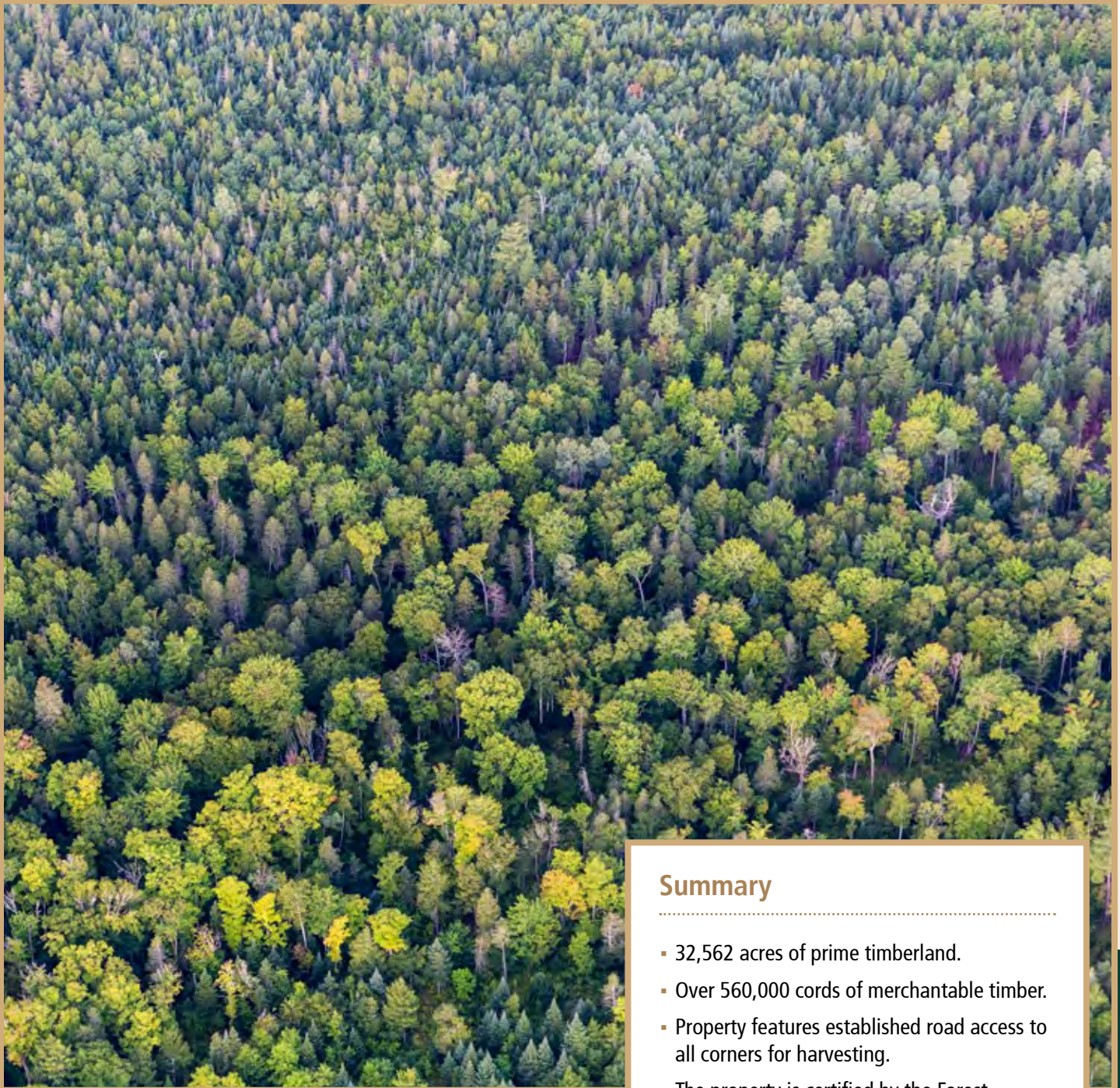


THE REED FOREST

Reed Plantation | Aroostook County, Maine

prentissandcarlisle.com



Summary

- 32,562 acres of prime timberland.
- Over 560,000 cords of merchantable timber.
- Property features established road access to all corners for harvesting.
- The property is certified by the Forest Stewardship Council (FSC) and the Sustainable Forestry Initiative (SFI).



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Forest Resource Management and Timberland Services

Now available by sealed bid.
(Deadline: November 15, 2021)

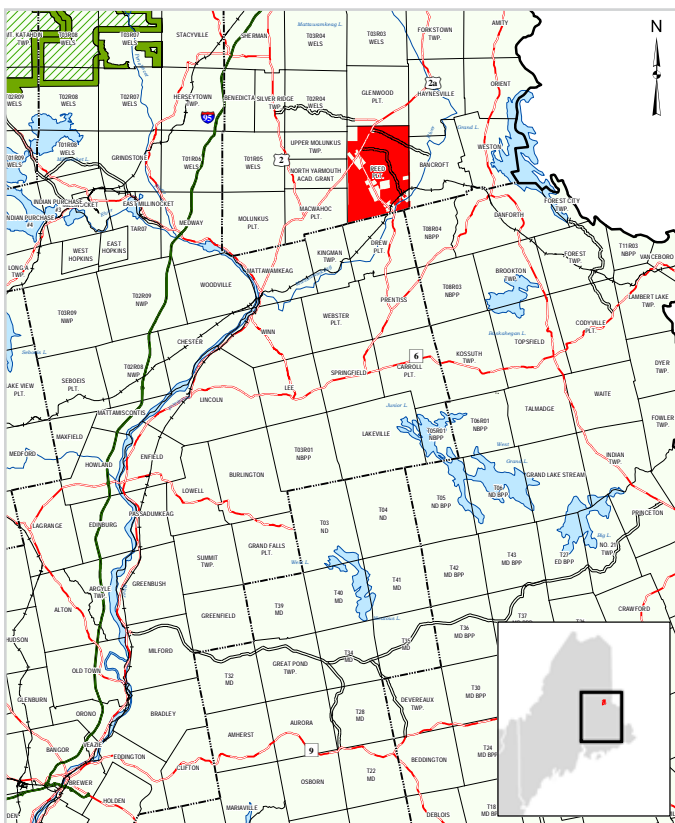
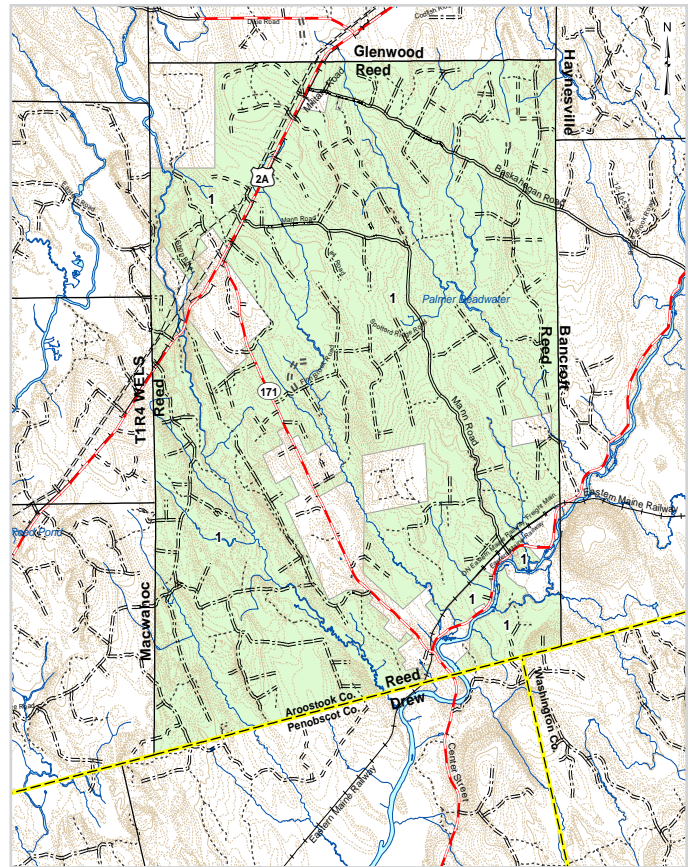
DESCRIPTION

This large contiguous parcel situated in a prime location for timber markets offers an outstanding and unique timberland investment opportunity.

Land Overview

The Reed Forest has a long history of management for commercial timber production and boasts over 30,300 prime forested acres. A conservation easement on the property protects from over-development and allows for continued conservative forest management for years to come. The Reed Forest is well-situated to take advantage of multiple forest products markets in the U.S. and Canada, and its prime location in Maine's Wildlife Management District 11 also offers countless recreational pursuits.

A well-stocked and diverse array of forest types on the property present multiple timber harvesting, hunting, and wildlife opportunities, while several gravel pits support continued road building and maintenance activities. Frontage on the Mattawamkeag River and Wytopitlock Stream afford easy access for fishing. Additionally, The Reed Forest features desirable ecological values such as Silver Maple floodplains and Brook Floater habitat.



Location & Access

The Reed Forest is located in one of the superior regions in Maine for commercial timber markets. U.S. Route 2A, on which The Reed Forest has miles of frontage, is a significant corridor for the transportation of forest products within Maine and to Canadian markets. This region is also prized for abundant recreational opportunities, and The Reed Forest is one of the best examples. The property is located within a half-day's drive of Bangor International Airport (BGR) and Portland International Jetport (PWM) and within a day's drive of several large urban centers such as Boston, New York City, Montreal and Quebec City.

The property is accessed by virtue of public road frontage on multiple public roads, including U.S. Route 2A and State Route 171. An extensive interior forest management road network provides access to all corners for efficient timber harvesting. The Baskahegan Road and the Mann Road, both significant private forest management roads, cross the property and help connect the interior road network with public roads.

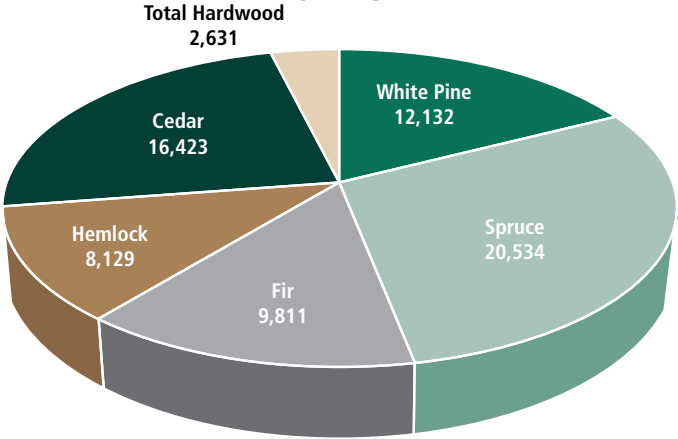
Timber

With over 560,000 cords of merchantable timber across its forested acres, The Reed Forest is a well-established commercial forestland tract with an abundant timber resource. A long history of intensive silviculture leaves behind a well-stocked forest with nearly 18.5 cords of merchantable timber per forested acre. The property is certified to the Forest Stewardship Council® (FSC-C001535) and the Sustainable Forestry Initiative® (NSF-SFI-FM-C0144679) standards. The timber inventory is dominated by spruce and fir species, with over 29% of the total sawlog volume being spruce and another 14% fir. Good quality cedar, white pine, hemlock and various hardwood species such as yellow birch and sugar maple round out the sawlog volume.

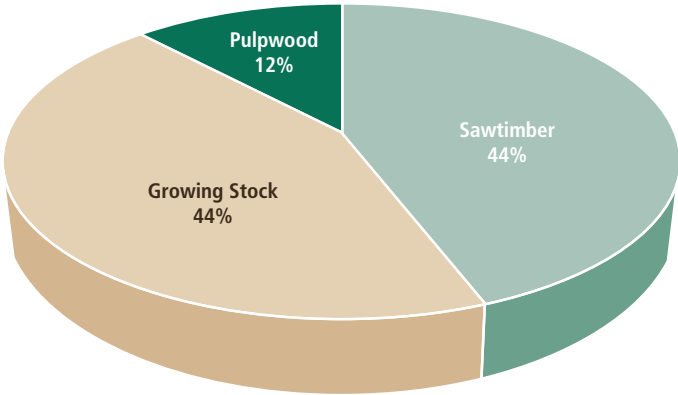
The diameter distribution of the timber inventory reveals younger stocking with high potential for immediate and rapid growth, particularly in the numerous plantations and acres that have been pre-commercially thinned across the property. The conservation easement protecting the property specifies a minimum average stocking, and the existing inventory exceeds the minimum with room to spare. Additionally, the conservation easement allows for the property to be divided into a maximum of three parcels provided that each resulting parcel is at least 2,475 acres. With miles of private forest management roads, a rich network of highly skilled local logging and transportation contractors, and a history of sustainable harvests, The Reed Forest is poised to provide a high performing investment for the long-term investor.

Stand and stock tables generated from a Summer 2021 timber inventory will be available upon request.

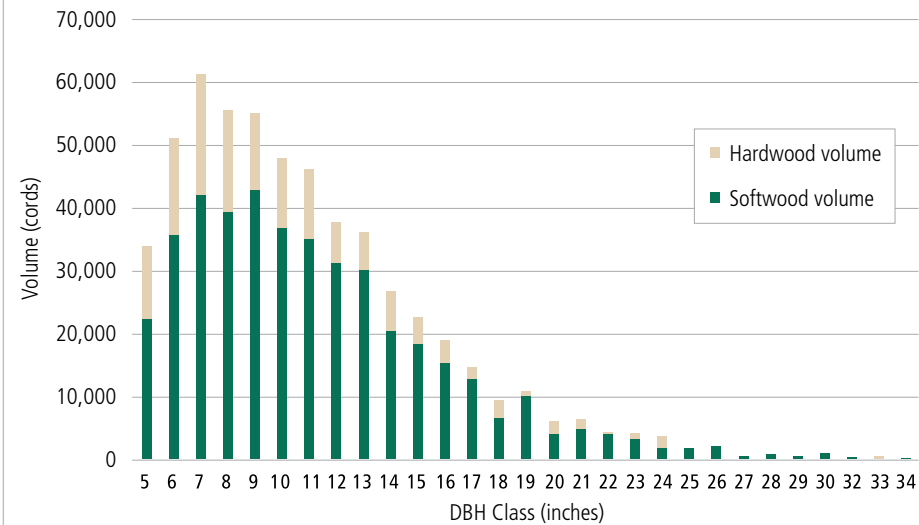
Species Composition in Sawlogs (mbf)



Spruce-Fir Inventory by Product



Diameter distribution of merchantable volume



Property Taxes

The Reed Forest is currently enrolled in Maine's Tree Growth Tax program, and property taxes are administered by Reed Plantation. The most-recent property taxes assessments available for the parcel were \$61,783.28, or \$1.90 per gross acre.

Product Table Summary

Species	Veneer	Sawlogs	Tie/Pallet	Boltwood	Growing Stock	Pulpwood	Total
	(mbf)	(mbf)	(mbf)	(cords)	(cords)	(cords)	(cords)
White Pine	-	12,132	-	-	8,547	15,353	46,062
Spruce	-	20,534	-	-	18,764	10,172	75,556
Fir	-	9,811	-	-	52,169	9,164	86,110
Hemlock	-	8,129	-	-	9,033	47,450	72,762
Cedar	-	16,423	-	-	14,366	92,382	143,334
Other Softwood	-	279	-	-	367	884	1815
Hardwood	104	2,631	1,866	1,908	20,460	102,930	135,245
Total	104	69,940	1,866	1,908	123,707	278,334	560,884



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Forest Resource Management and Timberland Services

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