Montgomery Woodlot

0 Southampton Road | Montgomery, MA | 116.58± Acres







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CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. C8001295

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A. STATEMENT OF LIMITATIONS

This Property Profile compiles public record information and additional information provided by the Seller regarding approximately 116.58 acres of land on Southampton Road in Montgomery and Southampton, Massachusetts (the "Offered Property").

Neither the Seller nor the Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of this information package or any attached exhibits, and none shall have any liability arising from use of this information or any errors or omissions. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and may rely solely on the representations and warranties, if any, contained in a fully executed Purchase and Sale Agreement, subject to its terms and conditions.

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 offered in its "as is" condition, and no warranties, guarantees, or representations are given regarding the condition of site improvements or compliance with federal, state, or local building, zoning, 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.

Access to the Offered Property is permitted only when accompanied by an authorized LandVest, Inc. representative. LandVest, Inc. may not, by reason of this Property Profile, be required to give testimony in court regarding the Offered Property.

B. SUMMARY OF IMPORTANT FACTS

Offered Property:	**Approximately 116.58 acres of predominantly wooded land along Southampton Road, with varied topography, woods roads, and opportunities for views of the surrounding hills. The property lies near extensive conserved lands in the Tighe Carmody Reservoir watershed. A portion was previously used for gravel extraction. 9.75 acres are located across the town line in Southampton.**
.	
Property Location:	**Southampton Road, Montgomery and Southampton, MA**
Assessor Map & Lots:	**Montgomery Map 6, Lot 4; Southampton Map 26, Lots 5 and 6**
Record Owner:	**KBIP LLC**
Recorded Deed:	**Book 25454, Page 47, Hampden County Registry of Deeds**
2026 Assessment:	**$255,000 (assessed value)**
2026 Property Taxes:	**$2,956 (stated tax rate: $11.59 per $1,000 of assessed value)**
Zoning:	**Agricultural Residential (AR); stated minimum 2.5 acres and 300 feet of frontage for building lots in Montgomery. Verify requirements for land in both towns.**
Wetlands:	**See attached maps; independent verification recommended.**
Flood Zones:	**See attached maps; independent verification recommended.**
Utilities:	**Private well and private sewer (as described in source materials; availability, condition, and approvals to be verified).**

C. PROPERTY IDENTIFICATION

MONTGOMERY OVERVIEW

Montgomery is a rural community in western Massachusetts, bordered by Southampton, Westfield, Russell, and Huntington. The town encompasses approximately 15.2 square miles and lies roughly 17 miles west-northwest of Springfield. Its wooded hills, brooks, and upland setting contribute to the area's rural character. (Geographic information adapted from Wikipedia.)United States Census BureauSouthamptonWestfieldRussellHuntingtonSpringfieldBostonHartfordAlbany

Montgomery occupies an elevated landscape near Lizzie Mountain, Tekoa Mountain, and Shatterack Mountain. The surrounding region includes the Westfield River watershed, reservoirs, and extensive wooded terrain. (Geographic information adapted from Wikipedia.)Westfield River

TOWN OF MONTGOMERY HISTORY

First settled in 1767 and incorporated in 1780, Montgomery was named for General Richard Montgomery, who died during the Battle of Quebec. The community retains a largely rural character rooted in its agricultural history. (Adapted from Wikipedia.)American Revolutionary WarRichard MontgomeryBattle of QuebecCanadien

SITE DESCRIPTION

The Offered Property comprises approximately 116.58 acres of predominantly wooded land with rolling and steeply sloping terrain. Woods roads extend into the property from its Southampton Road frontage, providing access into portions of the forest. The timberland includes a mix of older and younger growth, with elevated locations that may offer views across the surrounding hills and toward conserved lands in the Tighe Carmody Reservoir watershed. Potential building sites, access, and views are subject to independent evaluation and applicable approvals. A portion of the land was previously used for gravel extraction. 9.75 acres are located across the town line in Southampton.

D. REGULATORY FACTORS

This section summarizes selected regulatory considerations that may affect use of the Offered Property. Buyers should verify requirements with the applicable municipal and state authorities.

ZONING

The Montgomery portion of the property is described as being in the Agricultural Residential

(AR) district, with a stated minimum of 2.5 acres and 300 feet of frontage for building lots. Because assessor parcels are also identified in Southampton, buyers should confirm zoning and development requirements separately with each town. Montgomery zoning bylaws: Zoning-Bylaws-11202019.pdfZoning-Bylaws-11202019.pdf (confirm current bylaws before relying on these requirements)

WETLANDS

See attached Site Analysis map. Wetland boundaries and associated restrictions should be independently verified.

FLOOD ZONES

See attached Site Analysis map. Flood-hazard designations should be independently verified.

ENVIRONMENTAL CONDITIONS

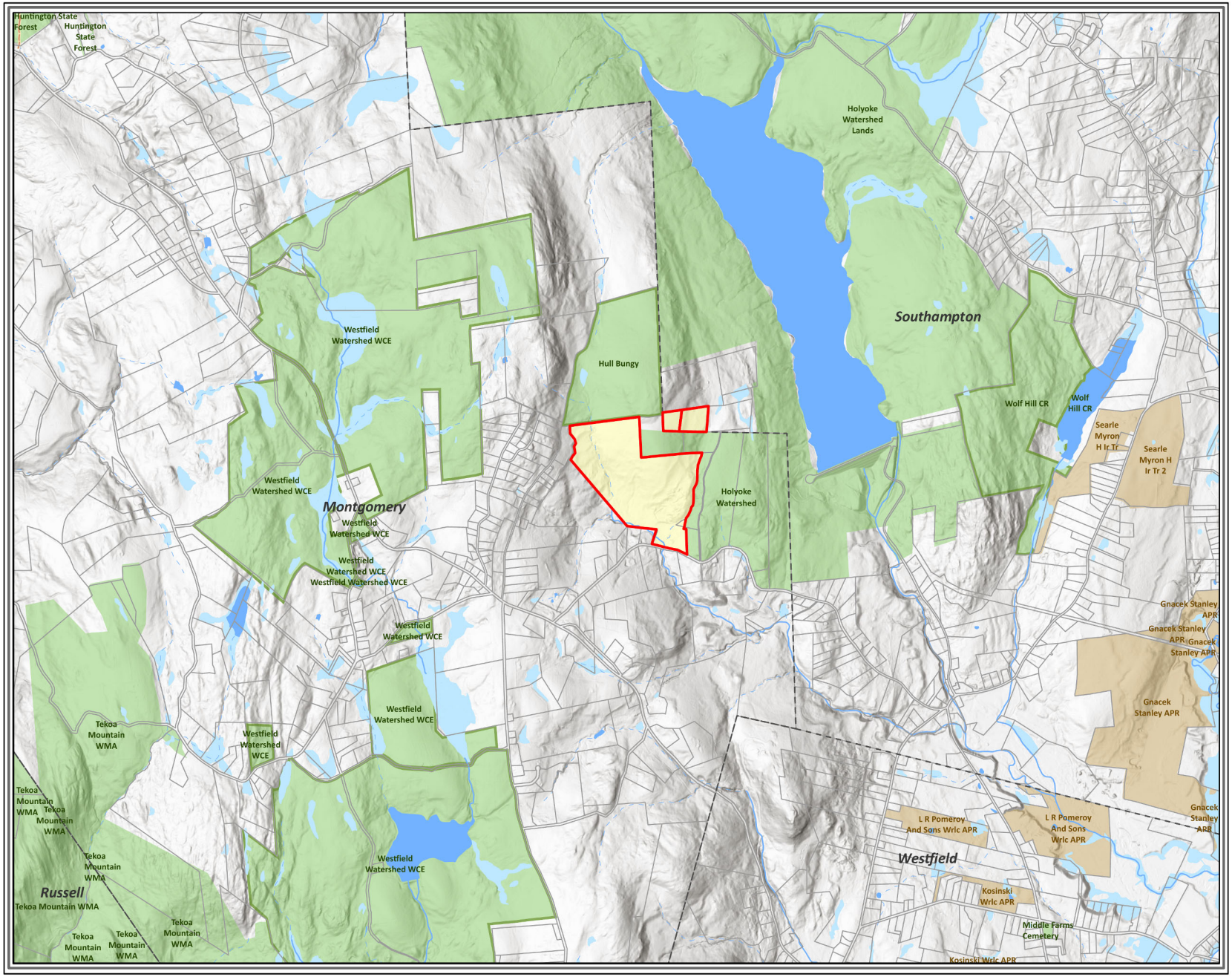
No environmental assessment or conditions report is summarized in this profile. Buyers should conduct appropriate environmental due diligence, including review of any prior gravel-extraction activity.

APPENDICES

A. Maps and Plans

B. Photographs

C. Deed and Tax Assessment Documents



Montgomery Woodlands

Montgomery, MA

Conservation Context

Legend

- Subject Property - 116.58 ±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: MA5922-CG
Date: 10/29/26

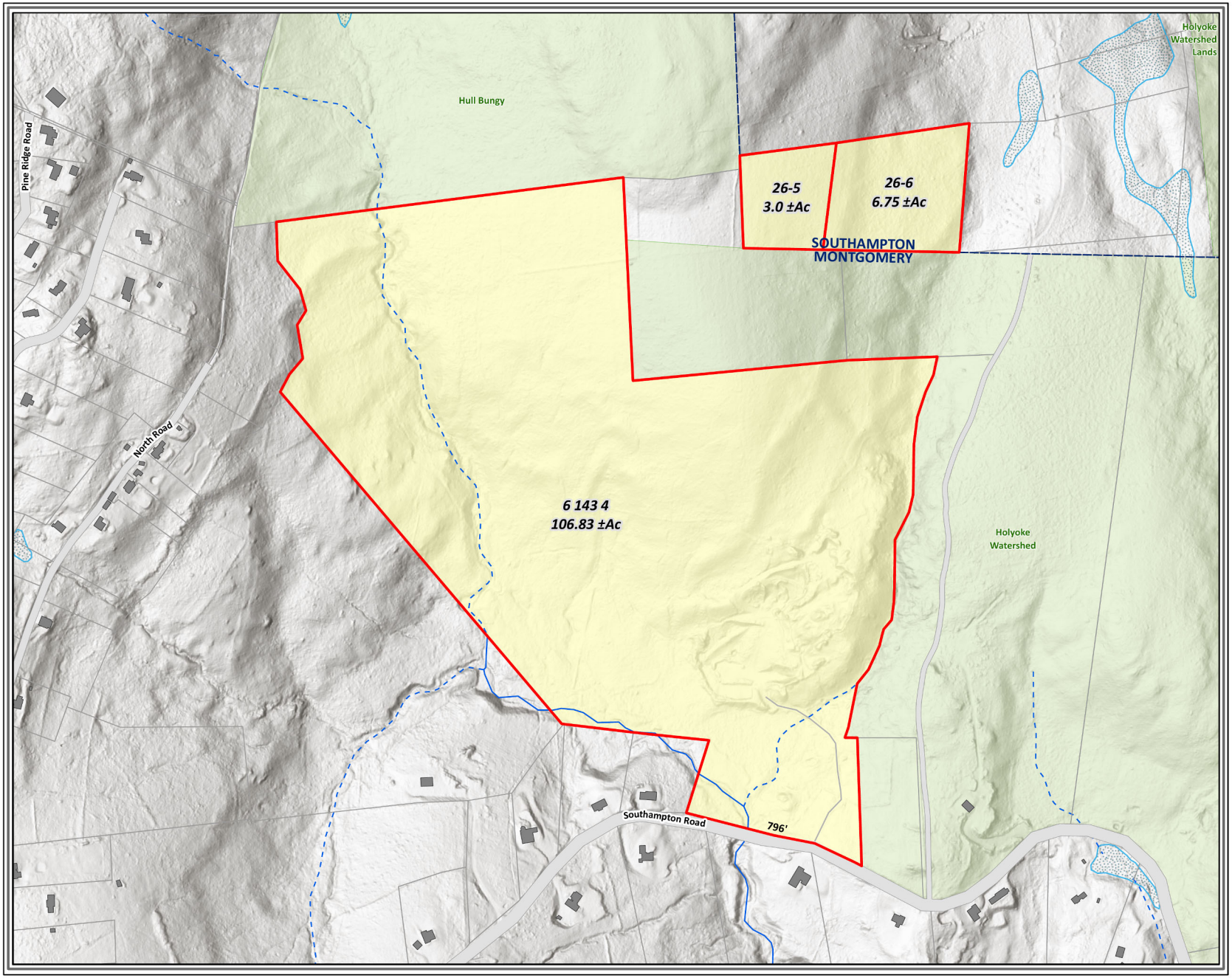
N
W
E
S

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



Montgomery Woodlands

Montgomery, MA

Base Plan

Legend

- Subject Property - 116.58 ±Ac
- Adjacent Properties
- Protected Land
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA5922-CG
Date: 10/29/26

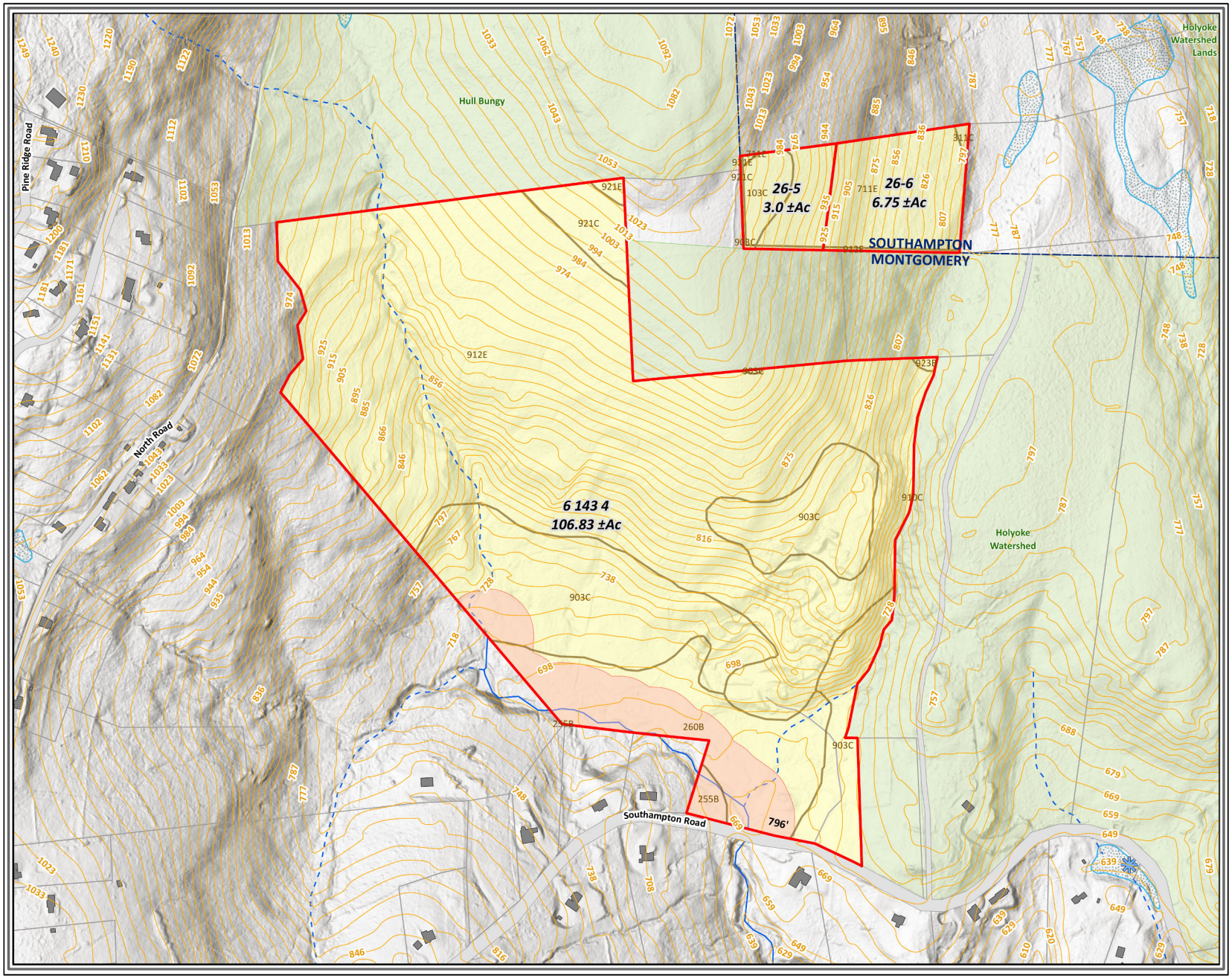
N
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0 200 400 800 Feet

Scale: 1' = 400 "

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

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Montgomery Woodlands

Montgomery, MA

Site Analysis Plan

Legend

- Subject Property - 116.58 ±Ac
- Adjacent Properties
- Protected Land
- Soil Type
- Wetlands
- 200' Rivers Act Setback
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes

Credits: Background from ESRI 'Terrain Base' map service

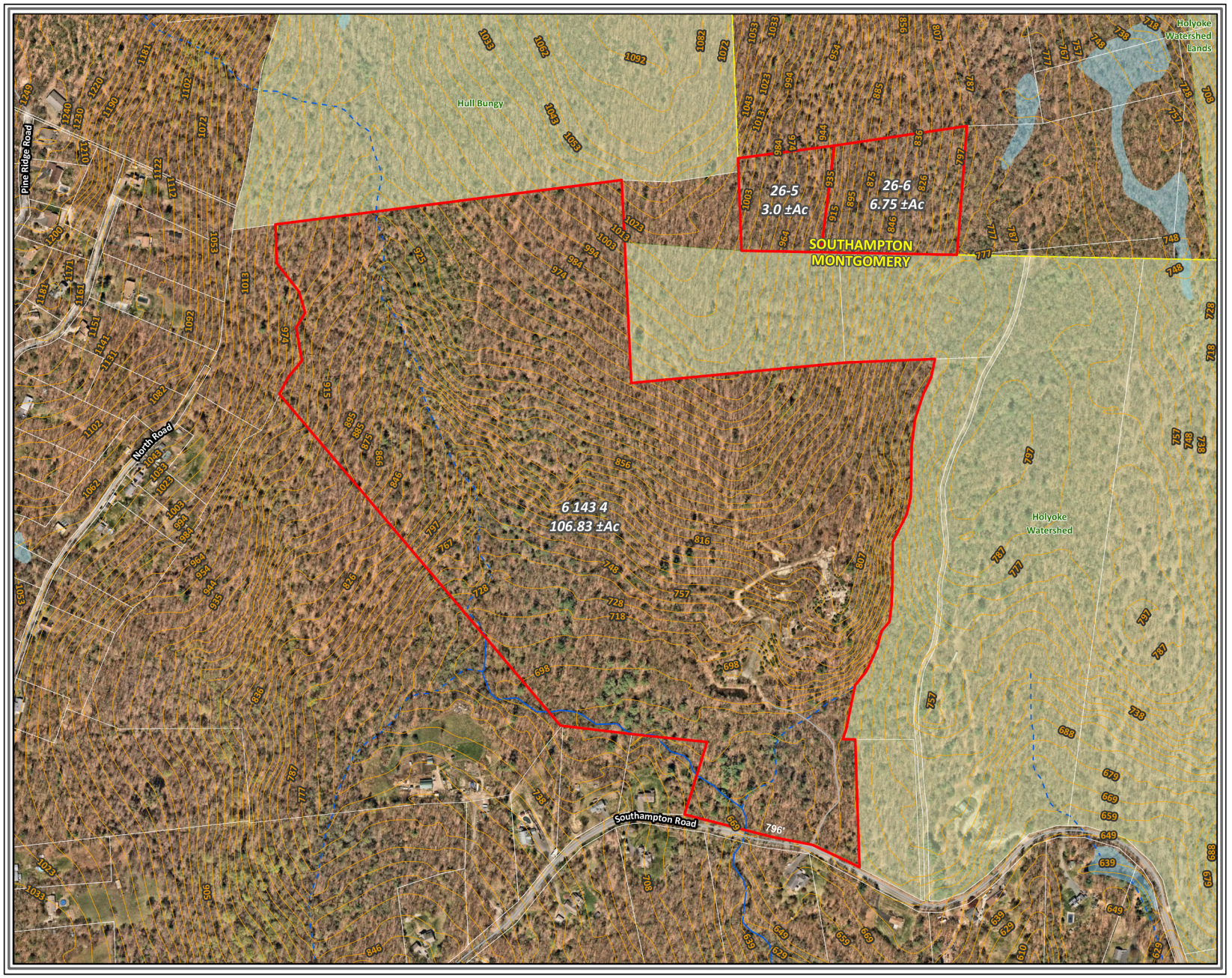
Project Number: MA5922-CG
Date: 10/29/26

0 200 400 800 Feet

Scale: 1' = 400 "

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

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Montgomery Woodlands

Montgomery, MA

Base Plan Orthophotograph

Legend

- Subject Property - 116.58 ±Ac
- Adjacent Properties
- Protected Land
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: 2026 Imagery from Nearmap Imagery map service.

Project Number: MA5922-CG
Date: 10/29/26

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0 200 400 800 Feet

Scale: 1' = 400 "

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

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Path: \\wagis-bos\RECG-GIS\agGISOrg\Projects\Assigned\MA5922-CG Montgomery Woodlands, Montgomery, MA\MA5922-CG ortho.aprx

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Montgomery Woodlot

Montgomery, MA • 42 photos













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Bk 25454 Pg47 #25808
06-14-2024 @ 09:51a
MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 06-14-2024 @ 09:51am
Ctl#: 41 Doc#: 25808
Fee: $1,710.00 Cons: $375,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **SCARFO CONSTRUCTION, INC., a/k/a SCARFO CONSTRUCTION CO., INC.,** a Massachusetts corporation having an address of 30 Clinton Avenue, Westfield, Hampden County, Massachusetts

In consideration of **THREE HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 ($375,000.00) DOLLARS**

hereby grant and sell to **KBIP LLC** a Massachusetts limited liability company, having a principal place of business of 376 College Highway, Southampton, Hampshire County, Massachusetts 01073

with **WARRANTY COVENANTS**

the land situated partly in Montgomery, Hampden County, Massachusetts and partly in Southampton, Hampshire County, Massachusetts, bounded and described as follows:

Being land described on "Plan of Land Prepared for Eileen T. Flynn" dated October 2004 surveyed by Daniel A. Oleksak Land Surveyor, Granville, MA and recorded in Hampden County Registry of Deeds in Book of Plans 335, Page 37 and recorded in the Hampshire County Registry of Deeds in Book of Plans 203, Page 40. Containing 205+ acres.

EXCEPTING THEREFROM, the following:

1. Deed recorded on April 23, 2009 in the Hampden County Registry of Deeds in Book 17754, Page 159.
2. Deed recorded on May 5, 2011 in the Hampden County Registry of Deeds in Book 18760, Page 553.
3. Deed recorded on May 19, 2011 in the Hampden County Registry of Deeds in Book 18776, Page 288.
4. Deed recorded on August 16, 2013 in the Hampden County Registry of Deeds in Book 19974, Page 588.
5. Deed recorded on January 9, 2015 in the Hampden County Registry of Deeds in Book 20561, Page 135.

Property: Southampton Road, Montgomery & Southampton, MA

The sale of Southampton Road, Montgomery and Southampton, Massachusetts, does not constitute the sale of all or substantially all of the assets of SCARFO CONSTRUCTION, INC., a/k/a SCARFO CONSTRUCTION CO., INC. within the Commonwealth of Massachusetts.

Being the remaining premises conveyed to the Grantor herein by deed of Eileen T. Flynn dated November 12, 2004 and recorded on November 19, 2004 at the Hampden County Registry of Deeds in Book 14639, Page 111. (See also Corrective Deed recorded in Book 19974, Page 585) and in the Hampshire County Registry of Deeds in Book 8069, Page 342.

Executed as a sealed instrument this 12th day of June, 2024.

SCARFO CONSTRUCTION, INC., a/k/a
SCARFO CONSTRUCTION CO., INC.

Witness
Philip R. Smith

By: Marie Masciadrelli, its
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

On this 12th day of June, 2024, before me, the undersigned notary public, personally appeared Marie Masciadrelli, President and Treasurer of Scarfo Construction, Inc., a/k/a Scarfo Construction Co., Inc., proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☒ personal knowledge of the undersigned, ☐ oath or affirmation of a credible witness, to be the person whose names is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose and as the free act and deed of Scarfo Construction, Inc.

Philip R. Smith, Notary Public
My commission expires: 7/5/30

PHILIP R. SMITH
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 5, 2030

CHERYL A. COAKLEY-RIVERA, ESQ.
HAMPDEN COUNTY REGISTRY OF DEEDS

Property Location 50 SOUTHAMP & MONT TOWN L | Map ID 26/ 5/ / / | Bldg Name | State Use 1320
Vision ID 1379 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/10/2025 8:31:06 P

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
KBIP LLC				
PO BOX 401				
SOUTHAMPTON MA 01073				

SUPPLEMENTAL DATA

Alt Prcl ID 2760260000000050

GIS ID F_306390_2907081 Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1320	5,000	5,000
		Total 5,000	5,000

615

SOUTHAMPTON, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
KBIP LLC	15157	176	06-14-2024	U	V	375,000	1
SCARFO CONSTRUCTION CO INC	8069	0342	11-19-2004	U	V	100	1
FLYNN HUGH G & EILEEN T	2518	0212	11-01-1956			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2026	1320	5,000	2025	1320	4,500	2024	1320	4,500
	Total	5,000		Total	4,500		Total	4,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
60				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	5,000
Special Land Value	0
Total Appraised Parcel Value	5,000
Valuation Method	C
Total Appraised Parcel Value	5,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Loc. Adj.	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Adj Unit P	Land Value
1	1320	Vacant Undevelo	RR		3.000	AC	8,300	1.00000	0	0.20	60	1.000	LANDLOCKED	1,660	5,000

Total Card Land Units	3.000	AC	Parcel Total Land Area	3.000	Total Land Value	5,000

Property Location	50 SOUTHAMP & MONT TOWN L	Map ID	26/ 5/ / /	Bldg Name		State Use	1320
Vision ID	1379	Account #		Bldg #	1	Sec # 1 of 1	Card # 1 of 1	Print Date	12/10/2025 8:31:06 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Quality:		
Kitchen Quality:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
Cns Sect Rcnld	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

Property Location 50 SOUTHAMP & MONT TOWN L | Map ID 26/ 6/ / / | Bldg Name | State Use 1320
Vision ID 1380 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/10/2025 8:31:12 P

CURRENT OWNER

KBIP LLC

PO BOX 401

SOUTHAMPTON MA 01073

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID 2760260000000060

GIS ID F_306859_2907108 Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1320	10,900	10,900
		Total 10,900	10,900

615

SOUTHAMPTON, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
KBIP LLC	15157	176	06-14-2024	U	V	375,000	1
SCARFO CONSTRUCTION CO, INC	8069	0342	11-19-2004	U	I	100	1A
FLYNN HUGH G	1261	0019	07-29-1957			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2026	1320	10,900	2025	1320	9,800	2024	1320	9,800
	Total	10,900		Total	9,800		Total	9,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
60				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	10,900
Special Land Value	0
Total Appraised Parcel Value	10,900
Valuation Method	C
Total Appraised Parcel Value	10,900

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Loc. Adj.	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Adj Unit P	Land Value
1	1320	Vacant Undevelo	RR		6.750	AC	8,300	1.00000	0	0.20	60	1.000	LANDLOCKED	1,610.2	10,900

Total Card Land Units	6.750	AC	Parcel Total Land Area	6.750	Total Land Value	10,900

Property Location	50 SOUTHAMP & MONT TOWN L	Map ID	26/ 6/ / /	Bldg Name		State Use	1320
Vision ID 1380	Account #	Bldg # 1		Sec # 1 of 1	Card # 1 of 1	Print Date	12/10/2025 8:31:13 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Quality:		
Kitchen Quality:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
Cns Sect Rcnld	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0