

Brunswick Forest

3,668± Acres | Brunswick County, North Carolina

LandVest®
TIMBERLAND · REAL ESTATE

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Brunswick County, North Carolina

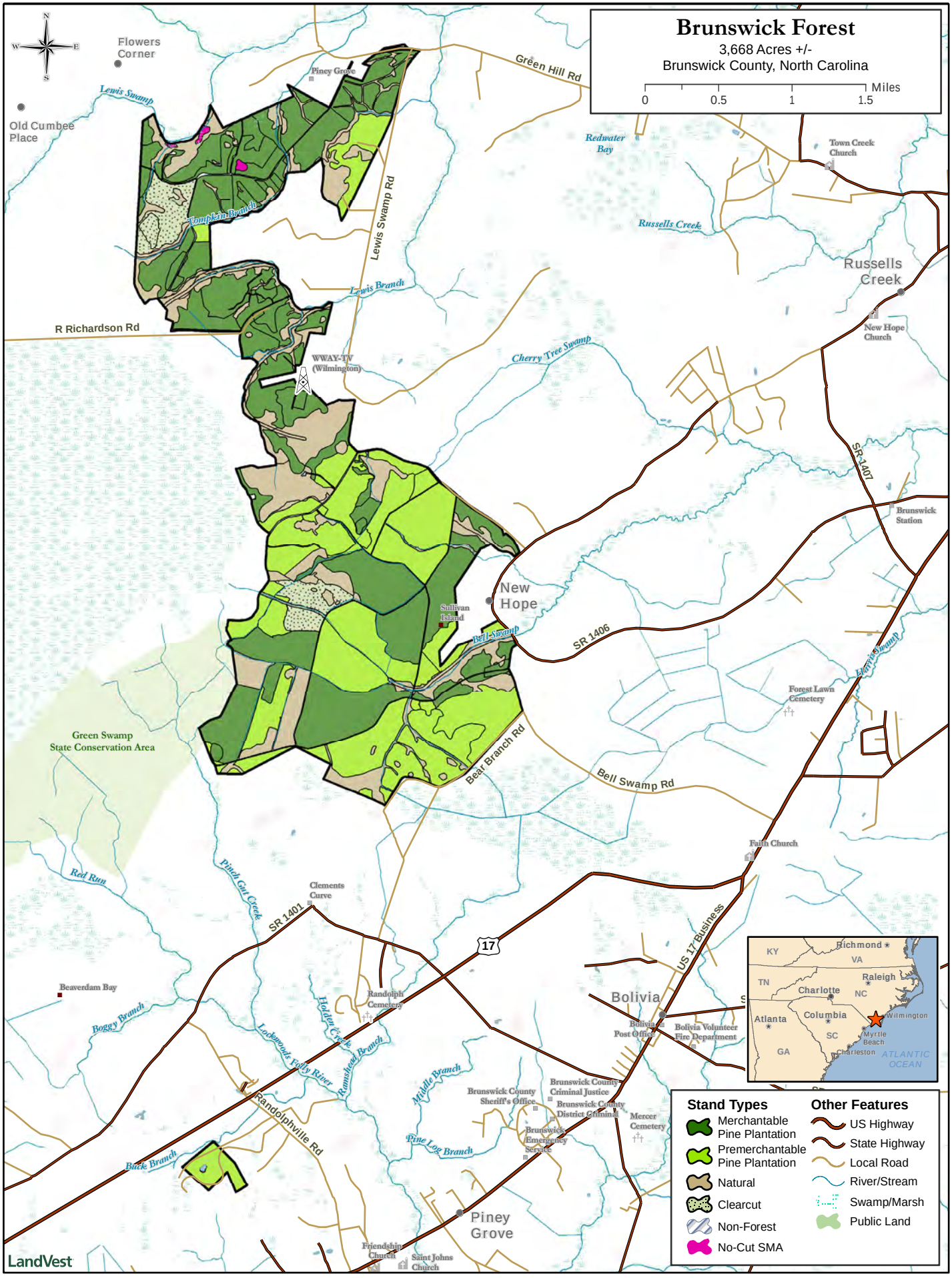


PROPERTY OVERVIEW

Brunswick Forest is 3,668± GIS acres of top-tier southern pine timberland located in the coastal plain of North Carolina. Just fifteen miles southwest of Wilmington, this property is a nearly contiguous ownership with a diverse age-class structure, good growing sites, and a long history of expert forest management. The property consists of two parcels, the largest of which is a contiguous 3,622± acres on the east side of the 18,000-acre Green Swamp Game Lands. The smaller parcel consists of 46± acres and is located 2.5 miles to the southwest. Approximately 76% of the total acres are enrolled in productive pine plantations.

The property is subject to a perpetual conservation easement held by the Working Land Trust. While conservation easements are often seen as a detriment to land management, this easement encourages active management of the property's timber resource, has very little impact on the day-to-day management of the forest, and allows for additional improvements. The conservation easement complements the recreational value of the property which is characterized by quality big and small game hunting opportunities, with a well-kept internal roads and trail system, and a shared boundary with considerable public open space.

Brunswick Forest is a notable timberland investment with available near-term cashflows and value enhancement opportunities. The added benefit of meaningful conservation and recreational values make it a considerable addition to any natural resource or ESG investment portfolio.



To view the Brunswick Forest interactive GIS map, click HERE

LOCATION AND ACCESS

The property is located in the southern coastal plain of North Carolina and sits amongst tens of thousands of acres of industrial timberland and other permanently conserved open space.

- Direct access to two-lane paved and unpaved state and county roads.
- Quick access to US Highways 17 and 74 (both four-lane, divided highways).
- Extensive, well-maintained internal road system secured by multiple gated entry points.
- Adjacent to the 18,000-acre Green Swamp Game Lands.

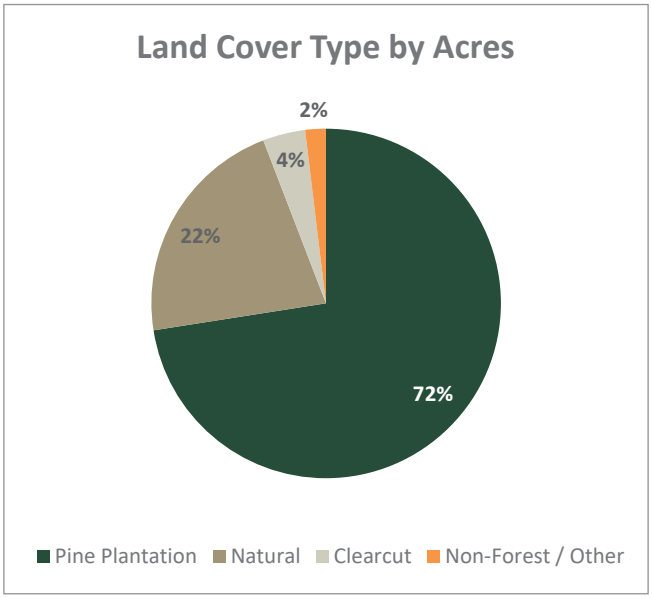
FOREST RESOURCE

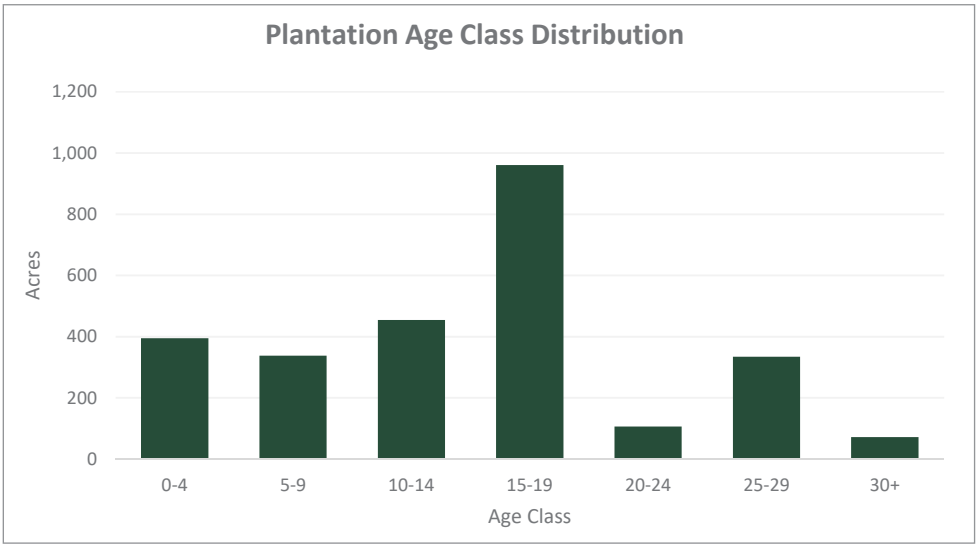
Brunswick Forest and the surrounding land base have a long history with the timber industry as much of it was once owned by International Paper up until 2011, followed by institutional investors who still own much of the surrounding landscape.

One of the most striking characteristics of the property is its well-balanced age-class structure and the optionality it provides for a property of this size. Buyers have the option of short- or long-rotation management of the plantations, and a diverse wood products market complements either scenario.

Additionally, the high proportion of plantation acres (76%) and abundance of near-term cash flow opportunities from thinnings and final harvests make Brunswick Forest a compelling timber investment.

- 76% of acres in pine plantation management.
- Well distributed age-class structure with an average plantation age of 14.6 years.
- Site index within plantations averages 71 feet (base-age 25).
- 59 tons of forest products per total acre; 111 tons of pine volume per merchantable plantation acre.
- Timber inventory, forest management summary and other forest resource data are available to registered buyers in the data room.





Product	Tons
Pine Sawtimber	49,057
Pine CNS	33,991
Pine Pulpwood	109,543
Pine Topwood	4,433
Total Pine	197,024
Hardwood Sawtimber	3,257
Hardwood Pulpwood	15,784
Total Hardwood	19,042
Grand Total	**216,066**

FOREST PRODUCTS MARKETS

Brunswick Forest sits within a robust and competitive wood basket. Markets for all pine and hardwood products harvested from the property are within short to moderate hauls to the mill. The logging force in the region is strong, as is competition amongst buyers for sealed-bid timber sales on the property for the last several years. In addition to domestic consumption of the property's forest products, export markets out of the Port of Wilmington offer supplemental outlets.



Receiving Mills			
Name	**City**	**Species Group**	**Type**
West Fraser*	Riegelwood, NC	Pine	Sawmill
Corbett Packaging	Wilmington, NC	Pine	Sawmill
Canfor	Conway, SC	Pine	Sawmill
Turn Bull Lumber Co.*	Elizabethtown, NC	Hardwood & Pine	Grade Sawmill
Koppers	Leland, NC	Pine	Post / Pole
International Paper*	Riegelwood, NC	Pine	Pulpwood
International Paper*	Georgetown, SC	Hardwood	Pulpwood
** current, primary end markets for Brunswick Forest*			



CONSERVATION EASEMENT

The property is subject to a perpetual conservation easement held by the Working Land Trust. Often referred to as a "working forest easement", this easement allows for and encourages the ongoing management of the timber resource with minimal limitations to day-to-day activities. Furthermore, it protects sensitive natural areas and encourages habitat management on a small section of longleaf pine forest, giving buyers the opportunity to take an active role in the environmental stewardship of sensitive natural resources.

The easement prevents the property from being subdivided or developed for any use other than forest management. There is one small building envelope allowed under the terms of the easement. A copy of the easement and a summary of the easement's key elements are available to registered buyers in the data room.

RECREATIONAL LEASES AND TAXES

The property benefits from a recreational licensing program that provides annual license revenue and helps offset property holding costs. The program also adds a layer of on-the-ground security and infrastructure maintenance by licensees. The current average license payment is $7.01 per acre. Property taxes were $8.22 per acre in 2022. License revenue currently covers approximately 85% of the property tax cost.

BROKER PARTICIPATION

Broker participation is encouraged; however, neither LandVest, Seller, nor any of their representatives will pay a commission in connection with the sale of this property unless arranged in advance with LandVest. Contact Jonathan McGrath (jmcgrath@landvest.com) for more details on co-brokerage arrangements.

ADDITIONAL INFORMATION

Additional information, including current detailed stand-based timber inventory data, associated GIS data, maps, forest management information, a copy of the conservation easement, tax and license information, and other pertinent property information is available in a data room hosted by OneHub (www.onehub.com). To register as a buyer and gain access to the data room, a confidentiality agreement must be signed and returned to Jonathan McGrath (jmcgrath@landvest.com).

Representatives from LandVest are available to show the property upon request. Please contact LandVest to access information before making a site visit.



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3,668± Acres | Brunswick County, North Carolina

LISTED EXCLUSIVELY
$7,200,000



For more information, please contact:

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