Nowill Wood Lot

43 Acres | Cummington Road, Chesterfield, Massachusetts



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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 43 acres +/- of land. The property is located at 0 Cummington Road Chesterfield, 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 there in or omissions there from. 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.

Access to the Offered Property is not allowed unless 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:	**The Nowill family woodlot has been professionally managed since 1977 and has remained in the family for two generations. Originally purchased in 1945 with plans to build cabins for the parents and their three children, the property instead became a rural retreat for hiking and camping. An established network of woods roads provides interior access, and the property offers more than 1,300 feet of frontage along Cummington Road. Across the road is the Tower Brook Wildlife Management Area, managed by the Massachusetts Division of Fisheries and Wildlife.**
Property Location:	**Cummington Road, Chesterfield, MA**
Assessor Map & Lots:	**Map 7, Lot 6**
Record Owners:	James Nowill
Recorded Deeds:	**Book 1393, Page 172, Hampshire County Registry of Deeds**
2026 Assessment:	**$3,790 (Chapter 61 value); $110,390 (assessed value)**
2026 Property Taxes:	**$57.83 (2026 tax rate: $15.26 per $1,000 of assessed value)**
Zoning:	**A-R-1; minimum 2-acre lot size and 200 feet of frontage for building lots**
Wetlands:	See attached maps
Flood Zones:	See attached maps
Utilities:	Private Well and private sewer.

C. PROPERTY IDENTIFICATION

TOWN OF CHESTERFIELD DESCRIPTION

Chesterfield is a rural hill town in Hampshire County, Massachusetts, United States, 26 miles (42 km) east of Pittsfield, 75 miles (120 km) west of Worcester, and 90 miles (140 km) west of Boston. The population was 1,186 at the 2020 census.[2] It is part of the Springfield, Massachusetts Metropolitan Statistical Area. According to the United States Census Bureau, the town has a total area of 31.2 square miles (80.9 km^2), of which 30.8 square miles (79.9 km^2) are land and 0.4 square miles (1.0 km^2), or 1.27%, are water.[4] Chesterfield's location is nearly equidistant from the northern, southern and western state lines of Massachusetts.

Chesterfield is located in the Hilltowns region of Massachusetts, 52 miles (84 km) north of Hartford, Connecticut, 108 miles (174 km) west of Boston, 30 miles (48 km) northwest of Springfield, 75 miles (120 km) west of Worcester, 64 miles (103 km) southeast of Albany, New York, 26 miles (42 km) east of Pittsfield, and 160 miles (260 km) northeast of New York City.

TOWN OF CHESTERFIELD HISTORY

The first settlers arrived in the area now known as Chesterfield in the early 18th century, and the town was incorporated in 1762. Its boundaries, which once included portions of present-day Goshen, were finalized in 1793. The population reached 1,183 by 1790 and peaked at approximately 1,447 in 1820. Beginning in the 1830s, westward migration and competition from farms on more fertile western lands contributed to a gradual decline in the town's agricultural economy.

During the 19th century, Chesterfield diversified into small-scale trading and manufacturing, including milling, wagons, tool handles, clocks, and other goods. As industry became increasingly concentrated in larger communities, many of these local operations closed or moved away. By 1950, the town's population had declined to 496, with many residents working outside the community.

Beginning in the late 1950s, the back-to-the-land movement helped renew interest in Chesterfield. Residents have continued working to preserve the town's agricultural heritage, rural character, and natural landscape while supporting its vitality as a small Hilltown community.

(Adapted from Chesterfield historical records.)

SITE DESCRIPTION

The Nowill family woodlot encompasses approximately 43 acres and has remained in the family for two generations. Originally purchased in 1945 with plans to build cabins for the family, the property instead became a rural retreat for hiking and camping. Professionally managed since 1977, the woodlot features an established network of woods roads providing interior access, along with more than 1,300 feet of frontage on Cummington Road. Directly across the road is the Tower Brook Wildlife Management Area, encompassing more than 750 acres of protected land. The property features a diverse mix of tree species and age classes, reflecting its long history of forest management.

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 Agricultural-Residential (A-R-1) zoning district, which requires a minimum of 200 feet of frontage and a minimum lot size of 2 acres for building lots. Refer to the Town of Chesterfield Zoning Bylaws for applicable requirements.

WETLANDS

See Site Analysis map below.

FLOOD ZONES

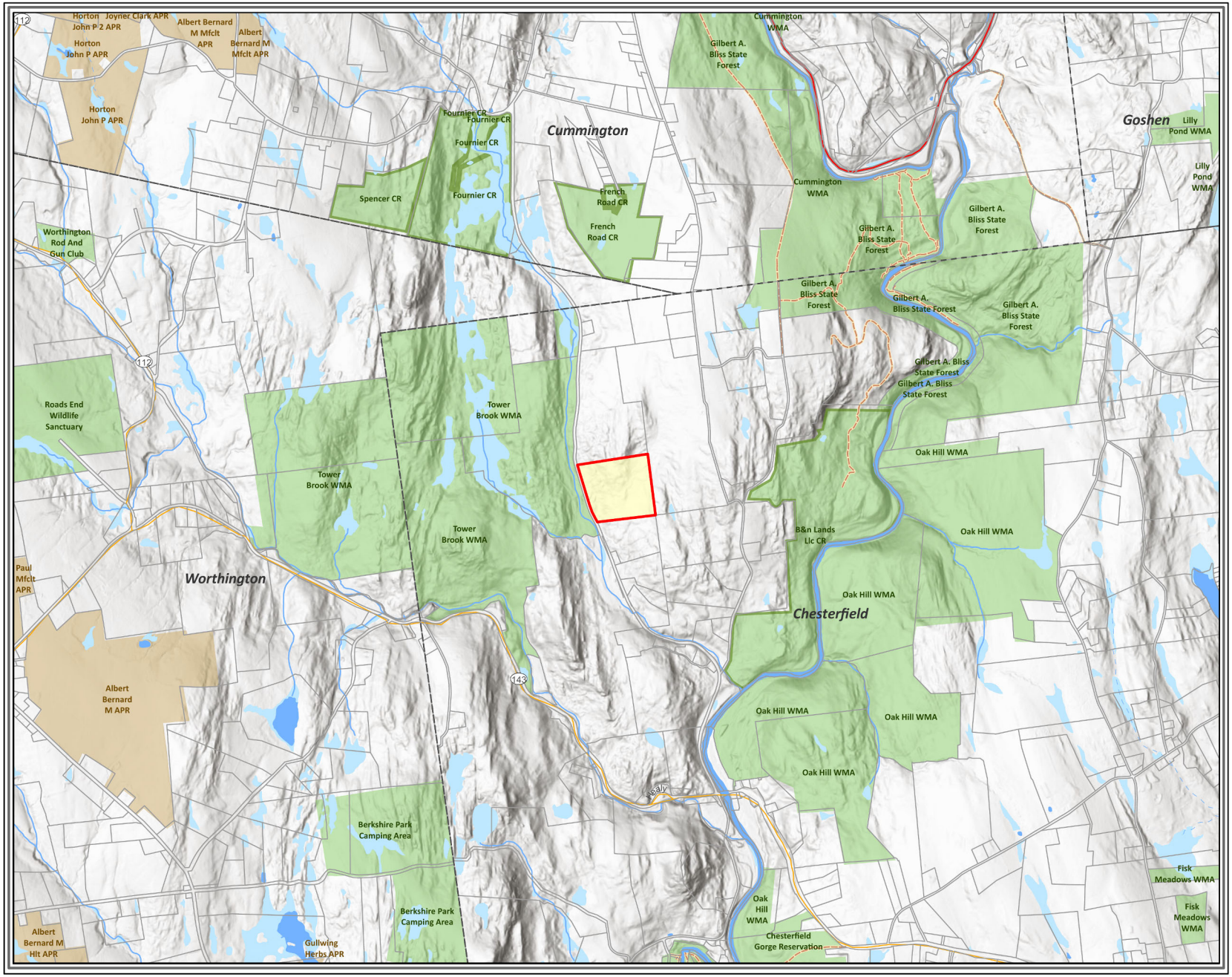
See Site Analysis map below.

APPENDICES

A. Maps and Plans

B. Photographs

C. Deeds and Tax Assessment Documents



Norwill Woodlot

Chesterfield, MA

Conservation Context

Legend

- Subject Property - 43.0 ±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: MA6032-CG

Date: 10/15/26

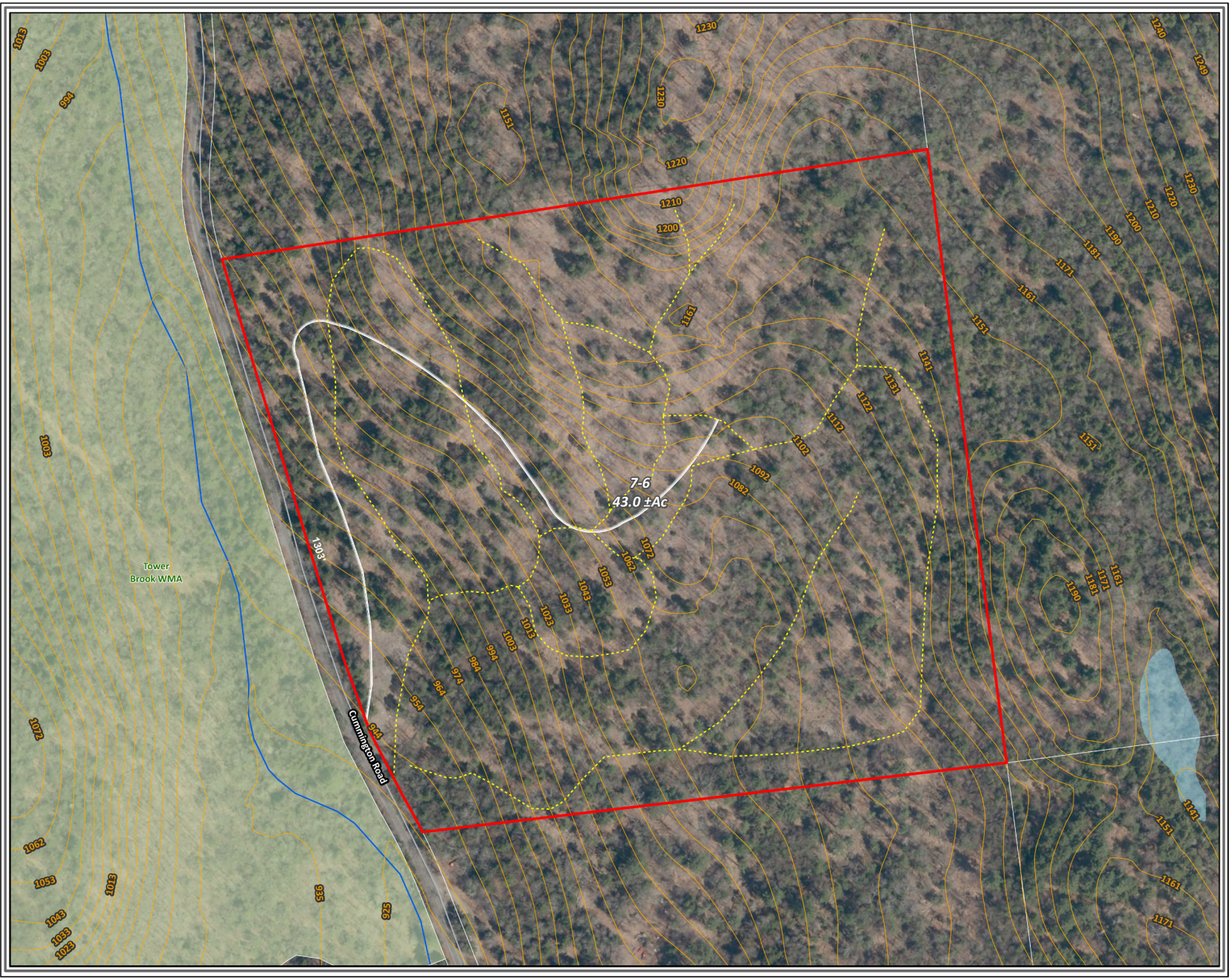
N
W
E
S

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.

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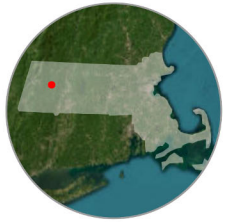
Norwill Woodlot

Chesterfield, MA

Base Plan Orthophotograph

Legend

- Subject Property - 43.0 ±Ac
- Skid Trail
- Wood Road
- Adjacent Properties
- Protected Land
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: 2023 imagery from MassGIS Imagery map service.

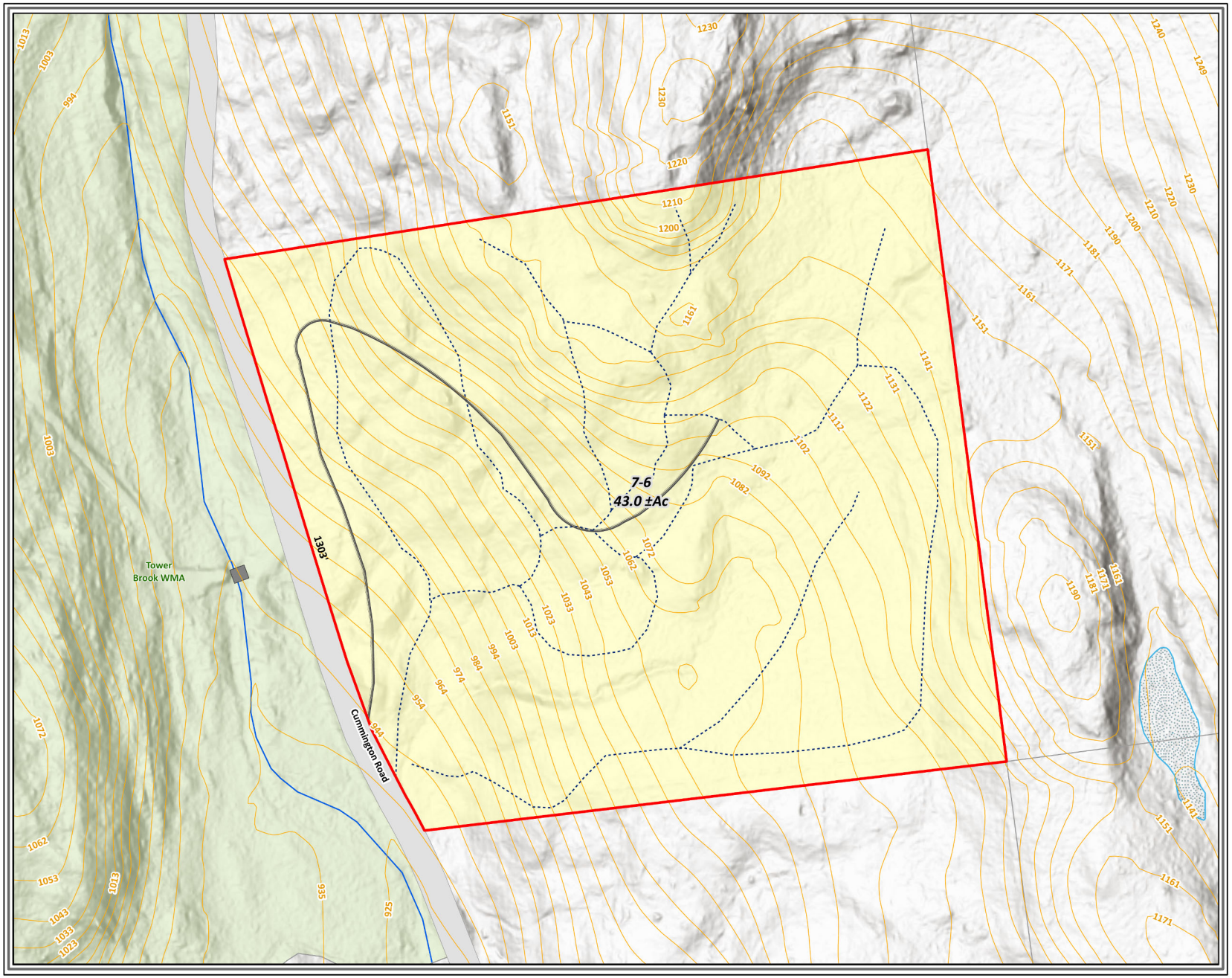
Project Number: MA6032-CG
Date: 10/15/26

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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Norwill Woodlot

Chesterfield, MA

Base Plan

Legend

- Subject Property - 43.0 ±Ac
- Skid Trail
- Wood Road
- Adjacent Properties
- Protected Land
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: Background from ESRI 'Terrain Base' map service

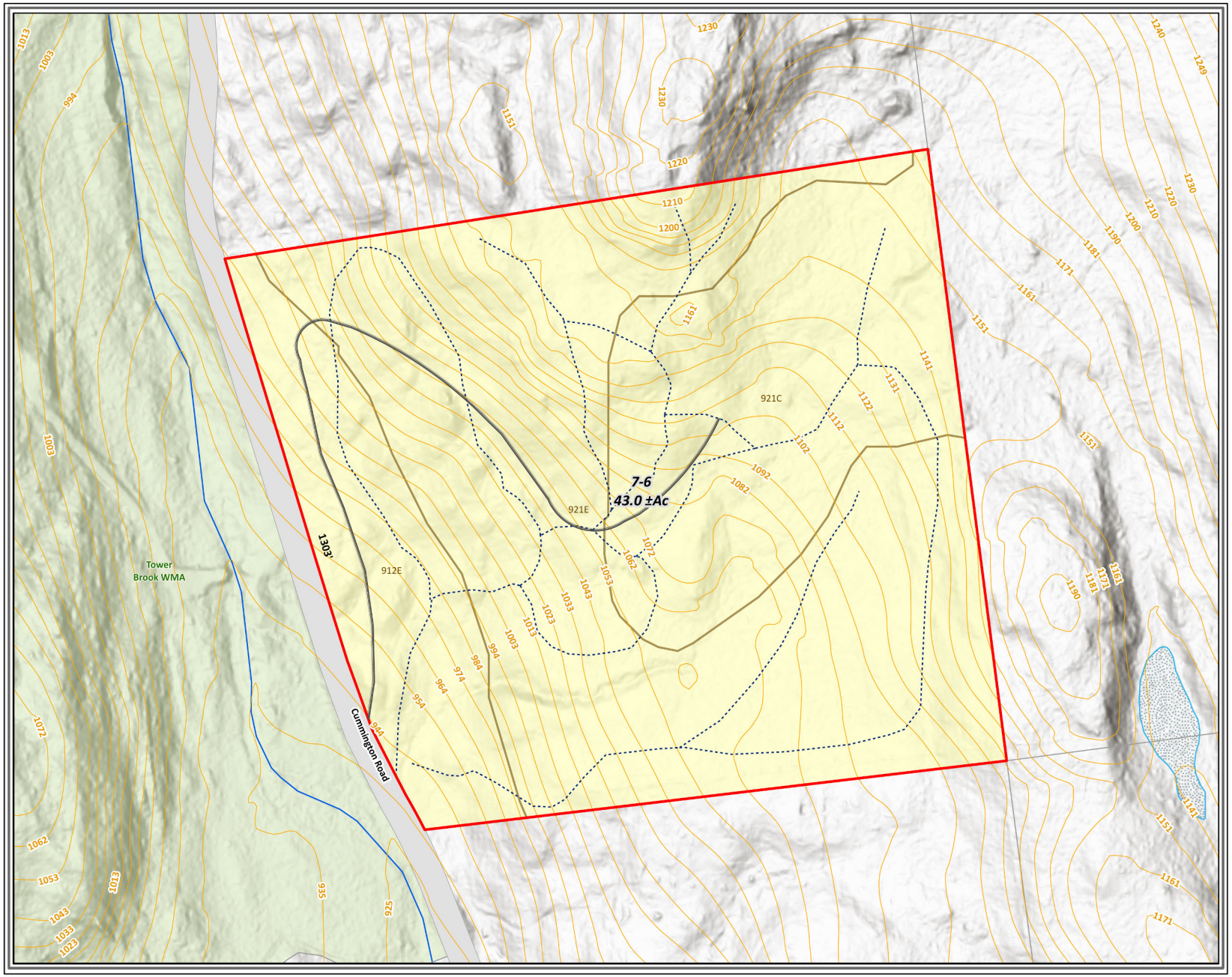
Project Number: MA6032-CG
Date: 10/15/26

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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Norwill Woodlot

Chesterfield, MA

Site Analysis Plan

Legend

- Subject Property - 43.0 ±Ac
- Skid Trail
- Wood Road
- Adjacent Properties
- Protected Land
- Soil Type
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA6032-CG
Date: 10/15/26

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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Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\MA6032-CG Norwill Woodlot, Chesterfield, MA\MA6032-CG site analysis.aprx

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Nowill Wood Lot

Chesterfield, MA • 10 photos





















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1393-172

SEE BOOK 4455 PAGE 119

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Know all men by these presents

that I, William Harrison Shaw, of Chesterfield, in the County of Hampshire and The Commonwealth of Massachusetts,

in consideration of one dollar and other valuable consideration,

paid by Ben W. Nowill and Pauline E. Nowill, husband and wife, of 232 Riverdale Street, West Springfield, in the County of Hampden and said Commonwealth of Massachusetts,

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Ben W. Nowill and Pauline E. Nowill, and to the survivor of them, as tenants by the entirety, and not as tenants in common, A certain parcel of land situated in West Chesterfield, in said Chesterfield, on the road to Cummington; bounded on the south by land now or formerly of John D. Thomas. Beginning on said road at a stone wall near a small bridge, thence following the line of the stone wall to a corner; thence northerly following the line of a stone wall bounding the land now or formerly of Samuel York to a stone wall at the northerly side of the granted premises and land now or formerly of Benjamin Starks; thence following said stone wall to the highway; thence following the line of said highway about five hundred feet to the place of beginning. Said premises contain fifty acres more or less.

Excepting from this conveyance that portion of the land taken by the Town of Chesterfield for highway purposes.

For my title, see deed from Abbie J. Leonard to me, dated July 21, 1945, and recorded in Hampshire County Registry of Deeds, Book 993, Page 35. For further title reference, see deed from John O. Belcher to Abbie J. Leonard, recorded in said Registry of Deeds, in Book 813, at Page 81.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Ben W. Nowill and Pauline E. Nowill, and to the survivor of them, as tenants by the entirety, and not as tenants in common, and their heirs and assigns, to their own use and behoof forever.

And I hereby for myself and my heirs, executors, and administrators, **covenant** with the grantees and their heirs and assigns, that I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances;

that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall **warrant and defend** the same to the grantees and their heirs and assigns forever against the lawful claims and demands of all persons

1393-173

[redacted]

In witness whereof I, the said William Harrison Shaw, having no wife living,

hereunto set my hand and seal this seventeenth day of October, in the year one thousand nine hundred and sixty-two.

Signed and sealed in the presence of

Mary T. Bossie

William Harrison Shaw

DOCUMENTARY DOCUMENTARY

COMMONWEALTH OF MASSACHUSETTS HAMPSHIRE DEEDS EXCISE 10/25/62 $1.55

Cancelled

The Commonwealth of Massachusetts

Hampshire, ss. October 17, 1962.

Then personally appeared the above named William Harrison Shaw and acknowledged the foregoing instrument to be his free act and deed, before me—

Mary T. Bossie

Mary T. Bossie, Notary Public

My commission expires April 2, 1966

Hampshire, ss. Oct. 23, 1962 at 1 o'clock and 25 minutes P.M.

Received and entered with Hampshire County Registry of Deeds

Book 1393 Page 172.

Key: 49 **Town of CHESTERFIELD - Fiscal Year 2026** 12/4/2025 1:07 pm SEQ #: 46

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NOWILL PAUL & JAMES **GOODWIN C & FIELD E** **351 WEST GILL RD** **GILL, MA 01354-9714**	**7-6-0**	**0 CUMMINGTON RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NOWILL PAUL & JAMES	01/01/1996	F		N/A-N/A
NOWILL BEN W & PAULINE E	10/23/1962	X		1393-172

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
6010	100	CH 61, 10 YR PLAN			1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd		St Ind		Loc		ADJ BASE	SAF	Infl		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	2.000	3	1.00	41	1.00	A	1.00	21,000	1.00	A	1.00	R1	1.00	601A	41,820	180
300	A	41.000	3	1.00	41	1.00	A	1.00	4,300	0.41	A	1.00	ELP	1.00	601A	68,570	3,610

TOTAL	43.000 Acres	ZONING	1	FRNT	1,315

Nbhd	WEST CHF
St Ind	CUMMINGTON
Loc	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	3,790	3,610
BUILDING	0	0
DETACHED	0	0
OTHER	0	0
TOTAL	**3,790**	**3,610**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL			
STYLE			
QUALITY			
FRAME			

MEASURE			
LIST			
REVIEW			

YEAR BLT		SIZE ADJ	
NET AREA		DETAIL ADJ	
$NLA(RCN)		OVERALL	

CAPACITY	UNITS	ADJ

ELEMENT	CD	DESCRIPTION	ADJ

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN

CONDITION ELEM	CD

EFF.YR/AGE

COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	