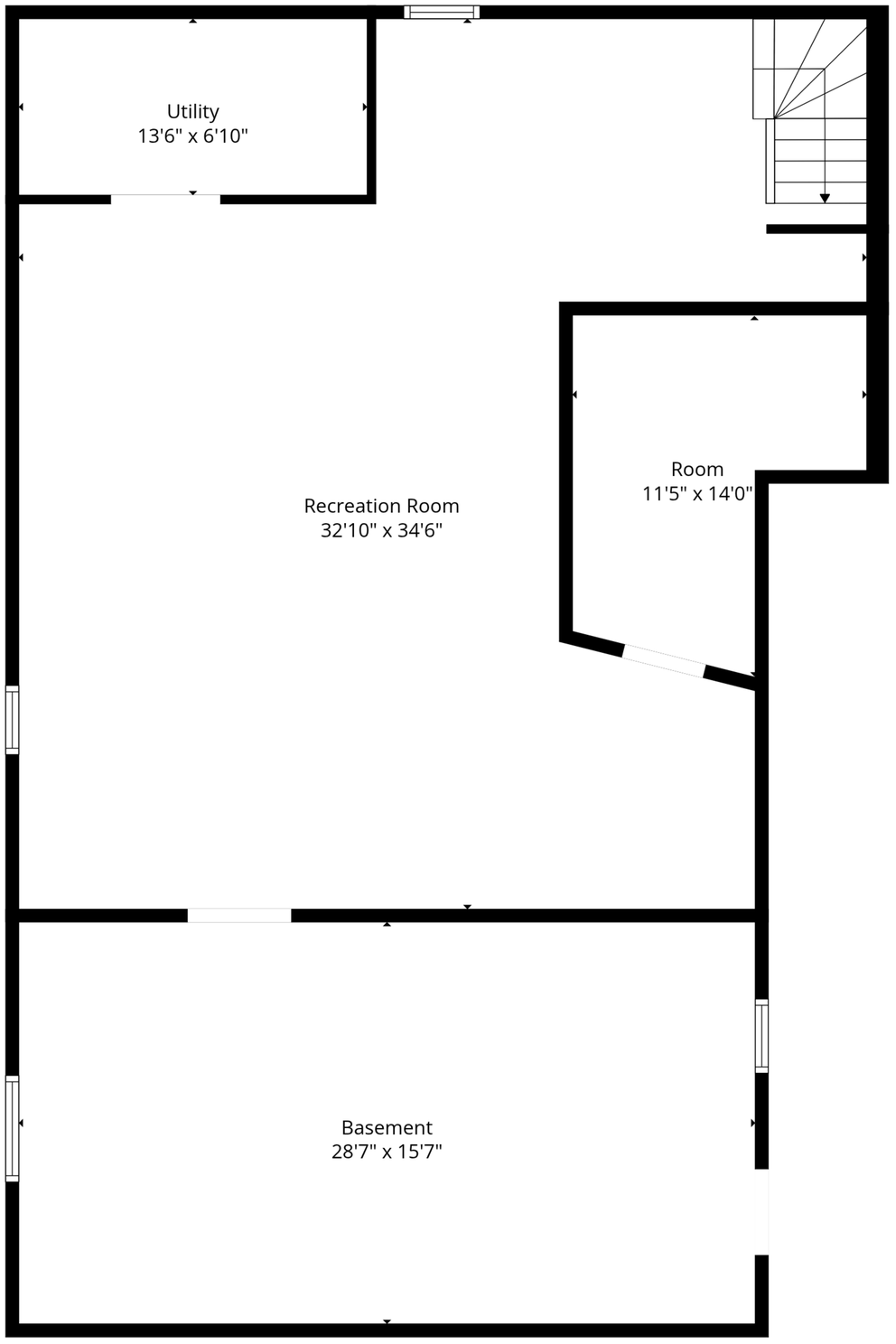


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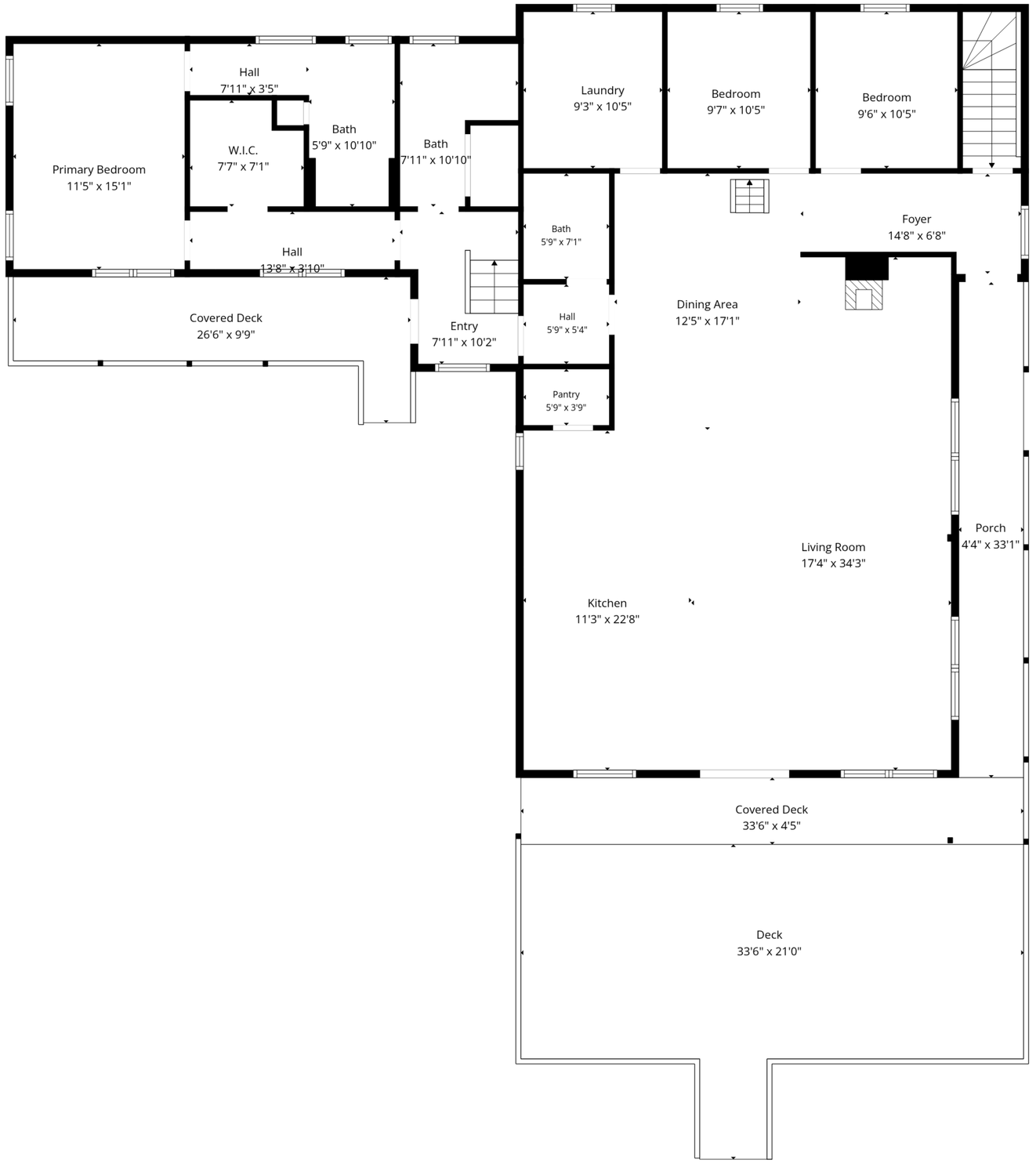
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Total: 2545 sq. ft

Basement: 0 sq. Ft, 1st Floor: 2200 sq. Ft, 2nd Floor: 345 sq. ft
Excluded Areas: Basement: 490 sq. Ft, Recreation Room: 887 sq. Ft, Room: 131 sq. Ft,
Utility: 103 sq. Ft, Deck: 510 sq. Ft, Covered Deck: 311 sq. Ft,
Porch: 143 sq. Ft, Open To Below: 1175 sq. Ft, Low Ceiling: 143 sq. ft

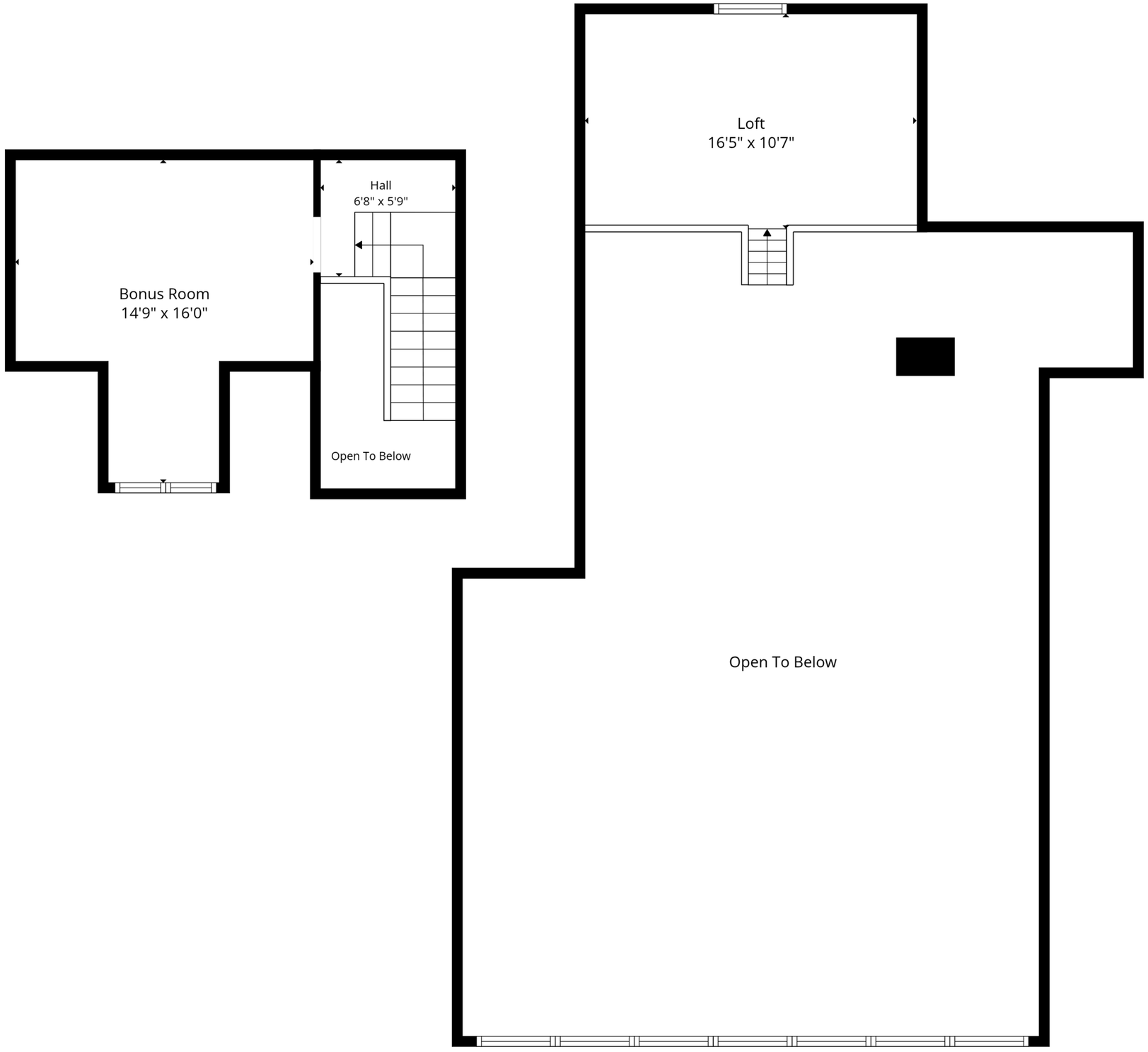
Sizes And Dimensions Are Approximate, Actual May Vary.



Total: 2545 sq. ft

Basement: 0 sq. Ft, 1st Floor: 2200 sq. Ft, 2nd Floor: 345 sq. ft
Excluded Areas: Basement: 490 sq. Ft, Recreation Room: 887 sq. Ft, Room: 131 sq. Ft,
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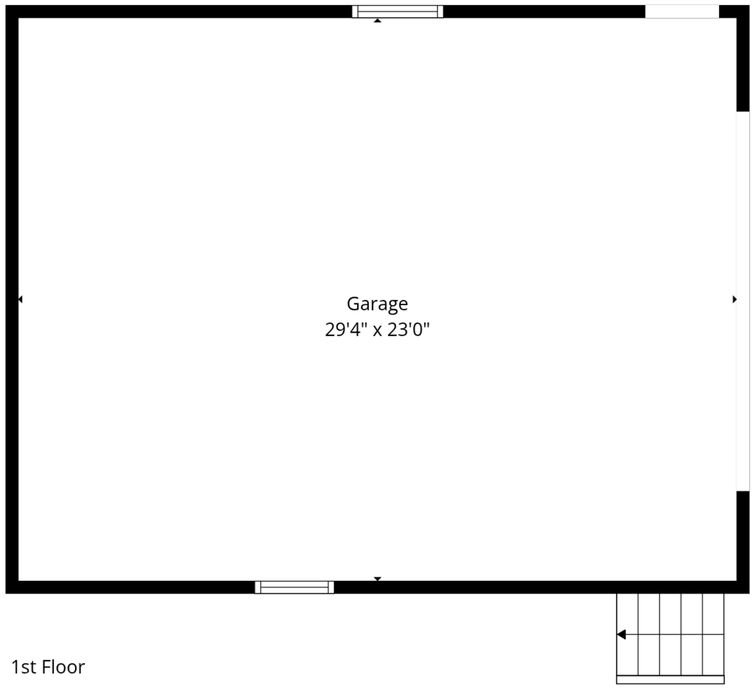
Sizes And Dimensions Are Approximate, Actual May Vary.



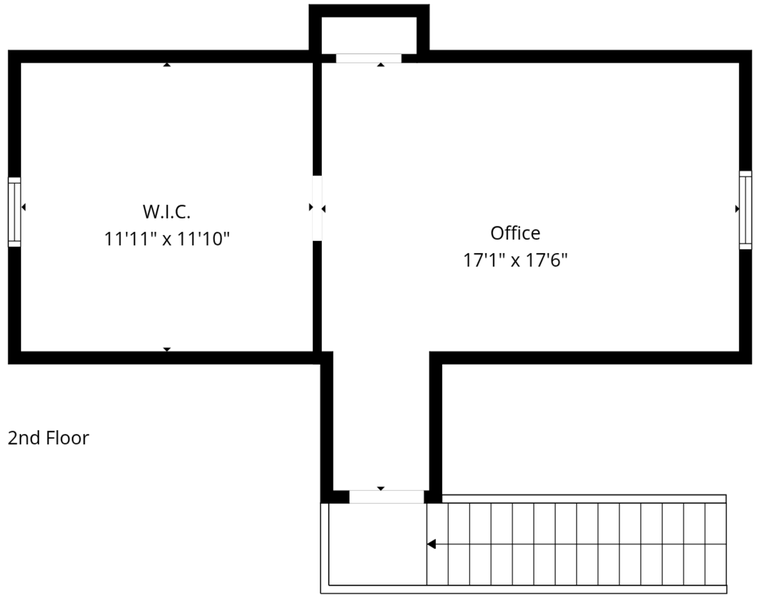
Total: 2545 sq. ft

Basement: 0 sq. Ft, 1st Floor: 2200 sq. Ft, 2nd Floor: 345 sq. ft
Excluded Areas: Basement: 490 sq. Ft, Recreation Room: 887 sq. Ft, Room: 131 sq. Ft,
Utility: 103 sq. Ft, Deck: 510 sq. Ft, Covered Deck: 311 sq. Ft,
Porch: 143 sq. Ft, Open To Below: 1175 sq. Ft, Low Ceiling: 143 sq. ft

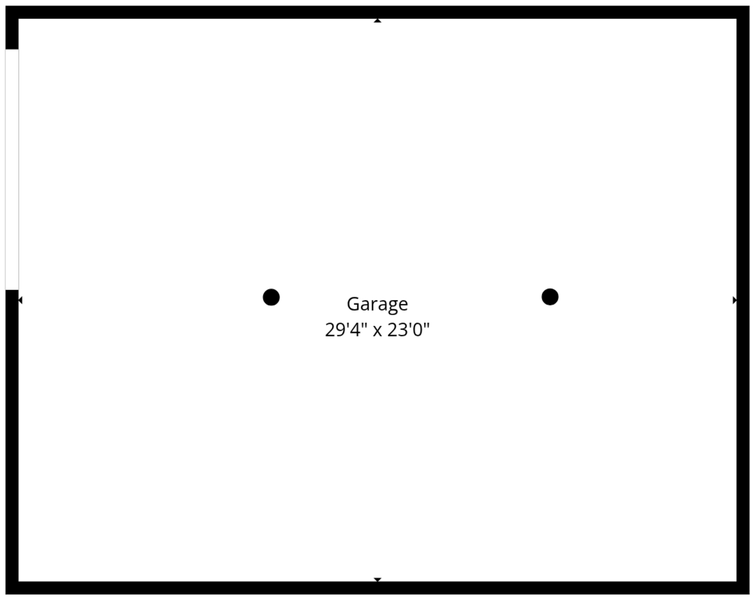
Sizes And Dimensions Are Approximate, Actual May Vary.



1st Floor



2nd Floor



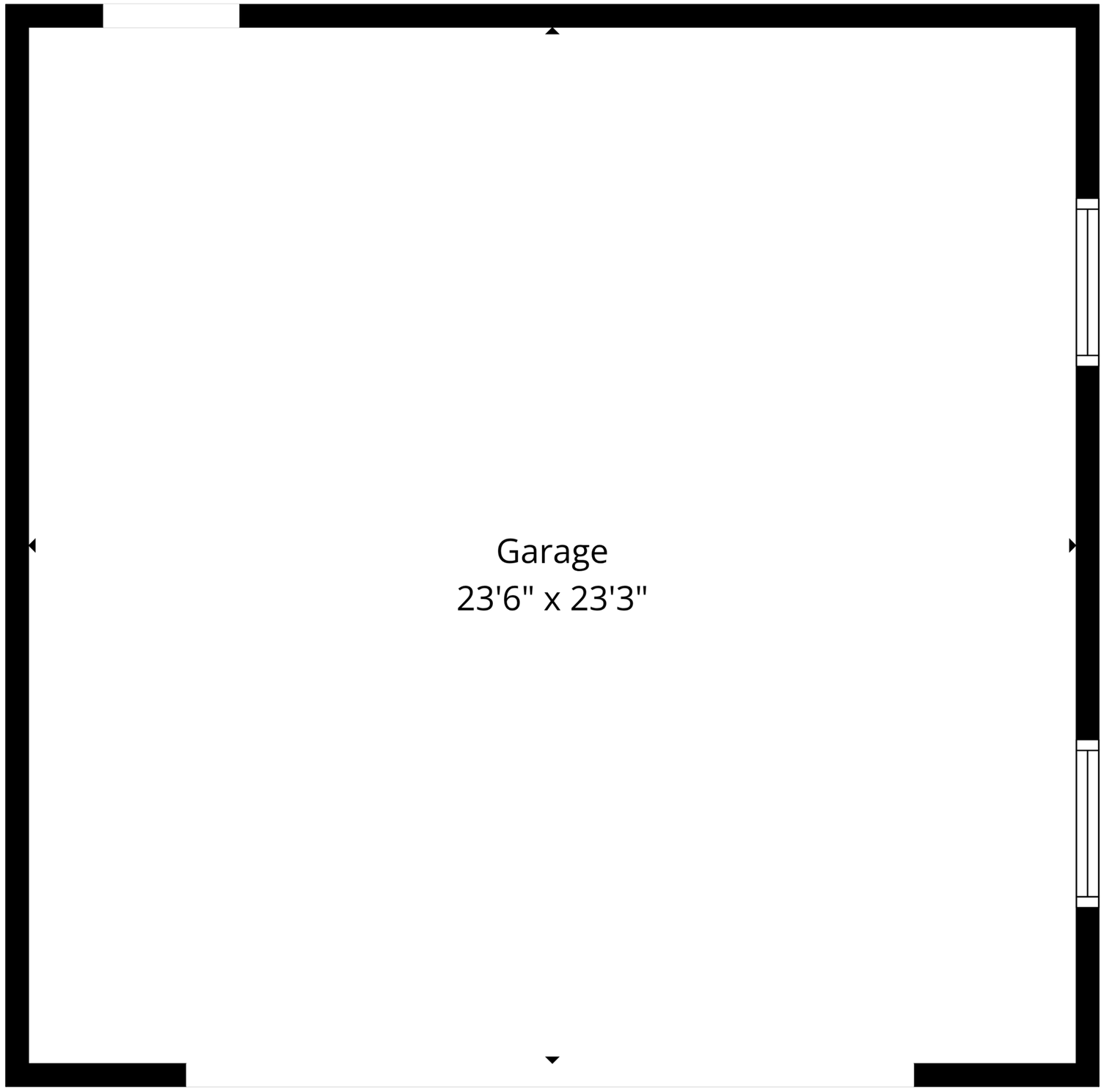
Basement

Total: 419 sq. ft

Basement: 0 sq. Ft, 1st Floor: 0 sq. Ft, 2nd Floor: 419 sq. ft

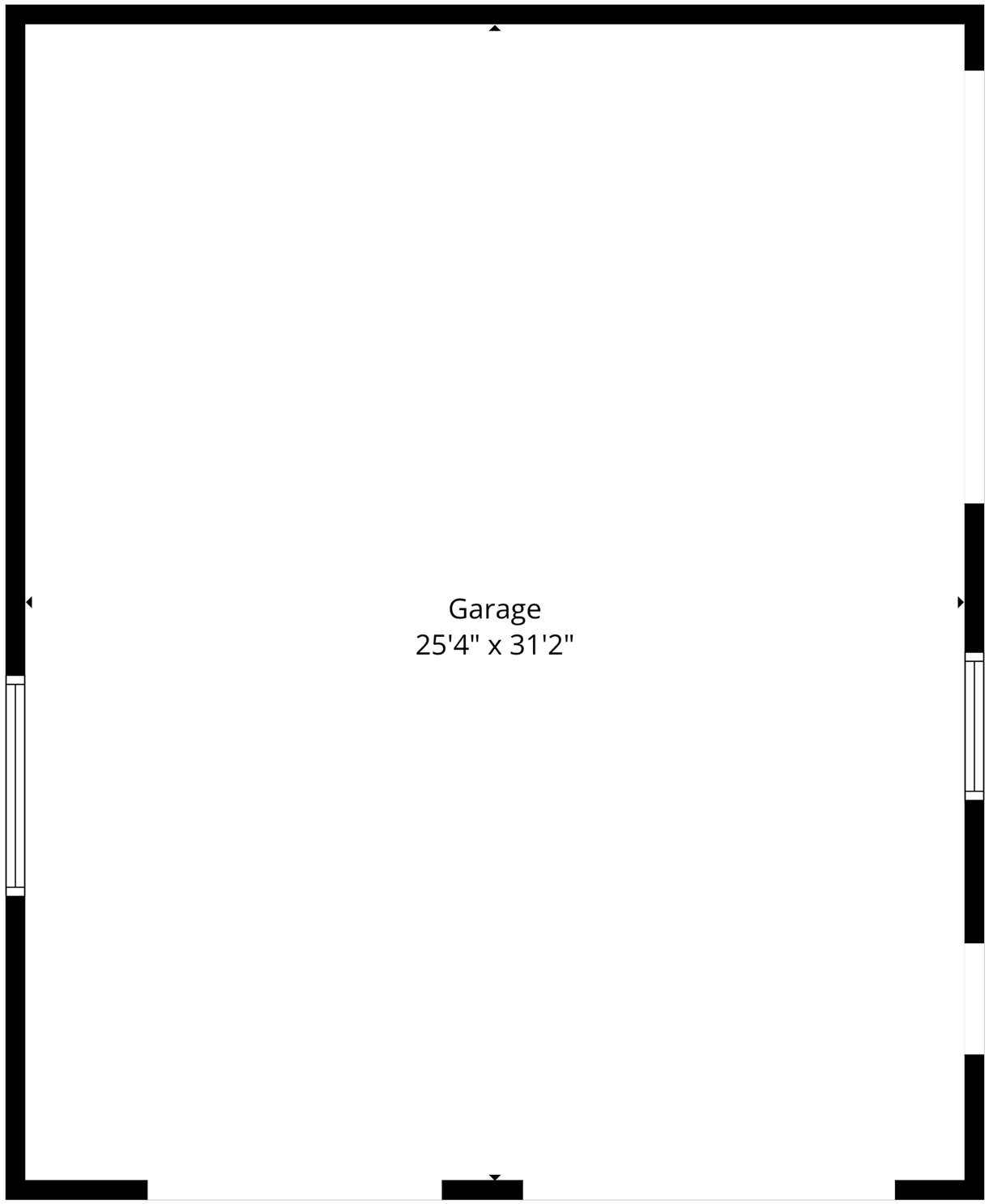
Excluded Areas: Garage: 1458 sq. Ft, Low Ceiling: 7 sq. ft

Sizes And Dimensions Are Approximate, Actual May Vary.



Total: 0 sq. ft
1st Floor: 0 sq. ft
Excluded Areas: Garage: 595 sq. ft

Sizes And Dimensions Are Approximate, Actual May Vary.



Total: 0 sq. ft
1st Floor: 0 sq. ft
Excluded Areas: Garage: 851 sq. ft

Sizes And Dimensions Are Approximate, Actual May Vary.

Middlefield Hilltop View

Middlefield, MA

Base Plan Orthophotograph



Legend

- Subject Property - 62.07 ±Ac
- Adjacent Properties
- Protected Land
- Wetlands
- Intermittent Streams
- Contours (ft)



Credits: 2023 imagery from MassGIS Imagery map service.

Project Number: MA5900-CG
Date: 08/17/26

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0 100 200 400 Feet

Scale: 1' = 200 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\MA5900-CG Middlefield Hilltop View, Middlefield, MA\MA5900-CG ortho.aprx

Middlefield Hilltop View

Middlefield, MA

Base Plan Orthophotograph

Legend

- Subject Property - 62.07 ±Ac
- Adjacent Properties
- Protected Land
- Wetlands
- Intermittent Streams
- Contours (ft)



Credits: 2023 imagery from MassGIS Imagery map service.

Project Number: MA5900-CG
Date: 08/17/26

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Scale: 1' = 200 "

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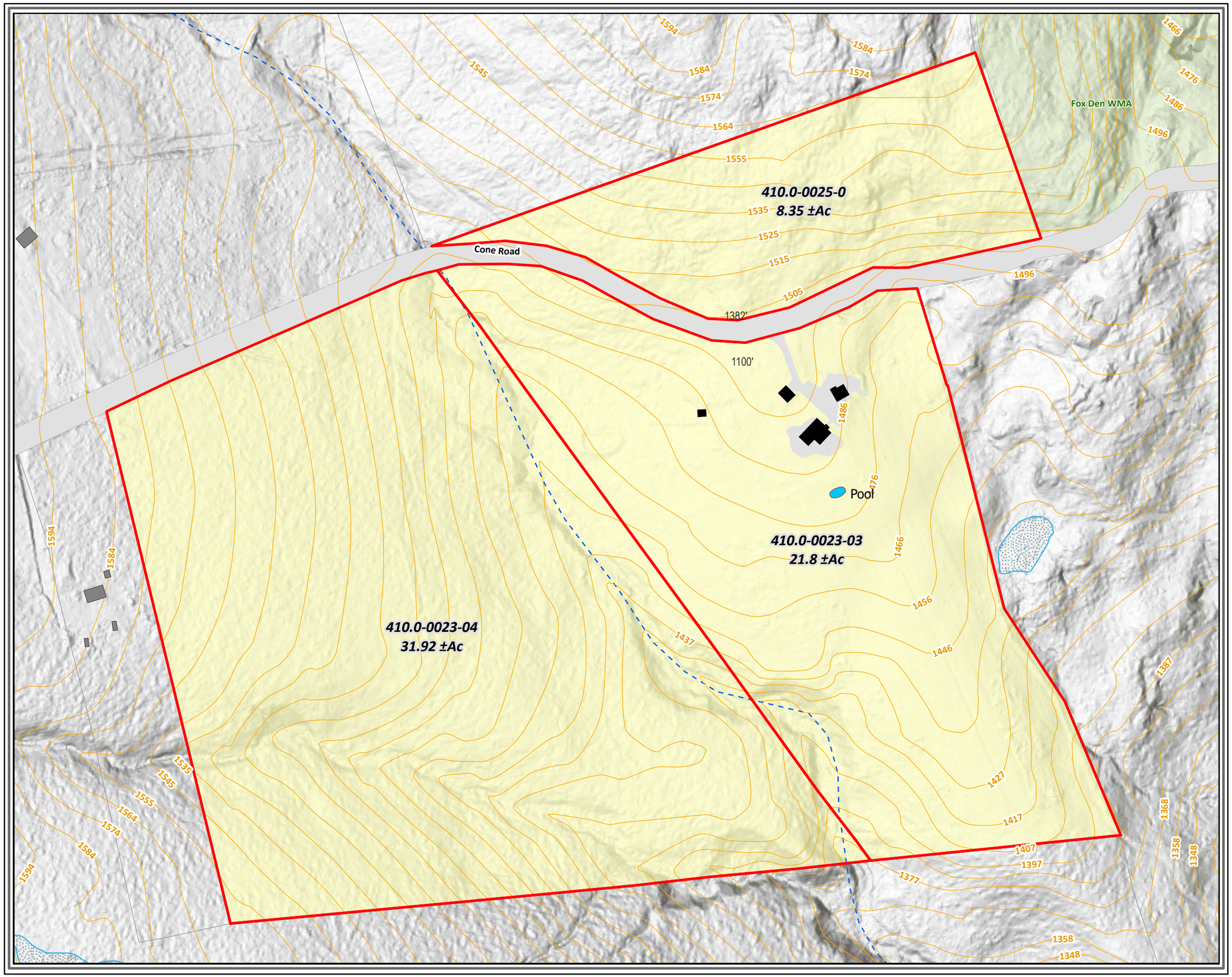
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Middlefield Hilltop View

Middlefield, MA

Base Plan



Legend

- Subject Property - 62.07 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Wetlands
- Intermittent Streams
- Contours (ft)



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA5900-CG
Date: 08/17/26

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0 100 200 400 Feet

Scale: 1' = 200 "

This plan is conceptual only and is not represented as an engineered plan.

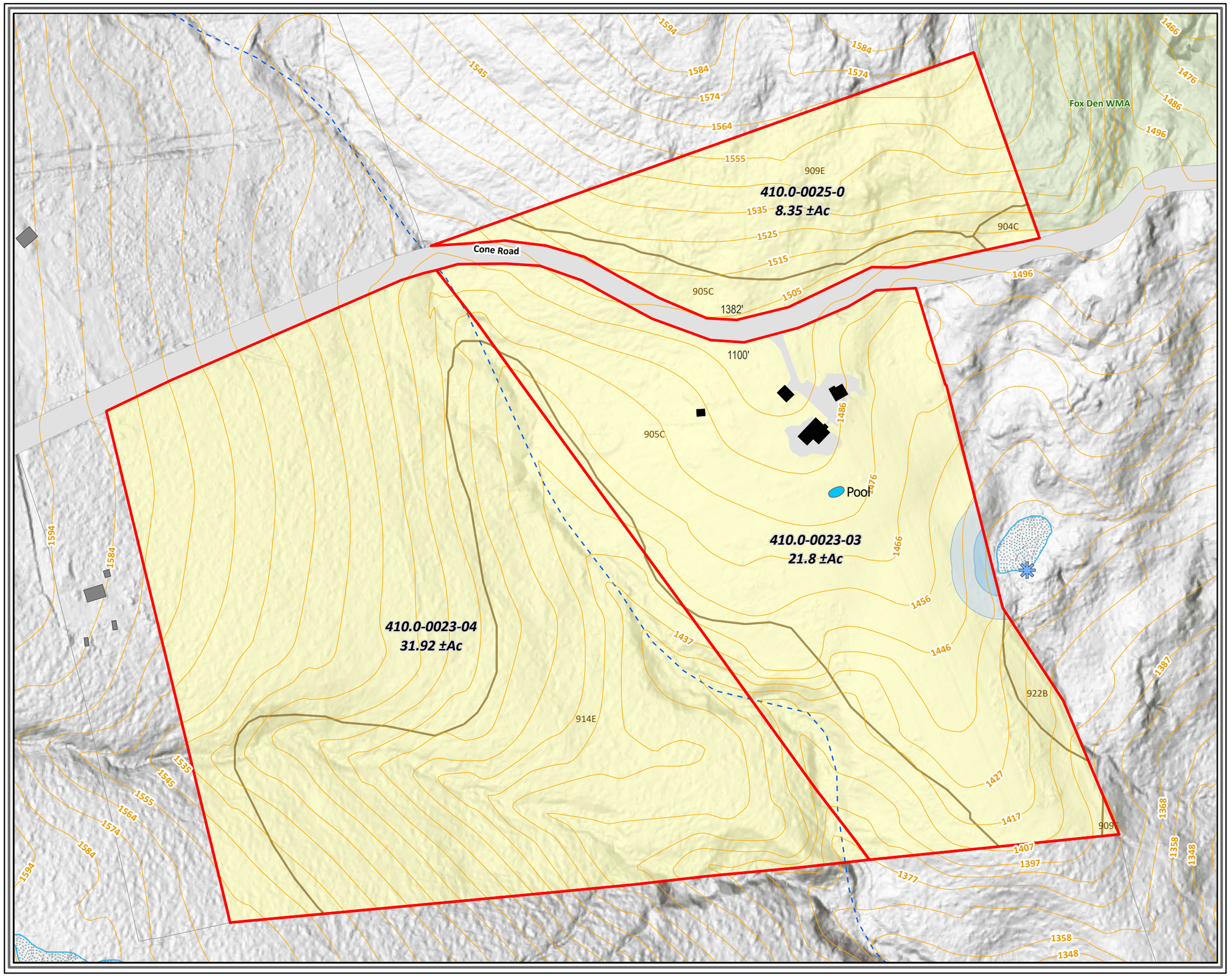
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Middlefield Hilltop View

Middlefield, MA

Site Analysis Plan



Legend

- Subject Property - 62.07 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Soil Type
- Wetlands
- 50' Wetlands Setback
- 100' Wetlands Setback
- Intermittent Streams
- Potential Vernal Pools
- Contours (ft)



Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA5900-CG
Date: 08/17/26

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0 100 200 400 Feet

Scale: 1' = 200 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

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Middlefield Hilltop View

Middlefield, MA

Conservation Context

Legend

- Subject Property - 62.07 ±Ac
- Adjacent Properties
- Protected Land
- Conservation Restrictions (CRs)
- Agricutural Preservation Restrictions (APRs)
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA5900-CG
Date: 08/17/26

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0 1,000 2,000 4,000 Feet

Scale: 1' = 2,000 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

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RESIDENTIAL PROPERTY RECORD CARD 2026

MIDDLEFIELD

Situs : 0 CONE RD	Map ID: 183/410.0-0023-0004.0	Map: 410.0 Block: 0023 Lot: 0004.0	Card: 1 of 1	Printed: August 12, 2026

CURRENT OWNER

COSTA, ROBERT E
P. O. BOX 401
MIDDLEFIELD MA 01243

GENERAL INFORMATION

Tax Class	TAXABLE	Price	475,000	Road Type	TWO-WAY
NBHD	001.01	Sale Date	07/09/10	Road Condition	GRAVEL
Class	801	Type	Land & Bldgs	Traffic	LIGHT
Calc'd Acres	31.92	Validity	Yes-Valid-Sale	Water	INDIVID WELL
		Grantor	PRIGMORE	Sewer	SEPTIC
		Book/Page	10229 / 224		

Land Information

Seg	Type	Code	NBHD	Zone	Method	Sq Ft	Acres	Infl Fact	Infl %	Value	Sup?	Class
1	P	130	001.01	R1	A	87120	2			28,000	Y	R
3	R	130	001.02	R1	A	214315	4.92			4,920	Y	R
2	R	130	001.01	R1	A	******	25			37,500	Y	R
4	P	801	001.01	R1	A	87120	2			7,000	N	C
6	R	801	001.02	R1	A	214315	4.92			1,230	N	C
5	R	801	001.01	R1	A	******	25			9,375	N	C

Assessment Information

	Assessed	Cost	Income	Market
Current Land	17,600	17,600	0	70,400
Current Building	0	0	0	0
Current Total	17,600	17,600	0	70,400
Current Net Assessment	17,600			
Prior Year Land	17,600	17,600	0	70,400
Prior Year Building	0	0	0	0
Prior Year Total	17,600	17,600	0	70,400
Prior Year Net Assessment	17,600			

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Entrance Information

Date	ID	Entry Code	Source
22-AUG-88	DKM	Extrior-Only	None

RESIDENTIAL PROPERTY RECORD CARD 2026

MIDDLEFIELD

Situs : 0 CONE RD	Parcel Id: 183/410.0-0023-0004.0	Class: HIKING - TRAILS OR PATHS	Card: 1 of 1	Printed: August 12, 2026

Dwelling Information

Style		Year Built	
Story height		Eff Year Built	
Attic		Roof	
Exterior Walls		Foundation	
Masonry Trim		SFLA	

Basement

Basement		# Car Bsmt Gar	
Bsmt Area		Bsmt Grade	
Fin Bsmt Area		Fin Bsmt Grade	
BSMT RecRm Area:			

Heating & Cooling

Heating/AC	
Fuel Type	
System Type	

Fireplaces

Fireplaces	

Room Detail

Bedrooms		Full Baths	
Total Rooms		Half Baths	
Custom Feat 1	-	Extra Fixtures	
# of Custom Feat 1		Kitchen Quality	
Custom Feat 2	-	Bath Quality	
# of Custom Feat 2			

Adjustments

Int vs Ext		Unfinished Area	
		Occupancy	

Grade & Depreciation

Grade		Market Adj	
Condition		Functional	
CDU		Economic	
Cost & Design	0	% Good Ovr	
% Complete		RCNLD	

Dwelling Computations

% Good		Economic	
% Good Override		% Complete	
Functional		C&D Factor	

Permits

Num	Date	ID	Amount	Type	Description	% Complete	Open/Closed	Inspection	Completed	Fee

RESIDENTIAL PROPERTY RECORD CARD 2026

MIDDLEFIELD

Situs : 0 CONE RD	Map ID: 183/410.0-0025-0000.0	Map: 410.0 Block: 0025 Lot: 0000.0	Card: 1 of 1	Printed: August 12, 2026

CURRENT OWNER

COSTA, ROBERT E
P. O. BOX 401
MIDDLEFIELD MA 01243

GENERAL INFORMATION

Tax Class	TAXABLE	Price	475,000	Road Type	TWO-WAY
NBHD	001.01	Sale Date	07/09/10	Road Condition	GRAVEL
Class	801	Type	Land & Bldgs	Traffic	LIGHT
Calc'd Acres	8.35	Validity	Yes-Valid-Sale	Water	
		Grantor	PRIGMORE	Sewer	
		Book/Page	10229 / 224		

Land Information

Seg	Type	Code	NBHD	Zone	Method	Sq Ft	Acres	Infl Fact	Infl %	Value	Sup?	Class
1	P	130	001.01	R1	A	87120	2			28,000	Y	R
2	R	130	001.01	R1	A	276606	6.35			9,525	Y	R
3	P	801	001.01	R1	A	87120	2			7,000	N	C
4	R	801	001.01	R1	A	276606	6.35			2,381	N	C

Assessment Information

	Assessed	Cost	Income	Market
Current Land	9,400	9,400	0	37,500
Current Building	0	0	0	0
Current Total	9,400	9,400	0	37,500
Current Net Assessment	9,400			
Prior Year Land	9,400	9,400	0	37,500
Prior Year Building	0	0	0	0
Prior Year Total	9,400	9,400	0	37,500
Prior Year Net Assessment	9,400			

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Entrance Information

Date	ID	Entry Code	Source

RESIDENTIAL PROPERTY RECORD CARD 2026

MIDDLEFIELD

Situs : 0 CONE RD	Parcel Id: 183/410.0-0025-0000.0	Class: HIKING - TRAILS OR PATHS	Card: 1 of 1	Printed: August 12, 2026

Dwelling Information

Style		Year Built	
Story height		Eff Year Built	
Attic		Roof	
Exterior Walls		Foundation	
Masonry Trim		SFLA	

Basement

Basement		# Car Bsmt Gar	
Bsmt Area		Bsmt Grade	
Fin Bsmt Area		Fin Bsmt Grade	
BSMT RecRm Area:			

Heating & Cooling

Heating/AC	
Fuel Type	
System Type	

Fireplaces

Fireplaces	

Room Detail

Bedrooms		Full Baths	
Total Rooms		Half Baths	
Custom Feat 1	-	Extra Fixtures	
# of Custom Feat 1		Kitchen Quality	
Custom Feat 2	-	Bath Quality	
# of Custom Feat 2			

Adjustments

Int vs Ext		Unfinished Area	
		Occupancy	

Grade & Depreciation

Grade		Market Adj	
Condition		Functional	
CDU		Economic	
Cost & Design	0	% Good Ovr	
% Complete		RCNLD	

Dwelling Computations

% Good		Economic	
% Good Override		% Complete	
Functional		C&D Factor	

Permits

Num	Date	ID	Amount	Type	Description	% Complete	Open/Closed	Inspection	Completed	Fee

RESIDENTIAL PROPERTY RECORD CARD 2026

MIDDLEFIELD

Situs : 69 CONE RD	Map ID: 183/410.0-0023-0003.0	Map: 410.0 Block: 0023 Lot: 0003.0	Card: 1 of 1	Printed: August 12, 2026

CURRENT OWNER

COSTA, ROBERT E
P. O. BOX 401
MIDDLEFIELD MA 01243

GENERAL INFORMATION

Tax Class	TAXABLE	Price	475,000	Road Type	TWO-WAY
NBHD	001.01	Sale Date	07/09/10	Road Condition	GRAVEL
Class	018	Type	Land & Bldgs	Traffic	LIGHT
Calc'd Acres	21.8	Validity	Yes-Valid-Sale	Water	INDIVID WELL
		Grantor	PRIGMORE	Sewer	SEPTIC
		Book/Page	10229 / 224		

Land Information

Seg	Type	Code	NBHD	Zone	Method	Sq Ft	Acres	Infl Fact	Infl %	Value	Sup?	Class
1	P	101	001.01	R1	A	87120	2			28,000	Y	R
4	P	101	001.01	R1	A	87120	2			28,000	N	R
6	R	130	001.01	R1	A	710028	16.3			24,450	N	R
2	R	130	001.01	R1	A	862488	19.8			29,700	Y	R
5	R	803	001.01	R1	A	152460	3.5			1,313	N	C

Assessment Information

	Assessed	Cost	Income	Market
Current Land	53,800	53,800	0	57,700
Current Building	693,300	693,300	0	693,300
Current Total	747,100	747,100	0	751,000
Current Net Assessment	747,100			
Prior Year Land	53,800	53,800	0	57,700
Prior Year Building	664,100	664,100	0	664,100
Prior Year Total	717,900	717,900	0	721,800
Prior Year Net Assessment	717,900			

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Garage-1s	24 x	24	576	1	1999	A	1	34,530
Shed	14 x	20	280	1	2001	C	3	5,050
Shed	6 x	8	48	1	1999	C	5	830
Garage-2.0	1800 x	1	1,800	1	2011	B	3	83,230
Shed	6 x	8	48	1	2013	A	2	1,330
Shed	448 x	1	448	1	2013	A	2	12,370
Garage-1s	26 x	22	572	1	2019	A	1	37,440
Ag Pool	411 x	1	411	1	2020	A	1	5,290
Wood Deck	706 x	1	706	1	2020	B	3	10,600

Entrance Information

Date	ID	Entry Code	Source
27-AUG-21	KM	Permit Visit	Owner-Spouse
07-AUG-20	LM	Extrior-Only	Owner-Spouse
23-JUL-20	LL	Drive-By	None
27-JUN-13	G&L	Extrior-Only	None
19-JUN-12	GLJ	Complete-Ins	Owner-Spouse

RESIDENTIAL PROPERTY RECORD CARD 2026

MIDDLEFIELD

Situs : 69 CONE RD	Parcel Id: 183/410.0-0023-0003.0	Class: MULTIPLE USE - RESIDENTIAL-CH	Card: 1 of 1	Printed: August 12, 2026

Dwelling Information

Style	Other	**Year Built**	1999
Story height	1	**Eff Year Built**	
Attic	No	**Roof**	GABLE
Exterior Walls	Frame-Clapbd	**Foundation**	CONCRETE
Masonry Trim		**SFLA**	2613

Basement

Basement	Full	**# Car Bsmt Gar**	
Bsmt Area	2026	**Bsmt Grade**	
Fin Bsmt Area		**Fin Bsmt Grade**	
BSMT RecRm Area:			

Heating & Cooling

Heating/AC	Hot Water - Ac
Fuel Type	Oil
System Type	

Fireplaces

Fireplaces	

Room Detail

Bedrooms	3	**Full Baths**	3
Total Rooms	7	**Half Baths**	
Custom Feat 1	-	**Extra Fixtures**	4
# of Custom Feat 1		**Kitchen Quality**	MODERN
Custom Feat 2	-	**Bath Quality**	MODERN
# of Custom Feat 2			

Adjustments

Int vs Ext	Good	**Unfinished Area**	
		Occupancy	1

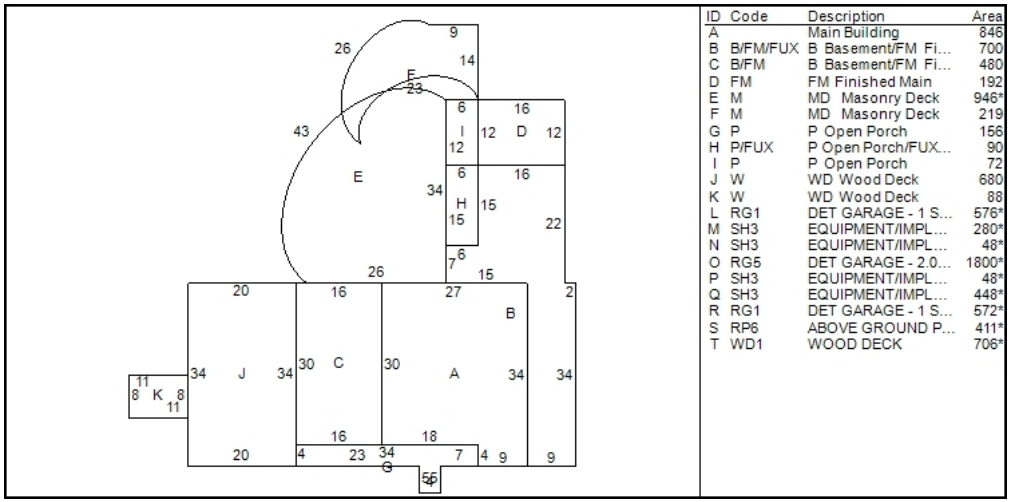
Grade & Depreciation

Grade	B	**Market Adj**	
Condition	Good	**Functional**	
CDU	VERY GOOD	**Economic**	
Cost & Design	0	**% Good Ovr**	
% Complete		**RCNLD**	502550

Dwelling Computations

% Good	91	**Economic**	
% Good Override		**% Complete**	
Functional		**C&D Factor**	





ID	Code	Description	Area
A		Main Building	846
B	B/FM/FUX	B Basement/FM Fi...	700
C	B/FM	B Basement/FM Fi...	480
D	FM	FM Finished Main	192
E	M	MD Masonry Deck	946*
F	M	MD Masonry Deck	219
G	P	P Open Porch	156
H	P/FUX	P Open Porch/FUX...	90
I	P	P Open Porch	72
J	W	WD Wood Deck	680
K	W	WD Wood Deck	88
L	RG1	DET GARAGE - 1 S...	576*
M	SH3	EQUIPMENT/IMPL...	280*
N	SH3	EQUIPMENT/IMPL...	48*
O	RG5	DET GARAGE - 2.0...	1800*
P	SH3	EQUIPMENT/IMPL...	48*
Q	SH3	EQUIPMENT/IMPL...	448*
R	RG1	DET GARAGE - 1 S...	572*
S	RP6	ABOVE GROUND P...	411*
T	WD1	WOOD DECK	706*

Permits

Num	Date	ID	Amount	Type	Description	% Complete	Open/Closed	Inspection	Completed	Fee
150014	13-JUL-15	33714	120,000	AD	REAR OF HOUSE					
22	16-JUN-14	33714		AD	ENLARGE KITCHEN					
12003	14-MAY-12	33714	59,136	MN	SOLAR PV SYSTEM					
12004	11-APR-12	33714	50,000	RM	ADDITION					
14910	20-SEP-10	33714	48,000	NC	BARN 24 X 30			31-MAY-11		

2010 00014200
Bk: 10229Pg: 224 Page: 1 of 2
Recorded: 07/09/2010 11:42 AM

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 07/09/2010 11:42 AM
ctrl# 024347 26174 Doc# 00014200
Fee: $2,166.00 Cons: $475,000.00

Affected Premises:
Cone Road
Middlefield, MA

QUITCLAIM DEED

I MIRIAM M. PRIGMORE of 45 Happy Valley Road, Westerly, Rhode Island 02891, for monetary consideration paid *of FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS ($475,000.00)* hereby grant to ROBERT E. COSTA, of 70 Bidwell Road, South Windsor, CT 06074, those certain parcels of land with the improvements thereon, situated in Middlefield, Hampshire County, Massachusetts, described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN

Meaning to convey, and being all the same premises conveyed by deeds of Leonard H. Roberts, Executor of the Estate of Mary A. King by deed dated January 5, 1999 recorded in Hampshire Registry of Deeds in Book 5585, Page 13, and by deed dated January 31, 2002, recorded in said Registry in Book 6531, Page 9.

EXECUTED AS A SEALED INSTRUMENT this 28 day of June, 2010.

Miriam M. Prigmore

The State of Rhode Island

Washington County, ss. June 28 2010

Then personally appeared the above named Miriam M. Prigmore whose identity is personally known to me/satisfactorily proven to me by Drivers License, and upon oath acknowledged the foregoing instrument to be her free act and deed, before me,

, Notary Public
My commission expires

ARTHUR A. KACHADOURIAN
NOTARY I.D. #21157
MY COMMISSION EXPIRES
JUNE 12, 2013

EXHIBIT A

FIRST TRACT
Book 5585 Page 13

The property located at Cone Road, Middlefield, Hampshire County, Massachusetts, shown as Parcel 3 on a "Plan of Land in Middlefield, MA, Surveyed for Estate of Mary King," dated September 28, 1998, by Edward C. Muszynski, recorded in Hampshire County Registry of Deeds in Plan Book 184, Page 170. Parcel 3 being 21.802 acres +- as shown on said plan.

SECOND AND THIRD TRACTS

The parcels of land located at Cone Road, Middlefield, Hampshire County, Massachusetts, shown as Parcels 4 & 5 on a "Plan of Land in Middlefield, MA, Surveyed for David W. Prigmore," dated December 12, 2001, by Edward C. Muszynski, recorded in Hampshire County Registry of Deeds in Plan Book 191, Page 25. Parcel 4 being 31.924 acres and Parcel 5 being 8.350 acres respectively as shown on said plan.

ATTEST: HAMPSHIRE, _____, REGISTER
MARIANNE L. DONOHUE

dcr

Commonwealth of Massachusetts
Executive Office of Environmental Affairs
Department of Conservation and Recreation

Certificate for Chapter 61/61A/61B Forest Lands

Case Number 183-12009

Owner(s) Robert E. Costa

Mailing Address P.O. Box 401, Middlefield, MA 01243

Pursuant to Chapter 61B of the General Laws, I/We request 43.774 acres of forestland of the 62.074 acres of land covered by a deed recorded in the Hampshire County Registry of Deeds in Book 10229, Page 224, for property located in the Town/City of Middlefield that the State Forester issue a Certificate of Management to cover those forested acres. The tract can further be described as Map # 410, Lot # 25, 23.4, & 23 on the Town/City Assessors Maps. Excluded from certification are 18.3 acres, which are described as follows (continue on back page if additional space is needed):

Beginning in the northeast corner of the excluded area at a point on the south side of Cone Road proceeding: S 00-47E 490.97'; S 01-39 W 225.03'; S 17-52 E 233.29'; S 08-02 E 279.43'; N 80-07 W 585.75'; N 80-11W 100'to a point on the east bank of Bear Mountain Brook; thence northerly along the stream approximately 1100'; N 60 E to a point on the south side of Cone Road; thence easterly to the point of beginning.

I/We have read the various provisions of Chapter 61/Chapter 61A/Chapter61B as well as the Rules and Regulations under which said Chapter is administered and agree to comply with the same

Submitted the 21 day of June, year of 2021

Signed by Owner(s) _____

DEPARTMENT USE ONLY

The Department of Conservation and Recreation, 251 Causeway Street, Boston, Massachusetts, acting by and through its State Forester pursuant to the authority of Chapter61/Chapter61A/Chapter61B of the General Laws hereby certifies that the described land is being managed under a planned program to improve the quantity and quality of a continuous forest crop. This certifies that the above listed acres of forestland, owned by the above, are being managed under an approved Forest Management Plan.

Certification is in effect from January 1, 2022, to December 31, 2031.

Signed by State Forester _____ Date 8/11/21

ASSESSOR'S USE

The Board of Assessors have recorded the above acres of Classified Forest Land, and will cause evidence of a lien to be duly recorded in the Registry of Deeds. No recording is necessary for a recertification

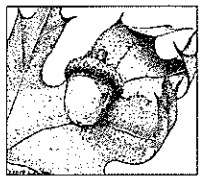
Signed by Chairman _____ Date _____

06-29-21A09:57 RCVD

dcr

FOREST MANAGEMENT PLAN

Submitted to: Massachusetts Department of Conservation and Recreation
For enrollment in CH61/61A/61B and/or Forest Stewardship Program



CHECK-OFFS

CH61	CH61A	CH61B	STWSHP	C-S
cert. ☐	cert. ☐	cert. ☒	new ☒	EEA ☐
recert. ☐	recert. ☐	recert. ☐	renew ☐	Other ☐
☐	amend ☐	amend ☐	FSC ☐	Birds ☐
			Conservation Rest. ☐	
Plan Change: _____ to _____			CR Holder _____	

Administrative Box

Case No.	183-12009	Orig. Case No.	NEW
Owner ID	511600	Add. Case No.	
Date Rec'd	6.29.21	Ecoregion	M212Ce
Plan Period	2022-31	Topo Name	Chester
Rare Spp. Hab.	No	River Basin	Westfield

OWNER, PROPERTY, and PREPARER INFORMATION

Property Owner(s) Robert E. Costa
Mailing Address P.O. Box 401, Middlefield, MA 01243 Phone 860-549-3191
Email Address bob@eagletissue.com

Property Location: Town(s) Middlefield Road(s) Cone

Plan Preparer Jeff Jourdain Mass. Forester License # 114
Mailing Address 719 Leonhardt Road, Becket, MA 01223 Phone 413-623-5686

RECORDS

Assessor's Map No.	Lot/Parcel No.	Deed Book	Deed Page	Total Acres	Ch61/61A 61B *Excluded* Acres	Ch61/61A 61B **Certified** Acres	Stewshp *Excluded* Acres	Stewshp Acres
410	25	10229	224	8.35	0.00	8.35	0.000	8.35
410	23.4	10229	224	31.924	0.00	31.924	0.000	31.924
410	23	10229	224	21.80	18.3	3.5	18.3	3.5
			TOTALS	62.074	18.3	43.774	18.3	43.774

Excluded Area Description(s) (if additional space needed, continue on separate paper)
Beginning in the northeast corner of the excluded area at a point on the south side of Cone Road proceeding: S 00-47E 490.97'; S 01-39 W 225.03'; S 17-52 E 233.29'; S 08-02 E 279.43'; N 80-07 W 585.75'; N 80-11W 100'to a point on the east bank of Bear Mountain Brook; thence northerly along the stream approximately 1100'; N 60 E to a point on the south side of Cone Road; thence easterly to the point of beginning.

HISTORY

Year acquired 2010 Year management began 2021

Are boundaries marked: Yes ☐ blazed/painted/flagged/signs posted (circle all that apply)? No ☒ Partially ☐

What treatments have been prescribed, but not carried out (last 10 years if plan is a recert.)?

stand no. _____ treatment _____ reason _____
(if additional space needed, continue on separate page)

Previous Management Practices (last 10 years)

Stand #	Cutting Plan #	Treatment	Yield	Acres	Date

Remarks: (if additional space needed, continue on separate page)

(Form revised April 2014)

PROPERTY OVERVIEW, REGIONAL SIGNIFICANCE AND MANAGEMENT SUMMARY

The property of Robert Costa is located on Cone Road in Middlefield, Massachusetts. Mr. Costa purchased the property in 2010. Consisting of approximately 62 acres the property is comprised the landowner's home site, old field and woodlands. Of the 62 acres, approximately 44 acres are forested. The property is currently classified under Chapter 61B.

Middlefield is rural in nature, blends a mixture of single-family homes, farms, and large expanses of forests. The town is located about 30 miles west of Northampton and 18 miles southeast of Pittsfield. Middlefield is regarded as one of the 'Hilltowns' and is located along the western edge of Berkshire County. Portions of the Skyline Trail, which runs the ridge along the northeast side of town are located above 1600 feet in elevation. According to the 2010 census the population of Middlefield was approximately 521 residents.

Land with long term protection is common in the vicinity of the Costa Property. A portion of Fox Den Wildlife Management area abuts part of this property. Fox Den covers just over 4000 acres of land in Middlefield, Worthington and Chester. Just north of Fox Den are portions of Peru State Forest.

This property is located within the watershed of the Westfield River. Bear Mountain Brook which bisects the southern portion of the property flows south easterly joining the Middle Branch of the Westfield at the Middlefield/Worthington town line.

According to the Natural Heritage Program's website [6/15/21] no estimated or priority habitat is located on this property.

Stand data included in this plan was gathered from a forest inventory conducted in June 2021 by Jeff Jourdain. Volumes are estimates only and are based on a sampling of the forest.

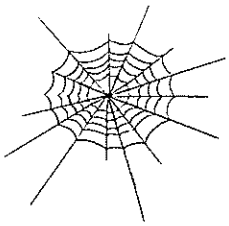
Hemlock, sugar maple, red maple and yellow birch are the most common tree species on the property. In general the forest is in good condition. No active management or logging has taken place on the property in some time. No non-native invasive plants were observed on the property during the June 2021 field inventory.

In general the soils are well suited to hardwood and softwood production. Tunbridge-Lyman, Berkshire-Marlow, and Peru-Marlow soil associations are all common. Slopes are gentle to moderate. Seasonally wet areas and rock outcroppings are present. Bear Mountain Brook bisects the southern portion of the property. A filter strip will be needed along this stream during any forestry operations in adjacent stands. Massachusetts Best Management practices should be followed for any future stream crossings. Elevations range from approximately 1450' in the southeastern corner of the property to approximately 1570 along the northern boundary line.

It is the goal of this forest management plan to help the landowner manage the property for forest health, wildlife habitat and recreation.

Stewardship Issues

Massachusetts is a small state, but it contains a tremendous variety of ecosystems, plant and animal species, management challenges, and opportunities. This section of your plan will provide background information about the Massachusetts forest landscape as well as issues that might affect your land. **The Stand Descriptions and Management Practices sections of your plan will give more detailed property specific information** on these subjects tailored to your management goals.



Biodiversity: Biological diversity is, in part, a measure of the variety of plants and animals, the communities they form, and the ecological processes (such as water and nutrient cycling) that sustain them. With the recognition that each species has value, individually and as part of its natural community, maintaining biodiversity has become an important resource management goal.

While the biggest threat to biodiversity in Massachusetts is the loss of habitat to development, another threat is the introduction and spread of invasive non-native plants. Non-native invasives like European Buckthorn, Asiatic Bittersweet, and Japanese Honeysuckle spread quickly, crowding out or smothering native species and upsetting and dramatically altering ecosystem structure and function. Once established, invasives are difficult to control and even harder to eradicate. Therefore, vigilance and early intervention are paramount.

Another factor influencing biodiversity in Massachusetts concerns the amount and distribution of forest growth stages. Wildlife biologists have recommended that, for optimal wildlife habitat on a landscape scale, 5-15% of the forest should be in the seedling stage (less than 1" in diameter). Yet we currently have no more than 2-3% early successional stage seedling forest across the state. There is also a shortage of forest with large diameter trees (greater than 20"). See more about how you can manage your land with biodiversity in mind in the "Wildlife" section below. (Also refer to *Managing Forests to Enhance Wildlife Diversity in Massachusetts* and *A Guide to Invasive Plants in Massachusetts* in the binder pockets.)



Rare Species: Rare species include those that are **threatened** (abundant in parts of its range but declining in total numbers, those of **special concern** (any species that has suffered a decline that could threaten the species if left unchecked), and **endangered** (at immediate risk of extinction and probably cannot survive without direct human intervention). Some species are threatened or endangered globally, while others are common globally but rare in Massachusetts.

Of the 2,040 plant and animal species (not including insects) in Massachusetts, 424 are considered rare. About 100 of these rare species are known to occur in woodlands. Most of these are found in wooded wetlands, especially vernal pools. These temporary shallow pools dry up by late summer, but provide crucial breeding habitat for rare salamanders and a host of other unusual forest dwelling invertebrates. Although many species in Massachusetts are adapted to and thrive in recently disturbed forests, rare species are often very sensitive to any changes in their habitat

Indispensable to rare species protection is a set of maps maintained by the Division of Fisheries and Wildlife's Natural Heritage & Endangered Species Program (NHESP) that show current and historic locations of rare species and their habitats. The maps of your property will be compared to these rare species maps and the result indicated on the upper right corner of the front page of the plan. Prior to any

Landowner Goals

Please **check** the column that best reflects the importance of the following goals:

Goal	Importance to Me			
	High	Medium	Low	Don't Know
Enhance the Quality/Quantity of Timber Products*	✓			
Generate Immediate Income			✓	
Generate Long Term Income			✓	
Produce Firewood		✓		
Defer or Defray Taxes			✓	
Promote Biological Diversity	✓			
Enhance Habitat for Birds	✓			
Enhance Habitat for Small Animals	✓			
Enhance Habitat for Large Animals	✓			
Improve Access for Walking/Skiing/Recreation	✓			
Maintain or Enhance Privacy		✓		
Improve Hunting or Fishing		✓		
Preserve or Improve Scenic Beauty	✓			
Protect Water Quality	✓			
Protect Unique/Special/ Cultural Areas	✓			
Other:				

*** This goal must be checked "HIGH" if you are interested in classifying your land under Chapter 61/61A.**

1. In your own words please describe your goals for the property:

To allow access for hiking

Stewardship Purpose

By enrolling in the Forest Stewardship Program and following a Stewardship Plan, I understand that I will be joining with many other landowners across the state in a program that promotes ecologically responsible resource management through the following actions and values:

1. Managing for long-term forest health, productivity, diversity, and quality.
2. Conserving or enhancing water quality, wetlands, soil productivity, biodiversity, cultural, historical and aesthetic resources.
3. Following a strategy guided by well-founded silvicultural principles to improve timber quality and quantity when wood products are a goal.
4. Setting high standards for foresters, loggers and other operators as practices are implemented; and minimizing negative impacts.
5. Learning how woodlands benefit and affect surrounding communities, and cooperation with neighboring owners to accomplish mutual goals when practical.

Signature(s): _____ **Date:** 6/7/24

Owner(s) (print) Bob Costa

(This page will be included with the completed plan.)

Page ____ of ____

Recreational opportunities: Our lakes, rivers, streams, and ponds are often focal points for recreation. We enjoy them when we boat, fish, swim, or just sit and enjoy the view.

In order to protect wetlands and riparian areas and to prevent soil erosion during timber harvesting activities, Massachusetts promotes the use of "Best Management Practices" or BMPs. Maintaining or reestablishing the protective vegetative layer and protecting critical areas are the two rules that underlie these common sense measures. DEM's Massachusetts Forestry Best Practices Manual (included with this plan) details both the legally required and voluntary specifications for log landings, skid trails, water bars, buffer strips, filter strips, harvest timing, and much more.

The two Massachusetts laws that regulate timber harvesting in and around wetlands and riparian areas are the Massachusetts Wetlands Protection Act (CH 131), and the Forest Cutting Practices Act (CH132). Among other things, CH132 requires the filing of a cutting plan and on-site inspection of a harvest operation by a DEM Service Forester to ensure that required BMPs are being followed when a commercial harvest exceeds 25,000 board feet or 50 cords (or combination thereof).



Soil and Water Quality: Forests provide a very effective natural buffer that holds soil in place and protects the purity of our water. The trees, understory vegetation, and the organic material on the forest floor reduce the impact of falling rain, and help to insure that soil will not be carried into our streams and waterways.

To maintain a supply of clean water, forests must be kept as healthy as possible. Forests with a diverse mixture of vigorous trees of different ages and species can better cope with periodic and unpredictable stress such as insect attacks or windstorms.

Timber harvesting must be conducted with the utmost care to ensure that erosion is minimized and that sediment does not enter streams or wetlands. Sediment causes turbidity which degrades water quality and can harm fish and other aquatic life. As long as Best Management Practices (BMPs) are implemented correctly, it is possible to undertake active forest management without harming water quality.



Forest Health: Like individual organisms, forests vary in their overall health. The health of a forest is affected by many factors including weather, soil, insects, diseases, air quality, and human activity. Forest owners do not usually focus on the health of a single tree, but are concerned about catastrophic events such as insect or disease outbreaks that affect so many individual trees that the whole forest community is impacted.

Like our own health, it is easier to prevent forest health problems then to cure them. This preventative approach usually involves two steps. First, it is desirable to maintain or encourage a wide diversity of tree species and age classes within the forest. This diversity makes a forest less susceptible to a single devastating health threat. Second, by thinning out weaker and less desirable trees, well-spaced healthy individual trees are assured enough water and light to thrive. These two steps will result in a forest of vigorously growing trees that is more resistant to environmental stress.

regulated timber harvest, if an occurrence does show on the map, the NHESP will recommend protective measures. Possible measures include restricting logging operations to frozen periods of the year, or keeping logging equipment out of sensitive areas. You might also use information from NHESP to consider implementing management activities to improve the habitat for these special species.



Riparian and Wetlands Areas: Riparian and wetland areas are transition areas between open water features (lakes, ponds, streams, and rivers) and the drier terrestrial ecosystems. More specifically, a **wetland** is an area that has hydric (wet) soils and a unique community of plants that are adapted to live in these wet soils. Wetlands may be adjacent to streams or ponds, or a wetland may be found isolated in an otherwise drier landscape. A **riparian area** is the transition zone between an open water feature and the uplands (see Figure 1). A riparian zone may contain wetlands, but also includes areas with somewhat better drained soils. It is easiest to think of riparian areas as the places where land and water meet.

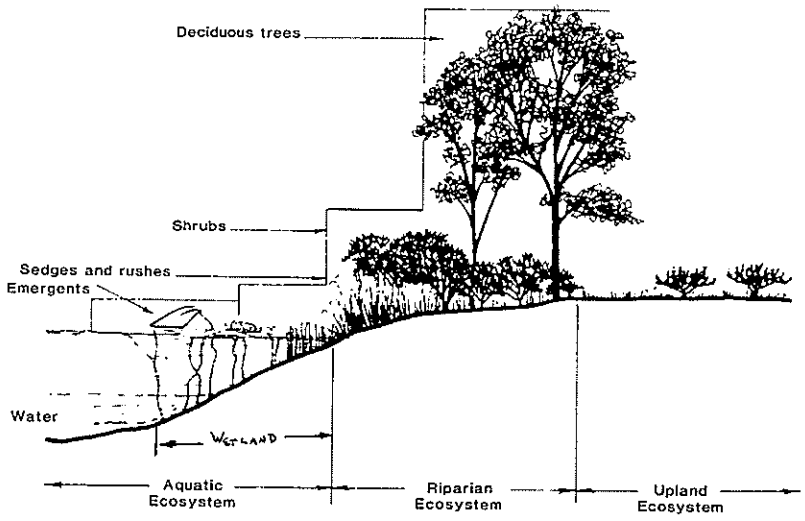


Figure 1: Example of a riparian zone.

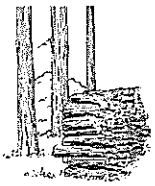
The presence of water in riparian and wetland areas make these special places very important. Some of the functions and values that these areas provide are described below:

Filtration: Riparian zones capture and filter out sediment, chemicals and debris before they reach streams, rivers, lakes and drinking water supplies. This helps to keeps our drinking water cleaner, and saves communities money by making the need for costly filtration much less likely.

Flood control: By storing water after rainstorms, these areas reduce downstream flooding. Like a sponge, wetland and riparian areas absorb stormwater, then release it slowly over time instead of in one flush.

Critical wildlife habitat: Many birds and mammals need riparian and wetland areas for all or part of their life cycles. These areas provide food and water, cover, and travel corridors. They are often the most important habitat feature in Massachusetts' forests.

Each of these three strategies can be applied on a single property. For example, a landowner might want to increase the habitat diversity by reclaiming an old abandoned field. Elsewhere on the property, a stand of young hardwoods might be thinned to reduce competition, while a "no cut" buffer is set up around a vernal pool or other habitat feature. The overview, stand description and management practice sections of this plan will help you understand your woodland within the context of the surrounding landscape and the potential to diversify, protect or enhance wildlife habitat.



Wood Products: If managed wisely, forests can produce a periodic flow of wood products on a sustained basis. Stewardship encompasses finding ways to meet your current needs while protecting the forest's ecological integrity. In this way, you can harvest timber and generate income without compromising the opportunities of future generations.

Massachusetts forests grow many highly valued species (white pine, red oak, sugar maple, white ash, and black cherry) whose lumber is sold throughout the world. Other lower valued species (hemlock, birch, beech, red maple) are marketed locally or regionally, and become products like pallets, pulpwood, firewood, and lumber. These products and their associated value-added industries contribute between 200 and 300 million dollars annually to the Massachusetts economy.

By growing and selling wood products in a responsible way you are helping to our society's demand for these goods. Harvesting from sustainably managed woodlands – rather than from unmanaged or poorly managed forest – benefits the public in a multitude of ways. The sale of timber, pulpwood, and firewood also provides periodic income that you can reinvest in the property, increasing its value and helping you meet your long-term goals. Producing wood products helps defray the costs of owning woodland, and helps private landowners keep their forestland undeveloped.



Cultural Resources: Cultural resources are the places containing evidence of people who once lived in the area. Whether a Native American village from 1,700 years ago, or the remains of a farmstead from the 1800's, these features all tell important and interesting stories about the landscape, and should be protected from damage or loss.

Massachusetts has a long and diverse history of human habitation and use. Native American tribes first took advantage of the natural bounty of this area over 10,000 years ago. Many of these villages were located along the coasts and rivers of the state. The interior woodlands were also used for hunting, traveling, and temporary camps. Signs of these activities are difficult to find in today's forests. They were obscured by the dramatic landscape impacts brought by European settlers as they swept over the area in the 17th and 18th centuries.

By the middle 1800's, more than 70% of the forests of Massachusetts had been cleared for crops and pastureland. Houses, barns, wells, fences, mills, and roads were all constructed as woodlands were converted for agricultural production. But when the Erie Canal connected the Midwest with the eastern cities, New England farms were abandoned for the more productive land in the Ohio River valley, and the landscape began to revert to forest. Many of the abandoned buildings were disassembled and moved, but the supporting stonework and other changes to the landscape can be easily seen today.

One particularly ubiquitous legacy of this period is stone walls. Most were constructed between 1810 and 1840 as stone fences (wooden fence rails had become scarce) to enclose sheep within pastures, or to



Fire: Most forests in Massachusetts are relatively resistant to catastrophic fire. Historically, Native Americans commonly burned certain forests to improve hunting grounds. In modern times, fires most often result from careless human actions. The risk of an unintentional and damaging fire in your woods could increase as a result of logging activity if the slash (tree tops, branches, and debris) is not treated correctly. Adherence to the Massachusetts slash law minimizes this risk. Under the law, slash is to be removed from buffer areas near roads, boundaries, and critical areas and lopped close to the ground to speed decay. Well-maintained woods roads are always desirable to provide access should a fire occur.

Depending on the type of fire and the goals of the landowner, fire can also be considered as a management tool to favor certain species of plants and animals. Today the use of prescribed burning is largely restricted to the coast and islands, where it is used to maintain unique natural communities such as sandplain grasslands and pitch pine/scrub oak barrens. However, state land managers are also attempting to bring fire back to many of the fire-adapted communities found elsewhere around the state.



Wildlife Management: Enhancing the wildlife potential of a forested property is a common and important goal for many woodland owners. Sometimes actions can be taken to benefit a particular species of interest (e.g., put up Wood Duck nest boxes). In most cases, recommended management practices can benefit many species, and fall into one of three broad strategies. These are **managing for diversity, protecting existing habitat, and enhancing existing habitat.**

Managing for Diversity – Many species of wildlife need a variety of plant communities to meet their lifecycle requirements. In general, a property that contains a diversity of habitats will support a more varied wildlife population. A thick area of brush and young trees might provide food and cover for grouse and cedar waxwing; a mature stand of oaks provides acorns for foraging deer and turkey; while an open field provides the right food and cover for cottontail rabbits and red fox. It is often possible to create these different habitats on your property through active management. The appropriate mix of habitat types will primarily depend on the composition of the surrounding landscape and your objectives. It may be a good idea to create a brushy area where early successional habitats are rare, but the same practice may be inappropriate in the area's last block of mature forest.

Protecting Existing Habitat – This strategy is commonly associated with managing for rare species or those species that require unique habitat features. These habitat features include vernal pools, springs and seeps, forested wetlands, rock outcrops, snags, den trees, and large blocks of unbroken forest. Some of these features are rare, and they provide the right mix of food, water, and shelter for a particular species or specialized community of wildlife. It is important to recognize their value and protect their function. This usually means not altering the feature and buffering the resource area from potential impacts.

Enhancing Existing Habitat – This strategy falls somewhere between the previous two. One way the wildlife value of a forest can be enhanced is by modifying its structure (number of canopy layers, average tree size, density). Thinning out undesirable trees from around large crowned mast (nut and fruit) trees will allow these trees to grow faster and produce more food. The faster growth will also accelerate the development of a more mature forest structure, which is important for some species. Creating small gaps or forest openings generates groups of seedlings and saplings that provide an additional layer of cover, food, and perch sites.

STAND DESCRIPTIONS

OBJ	STD	TYPE	ACRES	MEAN STAND DIAMETER	BASAL AREA PER ACRE	MBF PER ACRE	CORDS PER ACRE	SITE INDEX
STEW	1	BB	10.45	10.9" overstory	123 ft^2 overstory	4.4	19	60 s. maple

This is a good quality hardwood stand. Sugar maple, beech, and red oak are common. Sugar maple quality is variable, red oak quality is generally good and beech quality is generally very low. Beech bark disease is widespread across the stand as well as the general area. Balance of stocking is a mixture of basswood, yellow birch, black cherry and white birch.

Understory stocking is a mixture of beech and sugar maple. Regeneration stocking is heavy to beech – which is common in beech bark disease impacted stands – with scattered striped maple, sugar maple and hop hornbeam. Witch hobble is common in areas.

No non-native invasive plants were observed in this stand during the June 2021 field inventory.

The stand is located on a good site for potential hardwood production. Soils are primarily Tunbridge-Lyman. Slopes are mostly gentle. Rock/ledge outcroppings are common in areas.

Manage the stand for long term quality hardwood production. A selection harvest is recommended. This treatment should be a combination of individual tree and group selection. Reduce overstory stocking to approximately 90 ft^2 per acre. Removing trees in groups up to twice the canopy height will create openings in the canopy for regeneration and diversity in habitat. Retain the largest diameter trees even of low quality for potential us by cavity nesters as well as for stick nest sites for woodland raptors.

A follow up, cull tree removal/timber stand improvement treatment is recommended. This second tree should focus on removing the lowest quality beech stocking. Trees to be removed/killed should be treated with an herbicide to help prevent additional root suckers and stump sprouts from developing. Beech in the overstory and the understory should be treated. Consult with NRCS for potential cost sharing opportunities for the timber stand improvement.

CURRENT STAND STOCKING - per acre and percent

Tree Status	Trees	% Trees	Basal area (ft^2)	% Basal area	Cords	% Cords	Board feet	% Board feet
Acc overstory	110.5	46%	66.7	48%	11.0	57.1%	3,422.4	77.9%
Cull	13.8	6%	13.3	10%	-	-	-	-
Dead	27.6	11%	10.0	7%	-	-	-	-
Unacc overstory	64.7	27%	43.3	31%	7.5	38.5%	973.5	22.1%
Unacc understory	24.9	10%	6.7	5%	0.9	4.4%	-	-
Grand Total	241.5	100%	140.0	100%	19.3	100.0%	4,395.9	100.0%

STOCKING COMPOSITION

Type	Species	% Trees	% Basal area	% Cords	% Board feet
HW	sugar maple	46%	52%	49.9%	80.9%
	beech	24%	24%	19.5%	-
	northern red oak	2%	7%	5.9%	19.1%
	American basswood	9%	5%	3.6%	-
	yellow birch	9%	5%	7.7%	-
	black cherry	5%	5%	9.0%	-
	White birch	5%	2%	4.4%	-
HW Total		100%	100%	100.0%	100.0%
Stand Total		100%	100%	100.0%	100.0%

OWNERS: Costa TOWN: Middlefield 6/15/21

exclude them from croplands and hayfields. Clues to their purpose are found in their construction. Walls that surrounded pasture areas were comprised mostly of large stones, while walls abutting former cropland accumulated many small stones as farmers cleared rocks turned up by their plows. Other cultural features to look for include cellar holes, wells, old roads and even old trash dumps.



Recreation and Aesthetic Considerations: Recreational opportunities and aesthetic quality are the most important values for many forest landowners, and represent valid goals in and of themselves. Removing interfering vegetation can open a vista or highlight a beautiful tree, for example. When a landowner's goals include timber, thoughtful forest management can be used to accomplish silvicultural objectives while also reaching recreational and/or aesthetic objectives. For example, logging trails might be designed to provide a network of cross-country ski trails that lead through a variety of habitats and reveal points of interest.

If aesthetics is a concern and you are planning a timber harvest, obtain a copy of this excellent booklet: *A Guide to Logging Aesthetics: Practical Tips for Loggers, Foresters & Landowners*, by Geoffrey T. Jones, 1993. (Available from the Northeast Regional Agricultural Engineering Service, (607) 255-7654, for $7). Work closely with your consultant to make sure the aesthetic standards you want are included in the contract and that the logger selected to do the job executes it properly. The time you take to plan ahead of the job will reward you and your family many times over with a fuller enjoyment of your forest, now and well into the future.

This is your Stewardship Plan. It is based on the goals that you have identified. The final success of your Stewardship Plan will be determined first, by how well you are able to identify and define your goals, and second, by the support you find and the resources you commit to implement each step.

It can be helpful and enjoyable to visit other properties to sample the range of management activities and see the accomplishments of others. This may help you visualize the outcome of alternative management decisions and can either stimulate new ideas or confirm your own personal philosophies. Don't hesitate to express your thoughts, concerns, and ideas. Keep asking questions! Please be involved and enjoy the fact that you are the steward of a very special place.



STAND DESCRIPTIONS

OBJ	STD	TYPE	ACRES	MEAN STAND DIAMETER	BASAL AREA PER ACRE	MBF PER ACRE	CORDS PER ACRE	SITE INDEX
STEW	2	RM	17.224	8.9" overstory	142 ft^2 overstory	3.5	30	65 r. oak

This is a fair quality young mixed hardwood stand. Red maple and aspen are the most common stocking components combining for just over 50% of the total stocking. Red maple and aspen quality are generally low. Much of the aspen appears to be in a state of decline and dead aspen is common both standing and on the ground. The balance of stocking is a diverse mixture of yellow birch, white ash, white birch, red oak, black cherry, sugar maple and black birch. Softwood stocking makes up approximately 15% of the total stocking and is comprised of a mixture of scattered hemlock, white pine and red spruce. Most of the hemlock stocking is in the understory. The black cherry, red oak, sugar maple and white ash is generally of good quality indicating the stand has good potential for future production.

Understory stocking is a mixture of red maple, yellow birch, hemlock and spruce. Regeneration stocking is a mixture of hemlock with hardwood – red maple and beech with scattered yellow birch and red oak.

No non-native invasive plants were observed in this stand during the June 2021 field inventory.

The stand is located on a good site for potential hardwood and softwood production. Soils are a mix of Peru-Marlow and Marlow-Berkshire. Slopes are primarily gentle. Seasonally wet areas and seeps are common in areas.

Manage the stand for long term quality hardwood production. The stand/site shows good potential for future production in the current sugar maple, red oak, yellow birch and black cherry stocking. The size, quality, and value of the current red maple and aspen stocking presents some management challenges and options.

The first option is to allow the stand to mature on its own for the time being. The aspen is in a state of decline and more of it will be dropping out of the stand during this management cycle. This will allow the stocking level to drop naturally.

The second option is to carry out an improvement cut – either commercially or pre-commercially depending on market conditions. This improvement cut should focus on crop tree release and cull tree removal. Reduce overstory stocking to approximately 100 ft^2 per acre. Trees could be cut and left, utilized or girdled. Consult with NRCS for potential cost sharing opportunities for improvement/TSI treatments.

CURRENT STAND STOCKING – per acre and percent

Tree Status	Trees	% Trees	Basal area [ft^2]	% Basal area	Cords	% Cords	Board feet	% Board feet
Acc overstory	148.4	24%	57.5	28%	12.9	42.5%	707.9	20.1%
Acc understory	49.4	8%	7.5	4%	0.4	1.2%	-	-
Dead	63.1	10%	20.0	10%	-	-	-	-
Unacc overstory	181.4	29%	85.0	42%	16.0	53.0%	2,820.6	79.9%
Unacc understory	184.6	29%	32.5	16%	1.0	3.3%	-	-
Grand Total	626.8	100%	202.5	100%	30.3	100.0%	3,528.5	100.0%

OWNERS: Costa TOWN: Middlefield 6/15/21

STAND DESCRIPTIONS

OBJ	STD	TYPE	ACRES	MEAN STAND DIAMETER	BASAL AREA PER ACRE	MBF PER ACRE	CORDS PER ACRE	SITE INDEX

STAND 1 continued:

REGENERATION STOCKING - trees per acre by diameter class

Trees per acre	Size Class				
Species	Seedling	<1 Sapling	1 Sapling	4 Sapling	Stand Total
beech	2,200	900	100	-	3,200
striped maple	200	200	-	-	400
hophornbeam	-	-	-	100	100
Stand Total	**2,400**	**1,100**	**100**	**100**	**3,700**

OWNERS: Costa TOWN: Middlefield 6/15/21

STAND DESCRIPTIONS

OBJ	STD	TYPE	ACRES	MEAN STAND DIAMETER	BASAL AREA PER ACRE	MBF PER ACRE	CORDS PER ACRE	SITE INDEX
STEW	3	HH	8.7	13.0" overstory	135 ft² overstory	9.3	20	60 s. maple

This is a fair quality mixed hemlock and hardwood stand. Hemlock stocking makes up approximately half of the total stocking, is common in both the overstory and the understory and is generally of low quality. Hardwood stocking is a mix of sugar maple, red maple and yellow birch with scattered beech. Hardwood stocking is variable. Beech bark disease is common.

Understory stocking is primarily hemlock with scattered beech. Regeneration stocking is primarily beech with scattered striped maple.

No non-native invasive plants were observed in this stand during the June 2021 field inventory.

The stand is located on a good site for potential hardwood and softwood production. Soils are primarily Marlow-Berkshire. Slopes are gentle to moderate. A southeasterly flowing intermittent stream bisects the stand. A filter strip will need to be left along the intermittent stream during any forestry operations within the stand.

Manage the stand for continued mixed hardwood and softwood production. A shelterwood treatment is recommended to begin to regenerate a new stand. Reduce overstory stocking to approximately 100 ft² per acre. Retain the good quality hardwood. Hemlock understory should have priority for removal. Removing trees in groups up to twice the canopy height will create openings in the canopy for regeneration and diversity in habitat. Retain the largest diameter trees even of low quality for potential us by cavity nesters as well as for stick nest sites for woodland raptors.

Cull trees could be treated as a post harvest timber stand improvement treatment similar to stand 1. Treat beech to be removed with an herbicide to help prevent root suckering and stump sprouting.

CURRENT STAND CONDITIONS – per acre and percent

Tree Status	Trees	% Trees	Basal area [ft²]	% Basal area	Cords	% Cords	Board feet	% Board feet
Acc overstory	42.3	20%	45.0	27%	6.1	30.9%	4,014.3	43.1%
Cull	14.5	7%	20.0	12%	-	-	-	-
Dead	9.2	4%	5.0	3%	-	-	-	-
Unacc overstory	89.4	42%	70.0	42%	10.8	54.6%	5,085.1	54.5%
Unacc understory	58.4	27%	25.0	15%	2.9	14.5%	223.3	2.4%
Grand Total	213.7	100%	165.0	100%	19.7	100.0%	9,322.7	100.0%

STOCKING COMPOSITION

Type	Species	% Trees	% Basal area	% Cords	% Board feet
HW	sugar maple	6%	15%	8.5%	18.5%
	red maple	14%	15%	28.7%	8.7%
	yellow birch	16%	12%	10.9%	4.6%
	beech	14%	9%	9.7%	-
HW Total		**50%**	**52%**	**57.8%**	**31.8%**
SW	eastern hemlock	50%	48%	42.2%	68.2%
SW Total		**50%**	**48%**	**42.2%**	**68.2%**
Stand Total		**100%**	**100%**	**100.0%**	**100.0%**

OWNERS: Costa TOWN: Middlefield 6/15/21

STAND DESCRIPTIONS

OBJ	STD	TYPE	ACRES	MEAN STAND DIAMETER	BASAL AREA PER ACRE	MBF PER ACRE	CORDS PER ACRE	SITE INDEX

STAND 2 continued:

STOCKING COMPOSITION

Type	Species	% Trees	% Basal area	% Cords	% Board feet
HW	red maple	40%	32%	36.0%	-
	quaking aspen	7%	21%	16.7%	79.9%
	yellow birch	13%	9%	6.8%	-
	white ash	5%	7%	12.1%	3.2%
	White birch	5%	5%	5.4%	-
	northern red oak	2%	4%	4.4%	9.0%
	black cherry	2%	2%	4.3%	-
	sugar maple	2%	1%	1.7%	-
	Black birch	1%	1%	2.2%	-
HW Total		**78%**	**83%**	**89.6%**	**92.1%**
SW	eastern hemlock	13%	7%	0.6%	-
	white pine	5%	7%	9.8%	7.9%
	red spruce	4%	2%	-	-
SW Total		**22%**	**17%**	**10.4%**	**7.9%**
Stand Total		**100%**	**100%**	**100.0%**	**100.0%**

REGENERATION STOCKING - trees per acre by diameter class

Trees per acre	Size Class					
Species	Seedling	<1 Sapling	1 Sapling	3 Sapling	4 Sapling	Stand Total
eastern hemlock	-	-	-	150	150	300
red maple	-	-	75	-	75	150
beech	-	150	-	-	-	150
yellow birch	-	-	-	75	-	75
northern red oak	75	-	-	-	-	75
Stand Total	**75**	**150**	**75**	**225**	**225**	**750**

OWNERS: Costa TOWN: Middlefield 6/15/21

STAND DESCRIPTIONS

OBJ	STD	TYPE	ACRES	MEAN STAND DIAMETER	BASAL AREA PER ACRE	MBF PER ACRE	CORDS PER ACRE	SITE INDEX
STEW	4	HH	7.4	12.1" overstory	195 ft² overstory	15.9	100	70 w. pine

This is a good quality mixed hemlock, hardwood and white pine stand. Hemlock makes up just over 40% of the total stocking, is of variable quality and is common in both the overstory and the understory. Hardwood stocking [approximately 40% of the total stocking] is primarily yellow birch and sugar maple with scattered red oak and red maple. Yellow birch, red oak and red maple quality is generally good. Larger diameter cull sugar maples are common. White pine stocking is generally of larger diameter and of good quality.

Understory stocking is primarily hemlock and yellow birch. Regeneration stocking levels are variable. Regeneration composition is a mixture of shade tolerant hardwoods – striped maple, sugar maple and beech.

No non-native invasive plants were observed in this stand during the June 2021 field inventory.

The stand is located on a good site for potential hardwood and softwood production. Soils are primarily Marlow-Berkshire. Slopes are gentle.

Manage the stand for continued mixed hardwood and softwood production. A selection harvest is recommended to reduce overstory stocking by approximately 45 ft² per acre by removing some of the lower quality stocking. Release potential hardwood crop trees and retain good quality white pine. Removing trees in groups up to twice the canopy height will create openings in the canopy for regeneration and diversity in habitat. Retain the largest diameter trees even of low quality for potential us by cavity nesters as well as for stick nest sites for woodland raptors.

CURRENT STAND STOCKING - per acre and percent

Tree Status	Trees	% Trees	Basal area (ft²)	% Basal area	Cords	% Cords	Board feet	% Board feet
Acc overstory	184.4	59%	120.0	56%	15.6	64.2%	12,462.4	78.3%
Cull	7.0	2%	25.0	12%	-	-	-	-
Dead	18.7	6%	5.0	2%	-	-	-	-
Unacc overstory	52.7	17%	50.0	23%	7.0	28.9%	3,456.0	21.7%
Unacc understory	47.4	15%	15.0	7%	1.7	6.9%	-	-
Grand Total	**310.1**	**100%**	**215.0**	**100%**	**24.4**	**100.0%**	**15,918.4**	**100.0%**

STOCKING COMPOSITION

Type	Species	% Trees	% Basal area	% Cords	% Board feet
HW	yellow birch	45%	23%	42.9%	-
	sugar maple	3%	12%	3.6%	-
	northern red oak	2%	2%	5.7%	-
	red maple	4%	2%	5.5%	-
HW Total		**54%**	**40%**	**57.6%**	-
SW	eastern hemlock	42%	44%	42.4%	59.2%
	white pine	4%	16%	-	40.8%
SW Total		**46%**	**60%**	**42.4%**	**100.0%**
Stand Total		**100%**	**100%**	**100.0%**	**100.0%**

OWNERS: Costa TOWN: Middlefield 6/15/21

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STAND DESCRIPTIONS

OBJ	STD	TYPE	ACRES	MEAN STAND DIAMETER	BASAL AREA PER ACRE	MBF PER ACRE	CORDS PER ACRE	SITE INDEX

STAND 3 continued:

REGENERATION STOCKING - trees per acre by diameter class

Trees per acre	Size Class		
Species	Seedling	<1 Sapling	Stand Total
beech	1,500	150	1,650
striped maple	750	-	750
Stand Total	2,250	150	2,400

OWNERS: Costa TOWN: Middlefield 6/15/21

MANAGEMENT PRACTICES

To be done within the next 10 years

OBJ	STD	TYPE	SILVICULTURAL PRESCRIPTION	ACRES	REMOVE BA/ACRE	TOTAL VOLUME	TIMING
STEW			Boundary line location and marking				2021
Locate and paint boundary lines as needed							
STEW	1	BB	Selection	8	33 ft^2	16 mbf & 35 cords	2021
STEW	1	BB	Cull tree removal/TSI	8	30 ft^2		
STEW	2	RM	Improvement cut or Timber stand improvement				
				15	35 ft^2	75 cords	2022
STEW	3	HH	Shelterwood	8	40 ft^2	30 mbf & 50 cords	2022
STEW	3	HH	Post harvest cull tree removal/TSI				
				6	25 ft^2		
STEW	4	HH	Selection	5	45 ft^2	25 mbf & 30 cords	2022

NOTES:

1. Volumes are estimates only.
2. See stand descriptions for more information on recommended treatments.
3. Timing is subject to change and is dependent on: market conditions, operator availability, weather/ground conditions, and most importantly landowner goals and objectives.

STAND DESCRIPTIONS

OBJ	STD	TYPE	ACRES	MEAN STAND DIAMETER	BASAL AREA PER ACRE	MBF PER ACRE	CORDS PER ACRE	SITE INDEX

STAND 4 continued:

REGENERATION STOCKING – trees per acre by diameter class

Trees per acre	Size Class		
Species	Seedling	1 Sapling	Stand Total
striped maple	450	-	450
sugar maple	-	150	150
beech	150	-	150
Stand Total	**600**	**150**	**750**

OWNERS: Costa TOWN: Middlefield 6/15/21

Symbol	Symbol	Soil Type	notes
914		Marlow-Berkshire Association	

These moderately steep to very steep, very deep, well drained soils are on the sides of hills and mountains. The Marlow soil is typically on the lower, less steep slopes and in concave areas. The Berkshire soil is on the steeper, higher slopes. Stones and boulders cover 3 to 15% of the surface and are prominent landscape features. This association is typically 60% Marlow soil, 20% Berskhire soil, and 20% other soils.The potential productivity is very high for white pine on the Berkshire soil and moderate for red oak on the Marlow soil. Typical site indexes are: Marlow soils white pine 66, sugar maple 60, yellow birch 60, red oak 67. Berkshire soils: white pine 72, sugar maple 52, yellow birch 55.

905C	PmC	Peru-Marlow Association

This association consists of the very deep moderately well drained Peru soils and the very deep well drained Marlow soils. Peru soils are typically on the lower parts of slopes or in slightly concave areas and Marlow soils are on the upper parts of slopes or in convex areas. Slopes are variable.Potential productivity is moderate for sugar maple [site index 56] on Peru soils and for red oak [site index 70] on Marlow soils. The soils are well suited to hardwood and white pine production.

Symbol	Symbol	Soil Type	notes
909E		Tunbridge-Lyman Association, steep, extremely stony	

These soils formed in extremely stony glacial till on mountainous uplands. The moderately deep, well drained Tunbridge soil typically is on the less sloping parts of the landscape and in pockets between areas of the Lyman soil aqnd areas of bedrock outcrops. The soils are very strongly acid or strongly acid. Bedrock is at a depth of 20 to 40 inches. The rooting depth is limited by the shallowness to bedrock. Most areas are used as woodland. Potential productivity for sugar maple is moderate. Potential site indexes are: Tunbridge soils: sugar maple 60, white pine 50, white ash 65 Lyman soils: sugar maple 50Use of equipment is limited due to the slope and rock outcroppings.

FOREST TYPE MAP

Of the land of

ROBERT E. COSTA

P.O. Box 401, Middlefield, MA 01243

Located at: Cone Road, Middlefield, MA

1" = 500' [approximate]

LEGEND:

Forest type line

Stone wall

Wire fence

Intermittent stream

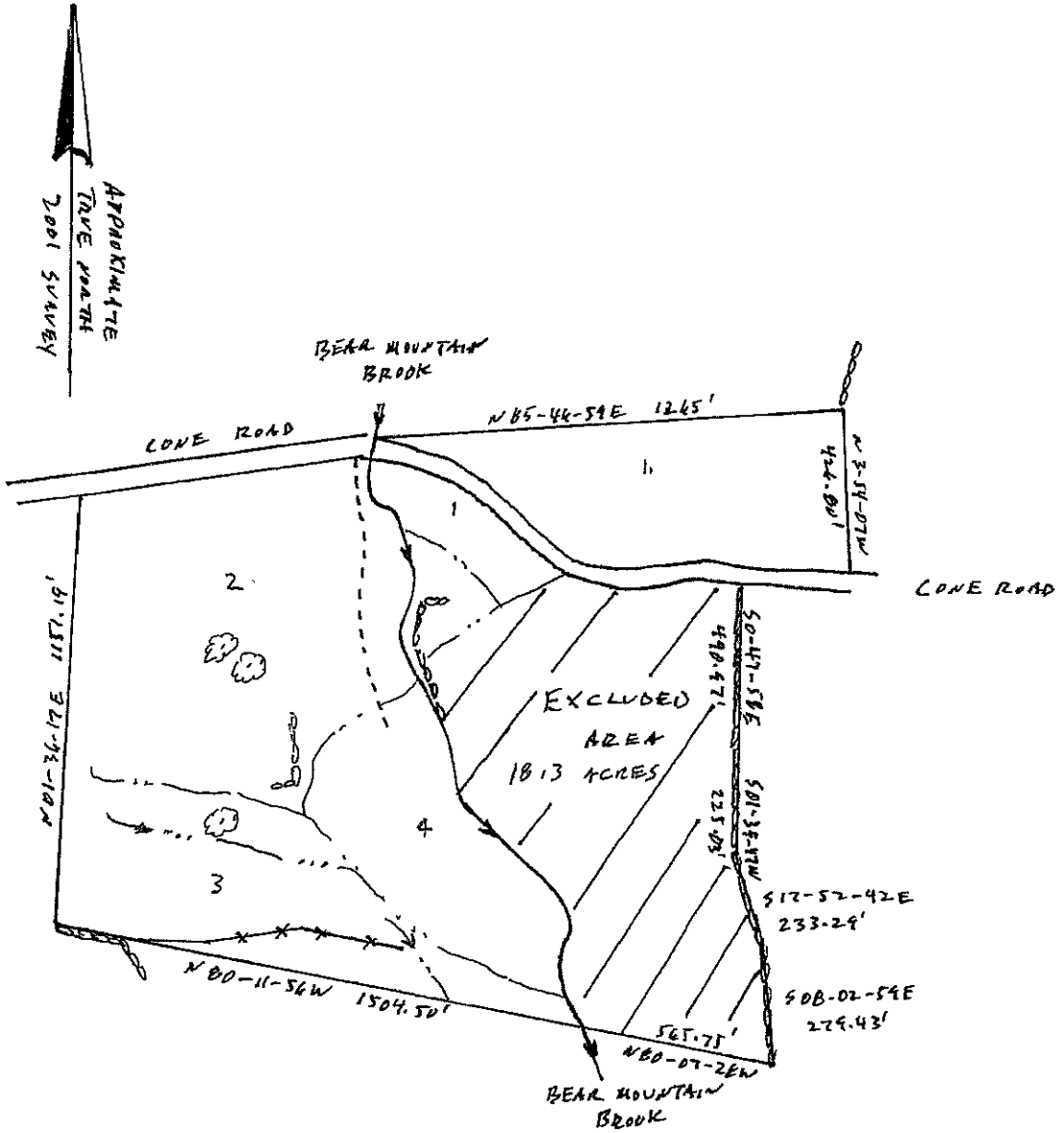
Stream

Wetland

Woods road/trail

Excluded area [non forest]

LEGACY TREE - LARGE DIAMETER TREE



Notes.

1. For Forestry Use Only.
2. Prepared from: aerial photo, 1998 survey of land of Estate of Mary King, 2001 survey of land of David Prigmore and June 2021 field inventory.
3. Bearings and distances from: 1998 & 2001 surveys by Muszynski.
4. Prepared by: Jeff Jourdain, MA Forester 114, 719 leonhardt Road, Becket MA 01223 413-623-5686 6/15/21

LOCUS MAP

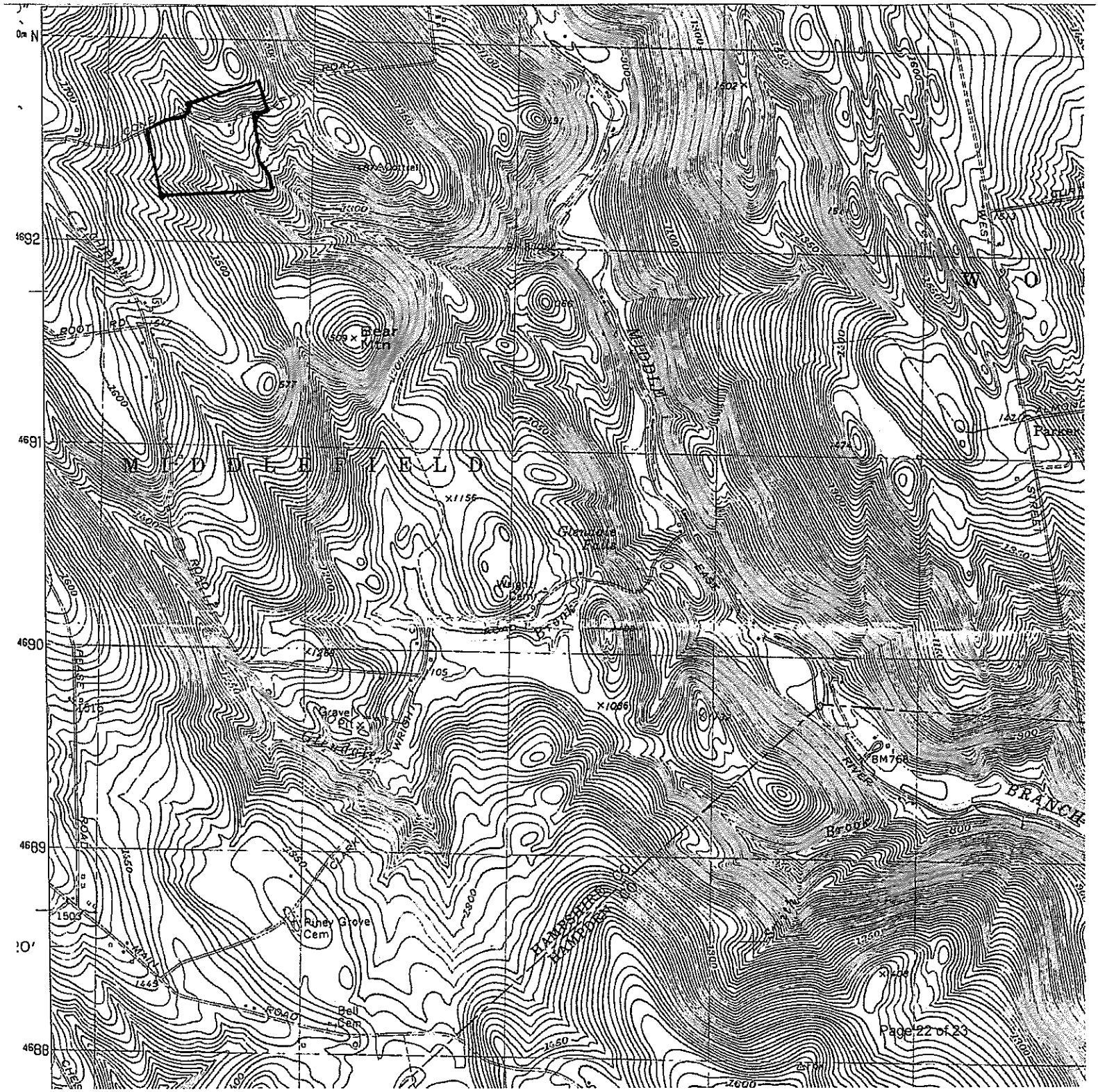
Robert Costa

P.O. Box 401, Middlefield, MA 01243

Located at: Cone Road, Middlefield, MA

1" = 2,083' [approximately]

NOTES: 1. For forestry use only. Boundaries are approximate. 2. Prepared from MASS GIS map. 3. Base Map: 1972 1:25,000 Chester Mass. Topographic Map. 4. Prepared by: Jeff Jourdain 6/15/21



SOILS MAP

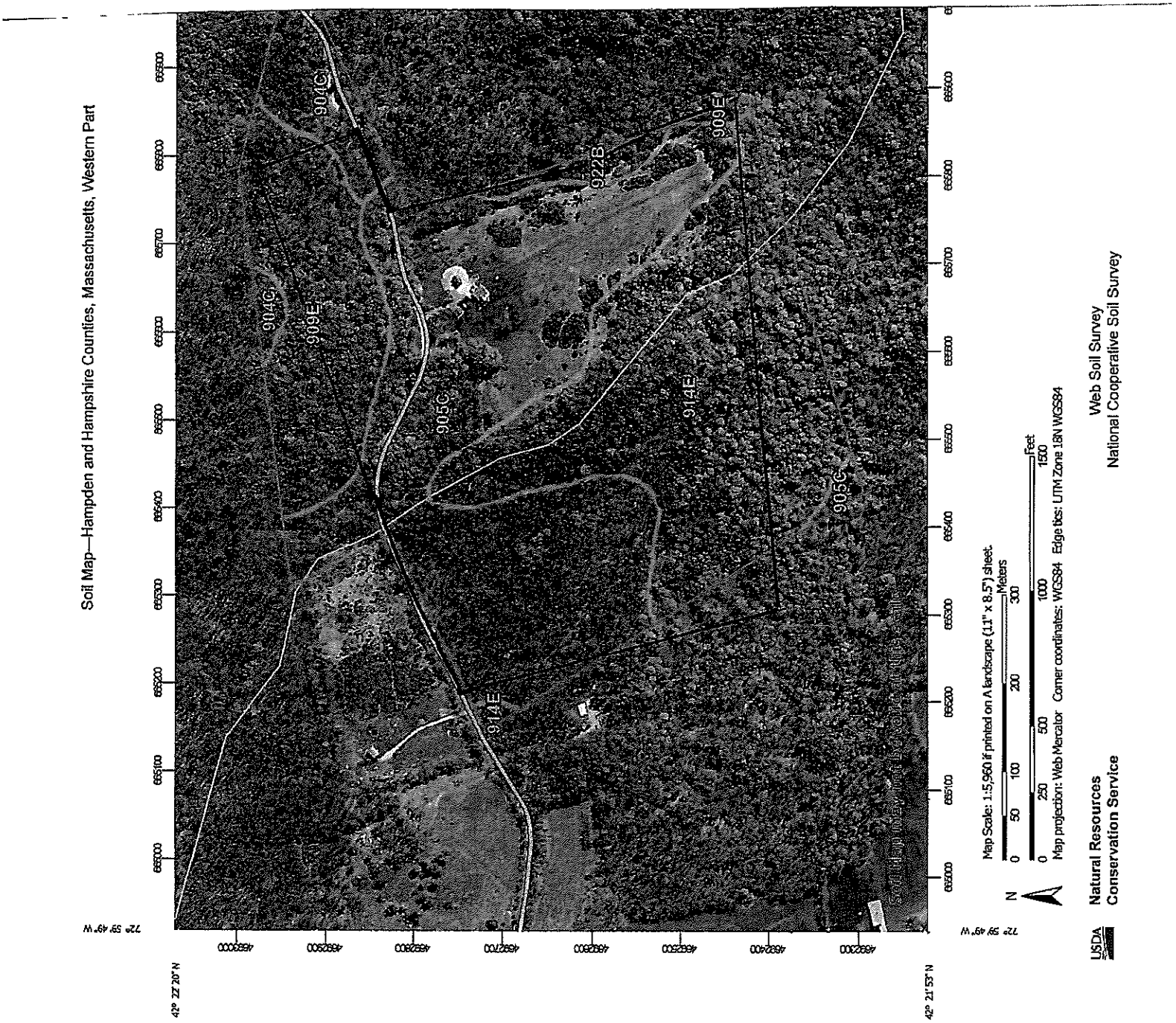
ROBERT COSTA

P.O. Box 401, Middlefield, MA 01243

Located at: Cone Road, Middlefield, MA

1" = 495' [approximately]

NOTES: 1. For Forestry Use Only. 2. Boundaries are approximate. 3. Prepared from: MASS GIS map. 4. Soils Map from NRCS Web Soil Survey 5. Prepared by: Jeff Jourdain, 6/15/21



Signature Page Please check each box that applies.

CH. 61/61A Management Plan I attest that I am familiar with and will be bound by all applicable Federal, State, and Local environmental laws and /or rules and regulations of the Department of Conservation and Recreation. I further understand that in the event that I convey all or any portion of this land during the period of classification, I am under obligation to notify the grantee(s) of all obligations of this plan which become his/hers to perform and will notify the Department of Conservation and Recreation of said change of ownership.

X Forest Stewardship Plan. When undertaking management activities, I pledge to abide by the management provisions of this Stewardship Management Plan during the ten year period following approval. I understand that in the event that I convey all or a portion of the land described in this plan during the period of the plan, I will notify the Department of Conservation and Recreation of this change in ownership.

☐ **Green Certification.** I pledge to abide by the FSC Northeast Regional Standards and MA private lands group certification for a period of five years. To be eligible for Green Certification you must also check the box below.

☐ **Tax considerations.** I attest that I am the registered owner of this property and have paid any and all applicable taxes, including outstanding balances, on this property.

Signed under the pains of perjury:

Owner(s) _____ Date 6/17/21

Owner(s) _____ Date _____

I attest that I have prepared this plan in good faith to reflect the landowner's interest.

Plan Preparer See attached (for mig) Date _____

Jeff Jourdain, MA Forester 114, NRCS TSP-11-7542

I attest that the plan satisfactorily meets the requirements of CH61/61A and/or the Forest Stewardship Program.

Approved, Service Forester Sean Dibbey Date 8/9/2021

Approved, Regional Supervisor Jennifer H Fish Date 8/11/21

In the event of a change of ownership of all or part of the property, the new owner must file an amended Ch. 61/61A plan within 90 days from the transfer of title to insure continuation of Ch. 61/61A classification.

Owner(s) Costa

Town(s) Middlefield

Page of

Signature Page Please check each box that applies.

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Owner(s)_____ Date_____

Owner(s)_____ Date_____

I attest that I have prepared this plan in good faith to reflect the landowner's interest.

Plan Preparer _____ Date 8-2-21

Jeff Jourdain, MA Forester 114, NRCS TSP-11-7542

I attest that the plan satisfactorily meets the requirements of CH61/61A and/or the Forest Stewardship Program.

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Owner(s) Costa

Town(s) Middlefield