

# Pierce Brook Forest

661± Acres | Acworth, New Hampshire

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661± Acres
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## PROPERTY OVERVIEW

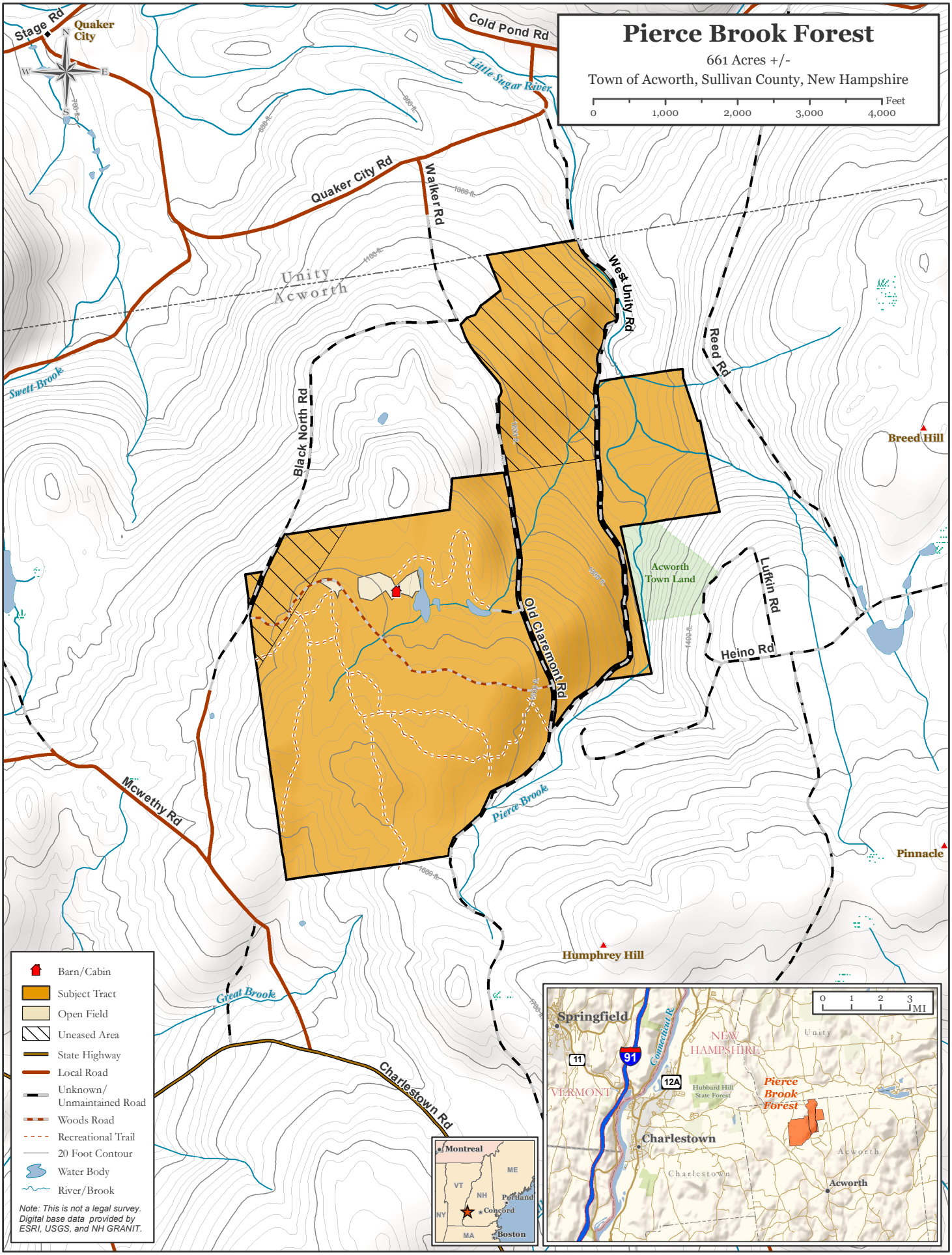
Pierce Brook Forest is a 661±-acre contiguous tract of forestland, owned and carefully managed for the past 20 years with long-term stewardship and wildlife management in mind. The property is located in the quiet, rural town of Acworth, New Hampshire in the southwest region of the state near the New Hampshire/Vermont border. In addition to a well-stocked and diverse timber resource, the property offers open fields, wetlands, brook frontage, numerous vernal pools, and 2.75± miles of well-maintained interior historic roads and 3± miles of recreational trails. Like so many New England lands, stone walls, 19th century cellar holes, and even a small cemetery are found throughout. A 24x30-foot post-and-beam barn and 10x15-foot "Thoreau cabin" are also included in the sale. The Town of Acworth holds a conservation easement on approximately 80% of the land, with approximately 131± acres and 1,200± feet of public road frontage excluded from the easement area. Your own private nature and wildlife retreat awaits, located approximately two hours from Boston and just over an hour from Concord, New Hampshire and Manchester, Vermont.

## LOCATION AND ACCESS

Acworth, New Hampshire is a small town located in southern Sullivan County, characterized by modest residential development, agriculture, and large expanses of unfragmented forestland. The larger cities of Keene, Claremont, and Springfield, Vermont, are all within 25 miles of the property. There are several regional state parks and conservation ownerships in the immediate area, including Pillsbury State Park, Ashuelot River Headwaters Forest, and Peirce Wildlife & Forest Reservation.

Primary access to the property is from the west via Black North Road, with 1,200± feet of road frontage. Additional legal access is from the north via Walker Road and West Unity Road. There is a well-maintained interior road and trail network, providing access to all areas of the property for forest management and recreational activities.





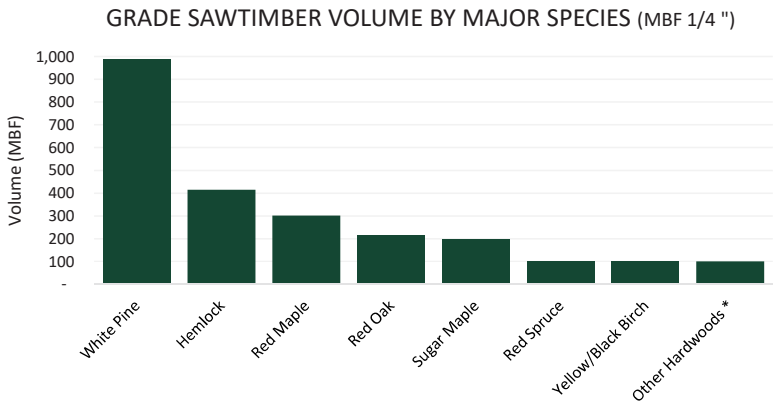

Date: 08/19/22

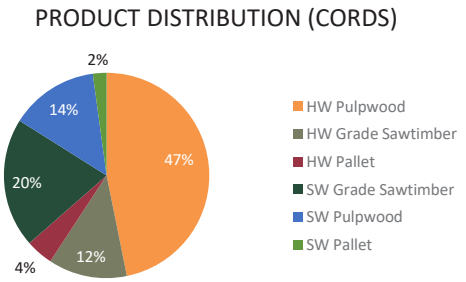
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## INVENTORY SUMMARY

| | | | |
|---|---|---|---|
| **Total GIS Acres** | 661 | | |
| **Commercial Forested Acres:** | 647 | *98%* | |
| **Sawlogs** | **Volume** | | **Unit** |
| White Pine | 990 | MBF-1/4 | |
| Hemlock | 415 | | |
| Red Maple | 301 | | |
| Red Oak | 216 | | |
| Sugar Maple | 198 | | |
| Red Spruce | 101 | | |
| Yellow/Black Birch | 101 | | |
| Other Hardwoods * | 101 | | |
| **Sawlog Total** | **2,423** | **MBF-1/4** | |
| **Pallet** | | | |
| Hardwood Pallet | 322 | MBF-1/4 | |
| White Pine Pallet | 157 | | |
| **Sawlog Total** | **479** | **MBF-1/4** | |
| **Pulpwood & Growing Stock** | | | |
| Hardwood | 6,917 | Cords | |
| Softwood | 2,059 | | |
| **Pulpwood Total** | **8,976** | **Cords** | |
| **Grand Totals** | **2,902** | **MBF** | |
| | **8,976** | **Cords** | |
| **TOTAL GROSS VOLUME** | **14,779** | **Cords** | |

** white ash, beech, black cherry, white birch*




**Average per Comm. Acre: 4.5 MBF and 13.9 Cords (23 GROSS Cords per Comm. Acre)**

Disclaimer: The volumes presented herein are based on a property-wdie timber inventory conducted by FORECO in 2016 (variable radius 20 BAF prism, with a total of 112 plots). Post inventory growth (2.5% for sawtimber and 1.0% for pulpwood annually) and removals have been accounted for through year-end 2022. Although the information presented herein is believed to be substantially correct, neither Seller nor Seller's Agent warrant the completeness or accuracy of any information. Purchaser will acquire the property based upon its own evaluation and knowledge. No representations or warranties are expressed or implied as to the property, acreage, timber volume, condition, logging constraints, regulatory limitations, etc.

## FOREST RESOURCE

For the past 20 years, the current owner, with help from local foresters, has implemented targeted forest management practices aimed at diversifying the age class of the forest and, in turn, enhancing wildlife habitat. Part of that strategy has included multiple small- to moderate-sized patch cuts throughout the ownership, approximately 12% of the commercial forested acres. The most recent harvest was in late 2016. These openings in the forest canopy are all well regenerated and have created excellent habitat for a variety of wildlife, including moose, deer, bobcat, turkey, bear, fox, and ruffed grouse. The New Hampshire Coverts Project, a forest and wildlife management program, sponsored by UNH Cooperative Extension and New Hampshire Fish & Game, has hosted several tours on the property over the years.

A property-wide timber inventory was conducted by a local forest management company in 2016. Based on the inventory and adjusted for estimated growth and removals over the past six years, the property is well-stocked with a variety of species. Overall stocking is 65% hardwoods and 35% softwoods with an estimated gross volume of 2,902 MBF and 8,976 cords, or 23 gross cords per commercial forested acre. The primary species are white pine, hemlock, red maple, red oak, and sugar maple, collectively accounting for 73% of the total sawtimber volume. Based on regional Q3 2022 stumpage rates, estimated standing timber value is $615,000. In addition to timber values, the property holds potential for carbon capture, wildlife, and other ecological and ESG values.

Based on past management practices and the resultant current stocking, this forestland investment is poised to continue to provide income from periodic timber harvesting as well as a broad array of ecological returns and environmental, social, and governance (ESG) benefits for many years to come.



## CONSERVATION EASEMENT

The Town of Acworth holds a conservation easement on 535± acres (80%) of the ownership. The easement has the stated purposes of protecting open space and providing for outdoor recreational and educational opportunities, though public access may be limited and interior roads gated, as is the current practice. Commercial agriculture, forestry, and recreational activities are permitted under the easement with periodic review and approval of forest management plans. Twenty-five acres that front on Black North Road (1,200± feet of road frontage), as well as a separate 106-acre parcel at the north end of the property, are both excluded from the easement area.

## IMPROVEMENTS

Included with the property are a 24x30-foot post-and-beam barn and 10x15-foot post-and-beam "Thoreau cabin," both designed by Bensonwood (formerly Benson Woodworking Co.), a local architectural and engineering firm. These structures were built in 2004 and have been well maintained over the years. The cabin includes a small loft and woodstove and overlooks an abandoned beaver flowage, the adjoining meadow, and a small orchard. In addition to providing plenty of storage and workspace, the barn has a second floor that surrounds the central open area. The moderately used and well-maintained John Deere 5403 4X4 tractor (2007) with bush hog and York rake and Polaris Ranger 570 ATV (2014) parked in the barn are also available for purchase.







## ZONING AND TAXES

The ownership is comprised of six separate lots of record, ranging in size from 1.3 to 391 acres and located in Acworth's Rural District. All of the land is enrolled in New Hampshire's Current Use Taxation, incentivizing landowners to actively manage their forestland and/or farmland in exchange for reduced property taxes. Current annual property taxes are $1,348 (2022).









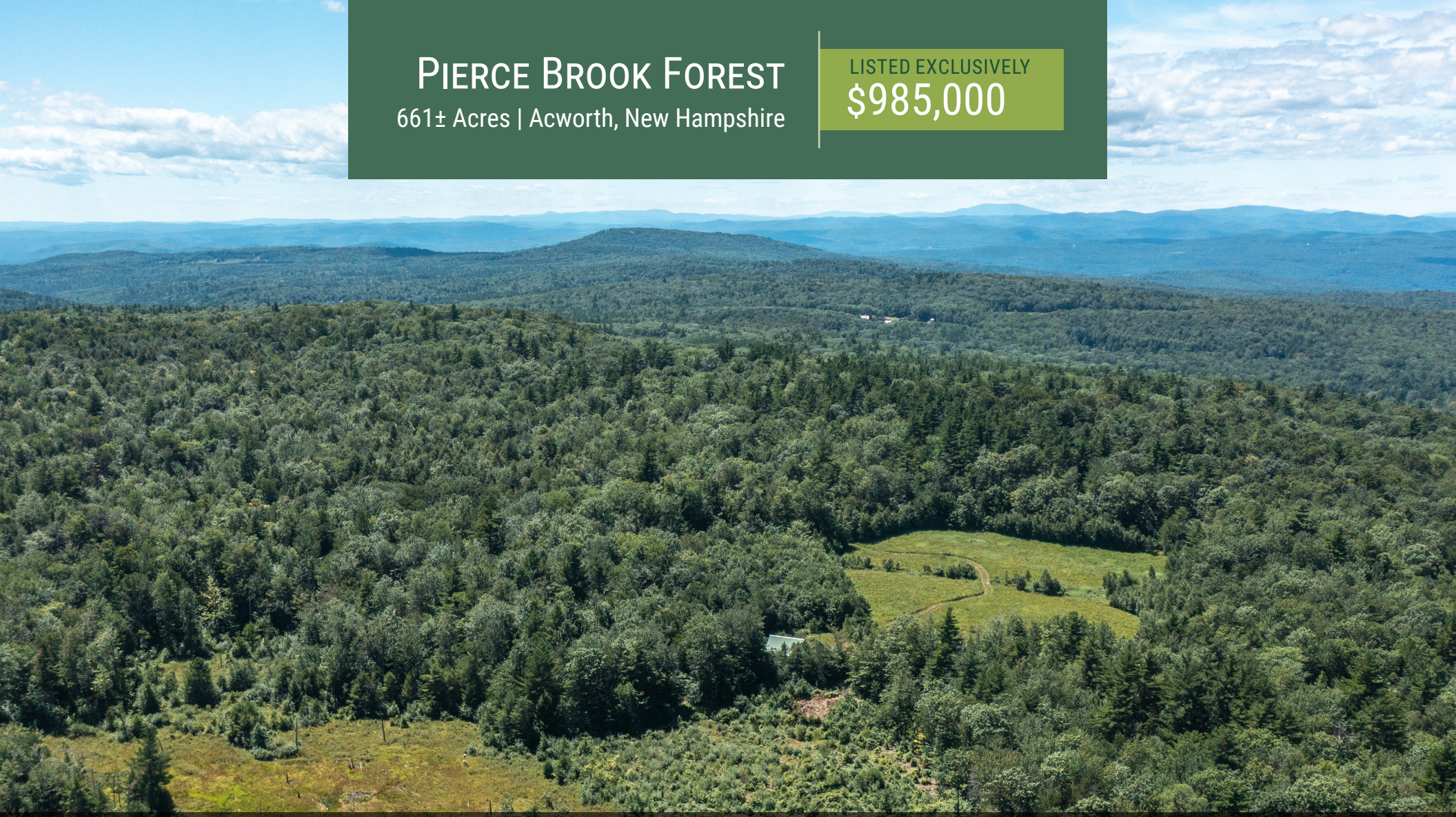

## INVESTMENT HIGHLIGHTS

- Well-stewarded forestland with ample opportunity for future forest management revenues
- Extensive investments in recreation, including 5.75± miles of interior roads and trails
- Modest annual property taxes and carrying costs
- Broad long-term ecological returns and ESG benefits

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LISTED EXCLUSIVELY
$985,000



*For more information, access to the property data room, or to schedule a property tour, please contact:*


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