

***SIZABLE TIMBERLAND INVESTMENT OPPORTUNITY***

# **THE ST. JOHN PORTFOLIO**

***18,068± acres in Aroostook County, Maine***



**Prentiss & Carlisle**  
Forest Resource Management and Timberland Services

***PROPERTY SALE BY SEALED BID  
ALL BIDS DUE AUGUST 30th 2019***



## The St. John Portfolio

**Township 13, Range 14 WELS**  
**Township 16, Range 13 WELS**  
**Aroostook County, Maine**  
**18,068± Total Acres**

This two-parcel portfolio located in the heart of the St. John River watershed offers an abundant timber resource coupled with unique recreational opportunities.

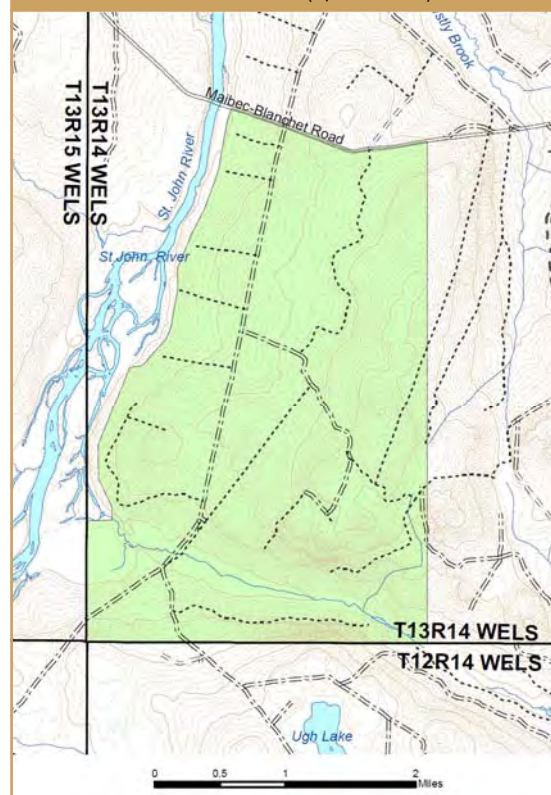
## Location & Access

The St. John Portfolio is accessed via deeded rights-of-way on multiple well-maintained private forest management roads. The Maibec-Blanchet Road, a significant private transportation corridor connecting northern Maine timberlands with processing facilities in Quebec, Canada, lies adjacent to the T13 R14 tract. The Estcourt Road is within easy reach of the more northern T16 R13 parcel. Both parcels feature a developed internal forest management road network and are well-situated to take advantage of multiple major timber markets.

The St. John River meanders close to each parcel, offering a unique recreational opportunity in an area prized for its remote character. The Portfolio is within a day's drive of Maine's urban areas and major east coast cities such as Boston and New York City. Montreal and Quebec City are located just west of the parcels.



**T13 R14 WELS (5,507 acres)**



**T16 R13 WELS (12,561 acres)**







## Property Overview

The St. John Portfolio offers a 100% fee simple interest in the T16 R13 parcel and a 99.6% common and undivided interest in the T13 R14 parcel. The Portfolio features a total of 18,068 ± acres of conservatively managed prime timberland located in the North Maine Woods with easy access to the Quebec border mills and other significant markets in Maine.

The Portfolio features an existing recreational camp lease that generates additional annual income. The property is located in Maine's Wildlife Management District 1 in a region well-known for remote hunting and fishing experiences. Numerous campsites, sporting camps and guide services in the area offer recreational use of the St. John River, famed for its remote canoe trips.

The St. John Portfolio is currently enrolled in Maine's Tree Growth Tax program. The 2018 property taxes for the two parcels combined were \$1.23 per gross acre.

## Timber Stocking

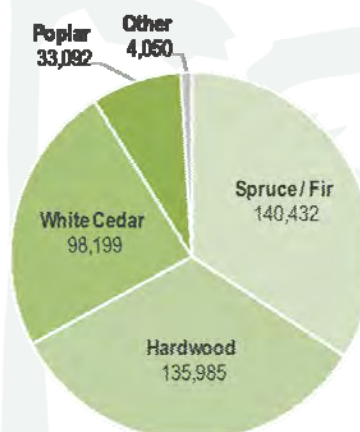
Dual certified by the Forest Stewardship Council (FSC®) and the Sustainable Forestry Initiative (SFI®), the St. John Portfolio offers a well-established commercial timberland with a long history of conservative timber harvesting and long-term forest management. The Portfolio features over 25.5 cords of merchantable timber per forested acre, the bulk of which is spruce and fir species (31%, 140,432 cords). Approximately 22% of the total inventory is eastern white cedar. Of the hardwood sawlogs, 36% are hard maple (6,204 MBF) with another 28% yellow birch (4,524 MBF).

Stand and stock tables generated from timber inventories completed in the summer of 2017 will be available upon request.

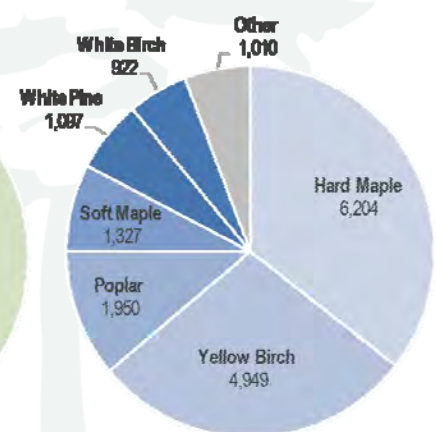


## Species Composition

Pulp & Studwood (cords)



Sawtimber (MBF)





## Offering Information

The St. John Portfolio is being offered by sealed bid only. Additional information, including property maps, GIS data and detailed forest inventory data is available upon request, but require a non-disclosure agreement prior to transmittal. Please also see the property disclosure form for additional important information. Showings available by appointment only.

All bids are due at **5:00 PM on August 30th, 2019** at the offices of Prentiss & Carlisle Management Company, 107 Court Street, Bangor, ME 04401.



<https://www.prentissandcarlisle.com/listing/the-st-john-portfolio>



Prentiss & Carlisle Management Co., Inc.  
107 Court Street ■ Bangor, ME ■ 04402-0637  
(207) 942-8295

John M. Kelly  
Designated Broker  
[jmkelly@prentissandcarlisle.com](mailto:jmkelly@prentissandcarlisle.com)