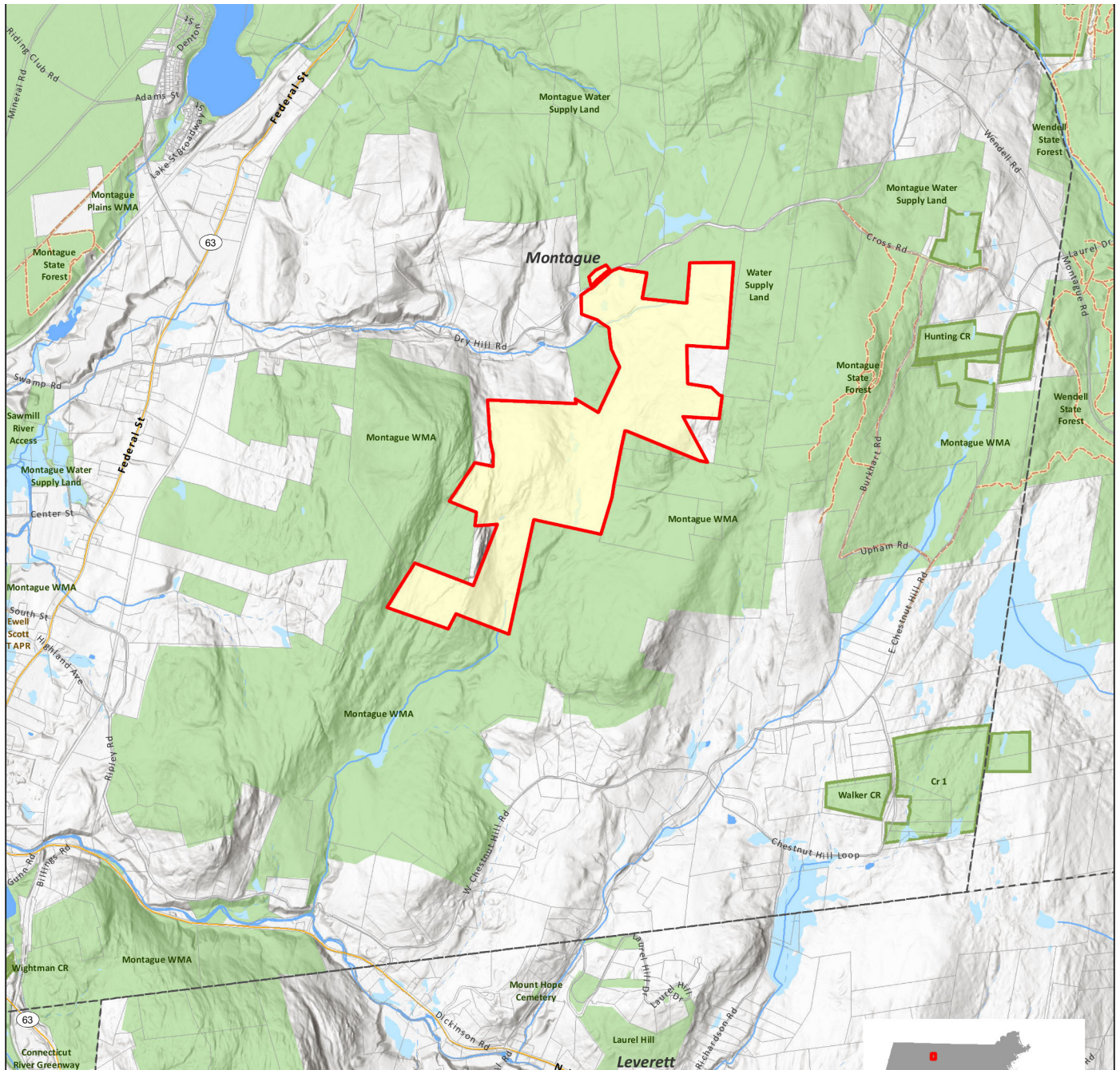


Dry Hill Forest

o Dry Hill Road | Montague, MA | 373 ± Acres



For more information, please contact:

Keith Ross
Senior Advisor
kross@landvest.com
617-371-7316

Cody Ross
Luxury Real Estate Agent
cross@landvest.com
978-257-5402

888 Boylston Street, Suite 520 | Boston, MA 02199

www.landvest.com

LandVest

CHRISTIE'S
INTERNATIONAL REAL ESTATE

INDEX

A.	STATEMENT OF LIMITATIONS.....	3
B.	SUMMARY OF IMPORTANT FACTS.....	4
C.	PROPERTY IDENTIFICATION.....	5
	1. Montague Description	
	2. Property Description	
D.	REGULATORY FACTORS.....	8
	1. Zoning	
	2. Wetlands	
	3. Flood Zones	
	4. Rare Species: Priority and Estimated Habitat	
	5. Environmental Conditions	

APPENDICES

- A. Photographs
- B. Maps and Plans
- C. Deeds and Tax Assessment Documents
- D. Forest Stewardship Plan

A. STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding approximately 373 +/- acres of land. The property is located on Dry Hill Road in Montague, 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:	This 373 acres of managed Forest with 1,389 feet of frontage on Dry Hill Road has been under the management of professional foresters for more than 50 years. There is an excellent woods road system through the property. The property is stocked with mature White Pine, Red Oak, Red maple, Birch, Hemlock and other hardwoods with an estimated value of \$721,000. The property is surrounded by thousands of acres of conserved land by the Montague Water Supply and the Mass Dept of Fish and Wildlife. There is access to the Robert Frost Hiking Trail.
Property Location:	1,389 feet of frontage on Dry Hill Road Montague, MA
Assessor Map & Lots:	Map 45 Lots 37-46,67, Map 46 Lot 57, Map 47 Lot 55, Map 52 Lots 16- 22
Record Owners:	LPC Realty Trust
Recorded Deeds:	Book 8444 Page 15, Book 8443 Page 341 Franklin County Registry of Deeds.
2026 Assessment:	\$ 39,551 assessed CH61 value
2026 Property Taxes:	\$ 598.41 (2026 tax rate \$15.13/thou)
Zoning:	Agriculture Forest 4 district
Wetlands:	See attached maps
Flood Zones:	See attached maps
Utilities:	power up the street, Private sewer

C. PROPERTY IDENTIFICATION

MONTAGUE

Montague is a town in Franklin County, Massachusetts, United States. The population was 8,580 at the 2020 census. It is part of the Springfield, Massachusetts metropolitan statistical area. The villages of Montague Center, Montague City, Lake Pleasant, Millers Falls (which it shares with Erving), and Turners Falls are located in the town of Montague; Turners Falls, comprising over half the population of the town and its main business district, is sometimes used as a metonym for the entire town of Montague. According to the United States Census Bureau, the town has a total area of 31.5 square miles (81.5 km²), of which 30.2 square miles (78.1 km²) is land and 1.3 square miles (3.4 km²), or 4.14%, is water. Bounded on the west by the Connecticut River, Montague is drained by the Millers River. The town is served by state routes 2, 47 and 63. (Adapted from Wikipedia)

TOWN OF MONTAGUE HISTORY

Originally inhabited by the Pocomtuc tribe, the area was known as *Peskeompskut*. Montague was first settled by Europeans in 1715 and was incorporated in 1754. The town has five villages within it: Montague Center, Montague City, Turners Falls, Millers Falls, and Lake Pleasant. Montague Center was the original European settlement and was originally a part of the town of Sunderland. Lake Pleasant was a prominent spiritualist campground. Turners Falls was a planned mill community (similar to but less successful than that at Lowell, Massachusetts) that developed when the canal was converted to use for power production rather than transportation in the mid-19th century. Between 1974 and 1980, the Montague Nuclear Power Plant was proposed for construction in the town. In October 2010, the village of Turners Falls hosted the 1st annual Franklin County Pumpkinfest, now known as The Great Falls Festival. (Adapted from Wikipedia)

SITE DESCRIPTION

This 373 acre forested property in Montague, Massachusetts located mostly on the south side of Dry Hill Road is surrounded by thousands of acres of land owned by the Mass Division of Fish and Wildlife, DCR's Montague State Forest and the Montague Water Department .

The property has not been harvested in many years and supports a diverse forest of red oak, red maple, birch, white pine, and hemlock. An inventory completed in April 2026 by a professional licensed forester estimated the value at \$721,397. This is an excellent property to invest in for long term income from forest management as well as potential for limited development. The property has an excellent woods road system and is a great property for hiking, bike riding,

hunting, and other outdoor sports. The surrounding conserved lands are open to public access but there are some restrictions on the water supply land. There is 1,389 feet of road frontage on Dry Hill Road which may support two or more house lots or provide access to interior portions of the property. That portion of Dry Hill Road is not currently maintained by the town but is used by the other abutters to access their forest lands.

The property has not been surveyed, but the recent timber appraisal work identified some variations in the property lines as shown on the attached timber appraisal map resulting is a total acreage for that work at 349 acres.

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 Forest 4 District. The Montague Zoning Bylaws can be found here: [Zoning_Bylaw_Effective_Date_03-13-2026.pdf](#)

WETLANDS

see Site Analysis map above.

FLOOD ZONES

see Site Analysis map above.

RARE SPECIES: PRIORITY & ESTIMATED HABITAT

see Site Analysis map above.

ENVIRONMENTAL CONDITIONS

See Site Analysis map above.

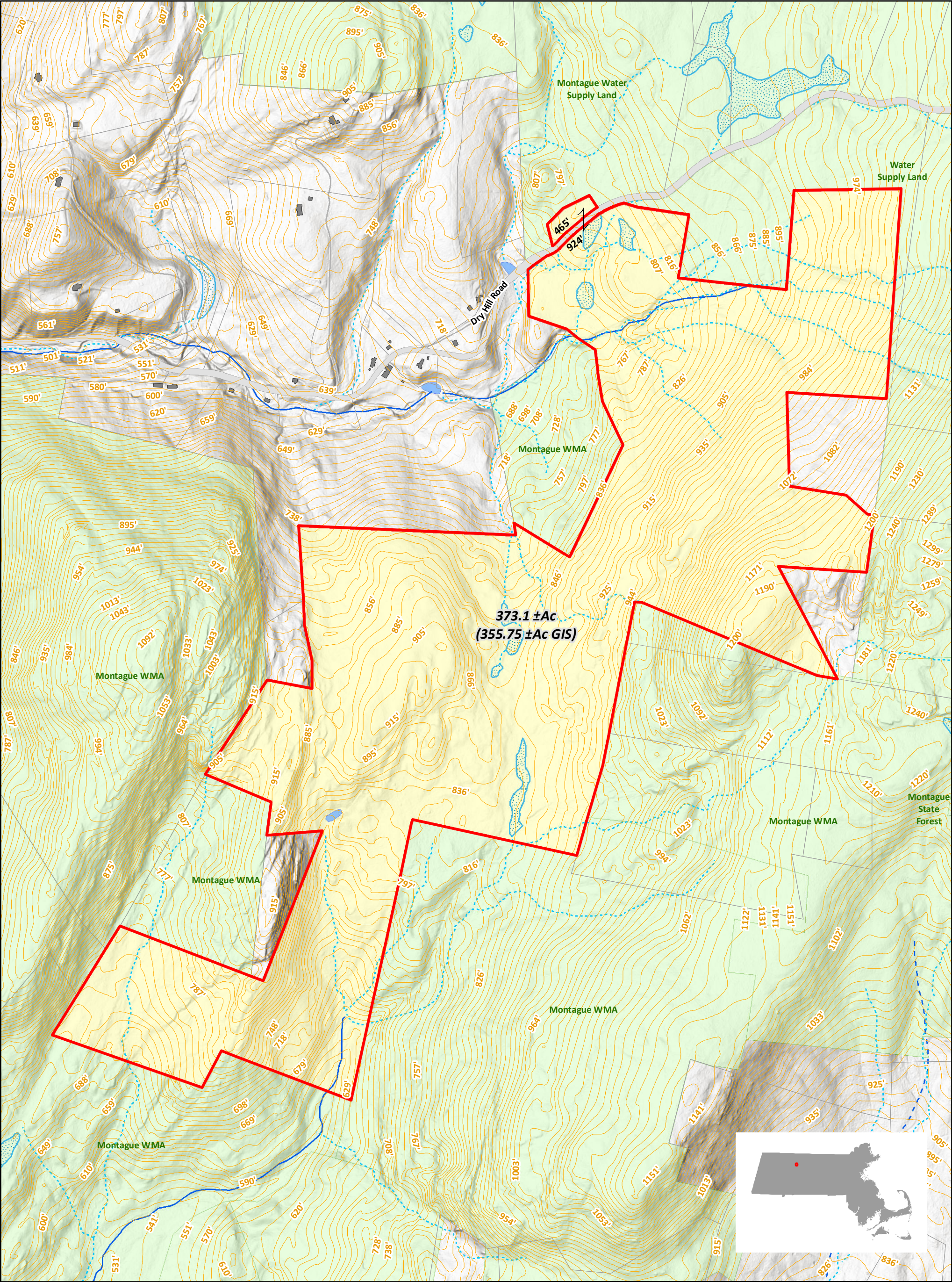
APPENDICES

A. Maps and Plans

B. Photographs

C. Timber Appraisal

D. Deed and Tax Assessment Documents



Legend

- Subject Property - 373.1 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Credits: Background from
ESRI 'Terrain Base' map
service

Base Plan

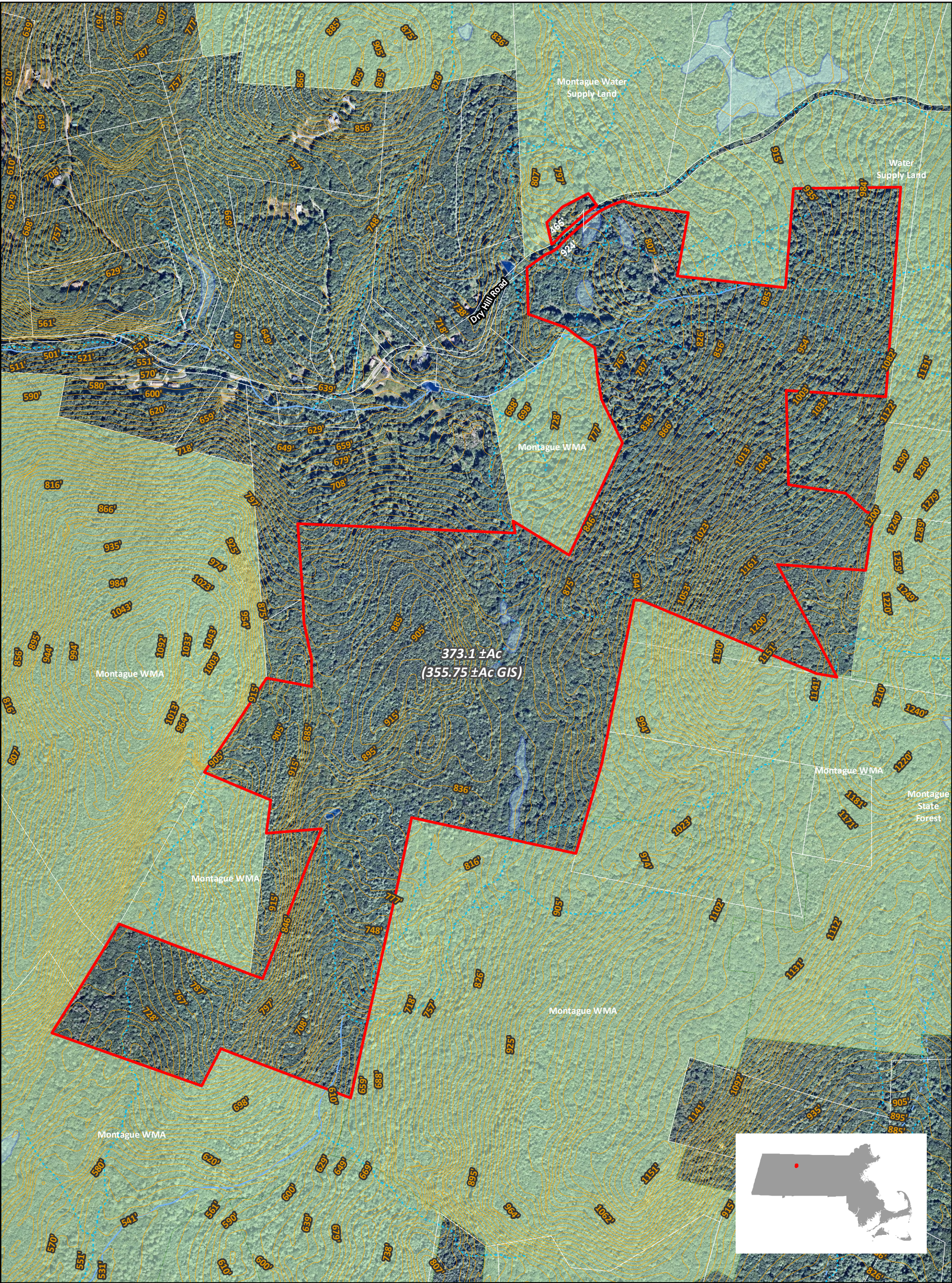
Project Number: MA4659
Date: 04/22/24

LPC Realty Trust
Montague, MA

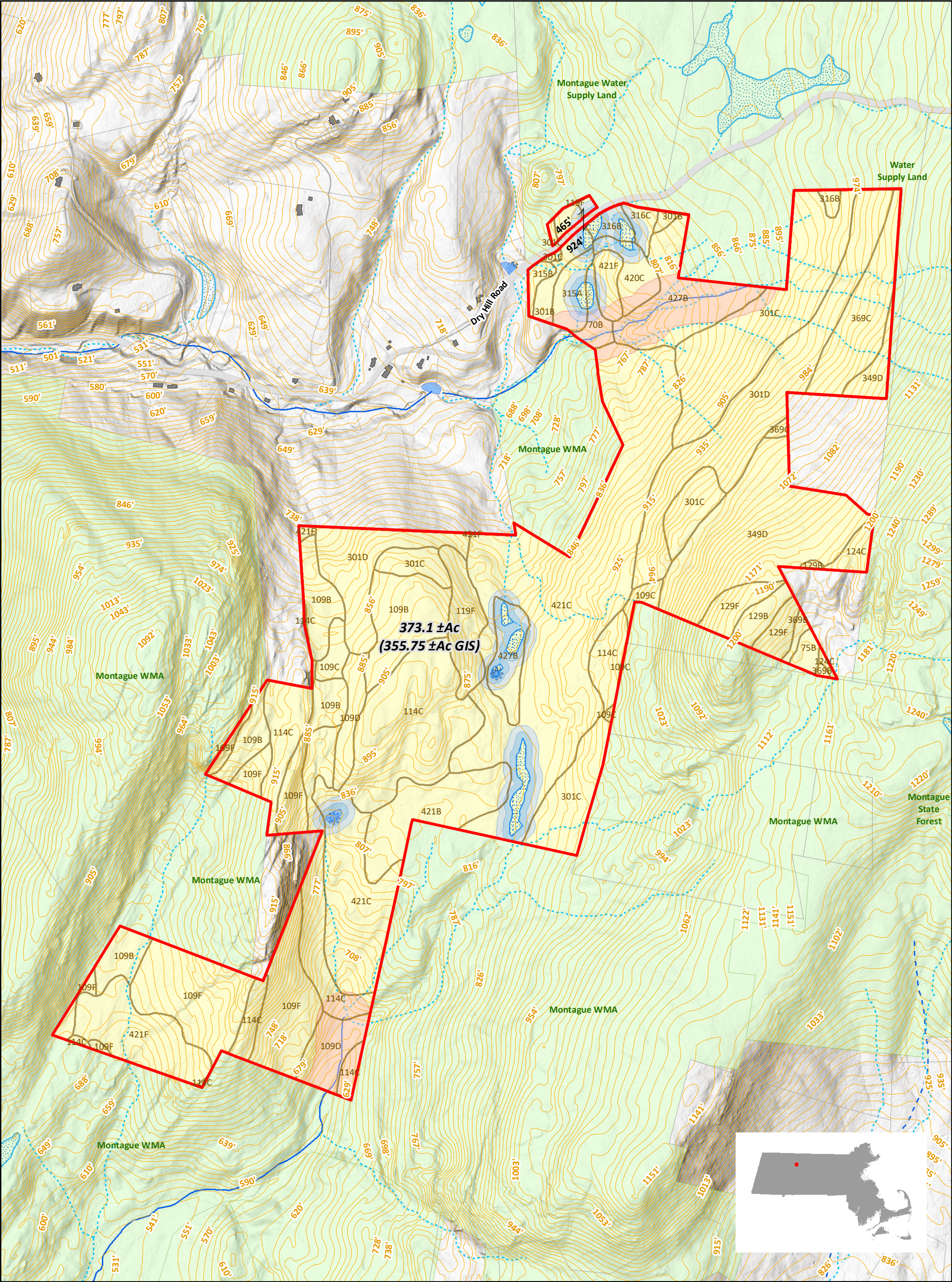


This plan is conceptual only and is not
represented as an engineered plan.

LandVest®



Legend Subject Property - 373.1 ±Ac Adjacent Properties Protected Land Open Water Wetlands Perennial Streams Intermittent Streams Contours (ft) Credits: 2022 Imagery from Nearmap Imagery map service.	Base Plan Orthophotograph Project Number: MA4659 Date: 04/22/24 LPC Realty Trust Montague, MA 0 350 700 1,400 Feet Scale: 1" = 700' This plan is conceptual only and is not represented as an engineered plan. LandVest
---	---



Legend

- Subject Property - 373.1 ±Ac
- Adjacent Properties
- Protected Land
- Soil Types
- Open Water
- Wetlands - 3.53±Ac
- 50' Wetlands Setback
- 100' Wetlands Setback
- 200' Rivers Act Setback
- Perennial Streams
- Intermittent Streams
- Potential Vernal Pools
- Contours (ft)

Credits: Background from
ESRI 'Terrain Base' map
service

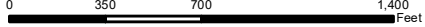
Site Analysis Plan

Project Number: MA4659
Date: 04/22/24

LPC Realty Trust
Montague, MA



Scale: 1" = 700'



This plan is conceptual only and is not
represented as an engineered plan.

LandVest

Property Photographs

Property Photographs



888 Boylston Street, Suite 520, Boston, MA 02199

www.landvest.com

LandVest | CHRISTIE'S
INTERNATIONAL REAL ESTATE



LPC Holdings, LLC

Timber Appraisal



Prepared For:
LPC Holdings, LLC & Landvest, Inc.

Property located in Montague, MA
Assessors Map/Lot 46-57, 46-55, 45-37, 45-47, 45-46, 52-22, 52-21, 52-18, 52-17 & 52-16
(373.10 acres)

GPS/GIS Forest Acres Used for the Timber Appraisal: (349.00 acres)

PREPARED BY: New England Forestry Consultants, Inc.
Gary H. Gouldrup (MALF #81)
Consulting Forester
Submitted April 30, 2026



New England
Forestry Consultants, Inc.
www.cforesters.com

BOUNDARY & CRUISE POINT MAP

Land in Montague, MA
LPC Lot

Landowner:
LPC Holdings, LLC



Prepared by:
Gary H. Gouldrup
Consulting Forester
MALF #81
Ashburnham, MA 01430
508-397-9206
April 30, 2026

GPS Boundary = 349 Acres +/-
Assessors Boundary = 355 Acres +/-
Mgt Plan Boundary = 355.75 Acres

Legend

- Stone Pile
- Iron Pipe Rod
- Stone Bound
- Cement Bound
- GPS Boundary
- Assessors Lot Boundary
- Mgt Plan Boundary
- Cruise Point
- Town Road
- Woods Road Trail



New England
Forestry Consultants, Inc.
neforestryconsultants.com

0 750 1,500 3,000 Feet

TOTAL VOLUME SHORT FORM REPORT - BY COMPARTMENT

4/30/2026

6:26 PM

PAGE 1

g_FOREST NAME LPC Holdings LLC

g_FOREST CODE 9292026

g_CRUISE NOTES 15 Factor Prism

g_CRUISE DATE 4/28/2026

COMPARTMENT NAME	COMP ID	COMP ACREAGE	# OF STATIONS
LPC Holdings LLC	1	349.0	47

HARDWOOD

	SP	VENEER	SAWLOGS	TIE LOGS	TOTAL MBF	PULP(CDS)
ASPEN	0	0	0	0	0	29
BEECH	0	0	9,081	0	9,081	27
BLACK CHERRY	0	0	23,871	3,589	27,460	27
BLACK OAK	0	0	8,061	0	8,061	39
CHESTNUT OAK	0	0	16,947	11,865	28,812	304
DEAD ASH	0	0	0	15,696	15,696	108
HICKORY	0	0	14,937	0	14,937	9
RED MAPLE	0	0	198,378	102,363	300,742	1,664
RED OAK	61,886	0	1,246,148	140,844	1,448,878	1,156
SUGAR MAPLE	0	0	55,357	19,612	74,969	141
SWEET BIRCH (BLACK)	0	0	80,256	22,196	102,452	1,352
TUPELO	0	0	0	0	0	25
WHITE ASH	0	0	26,843	3,060	29,904	34
WHITE BIRCH	0	0	8,323	14,816	23,138	96
WHITE OAK	0	0	4,758	11,419	16,177	9
YELLOW BIRCH	0	0	39,075	17,342	56,418	415
OR:	HARDWOOD	61,886	1,732,035	362,803	2,156,723	5,435

SOFTWOOD

	VENEER	SAWLOGS	TIE LOGS	TOTAL MBF	PULP(CDS)
HEMLOCK	0	33,516	0	33,516	429
WHITE PINE	0	714,455	81,600	796,055	840

TOTAL VOLUME REPORT - BY COMPARTMENT		4/30/2026		6:26:56 PM	PAGE 2	
g_FOREST NAME LPC Holdings LLC		COMPARTMENT NAME		LPC Holdings LLC		
		VENEER	SAWLOGS	TIE LOGS	TOTAL MBF	PULP(CUFT)
TOTALS FOR:	SOFTWOOD	0	747,971	81,600	829,571	1,269
GRAND						
TOTALS FOR: LPC Holdings LLC		61,886	2,480,005	444,403	2,986,294	6,704



LPC Holdings, LLC Timber Appraisal

Prepared For: **LPC Holdings, LLC & Landvest, Inc.**

Assessors Map: 46-57, 46-55, 45-37, 45-47, 45-46, 52-22, 52-21, 52-18, 52-17 & 52-16

Assessed Acreage: 373.10

GIS/GPS Forest Acres used for this Report: 349.00

Sawtimber volume and value by species and diameter class

Species	10-13" MBF	14-17" MBF	18-21" MBF	22"+ MBF	Total MBF	\$ per Unit	Total \$
White Pine (Grade)	75.238	168.402	278.380	192.435	714.455	\$140	\$100,024
White Pine (Pallet)					81.600	\$45	\$3,672
Hemlock	8.061	16.855	8.600	0.000	33.516	\$40	\$1,341
Red Oak (Grade)	47.136	368.117	348.388	544.393	1,308.034	\$380	\$497,053
Red Oak (Pallet)					140.844	\$75	\$10,563
Black Oak (Grade)	8.061	0.000	0.000	0.000	8.061	\$225	\$1,814
White Oak (Grade)	0.000	4.758	0.000	0.000	4.758	\$150	\$714
White Oak (Pallet)					11.419	\$45	\$514
Red Maple	36.388	91.927	54.247	15.816	198.378	\$75	\$14,878
Sugar Maple	8.1	19.584	27.7	0.0	55.357	\$400	\$22,143
B/Y Birch	24.909	50.582	26.146	17.694	119.331	\$125	\$14,916
White Ash	0.0	14.7	12.2	0.0	26.843	\$300	\$8,053
Chestnut Oak	0.000	16.947	0.000	0.000	16.947	\$75	\$1,271
Black Cherry	8.2	15.7	0.0	0.0	23.871	\$250	\$5,968
White Birch	0.000	8.323	0.000	0.000	8.323	\$75	\$624
Hickory	0.000	14.937	0.000	0.000	14.937	\$50	\$747
Beech	0.000	0.000	0.000	9.081	9.081	\$50	\$454
Hardwood Pallet					210.5	\$45	\$9,474
Total	216.056	790.778	755.639	779.419	2,986.294	-	\$694,222

Cordwood volume and value by product

Product	Cords/Tons	\$ per Unit	Total \$
Firewood (Cords)	5,435	\$5.00	\$27,175
White Pine Pulp (Cords)	840	\$0.00	\$0
Hemlock Pulp (Tons)	1,029	\$0.00	\$0
Total			\$27,175





Volume & Value Summary

<u>Product</u>	<u>Volume</u>	<u>Total \$</u>
Sawtimber (MBF)	2,986.294	\$694,222
Hardwood Pulp/ Firewood (Cords)	5,435	\$27,175
White Pine Pulp (Cords)	840	\$0
Hemlock Pulp (Tons)	1,029	\$0

TOTAL \$ = \$721,397

Volume estimated from computations based on International 1/4" Rule, Log Scale. Individual tree volumes are based on local tables that take into account: diameter, merchantable length, and average taper. **WHITE PINE & HEMLOCK sawtimber** is figured to a merchantable top diameter of 8 inches, **HARDWOOD sawtimber** is figured to a merchantable top diameter of 10 inches. **HARDWOOD, HEMLOCK & WHITE PINE pulp** is figured to a 4" top. (15 BAF Wedge Prism, 47 Point Samples on 349+/- acres of forest land.)

BY: New England Forestry Consultants, Inc.
Gary H. Gouldrup
Consulting Forester
Submitted April 30, 2026



Compartment Statistical Summary

Report Date 4/30/2026

g_FOREST NAME LPC Holdings LLC
COMPARTMENT LPC Holdings ID 1
ACREAGE 349.0

g_BA FACTOR 15
g_FIXED PLOT SIZE

Number of Sample Stations 47

	Mean	Standard Error	Per Cent
Trees per Acre	208	12	5.6 %
Basal Area	136	5	3.6 %
M Board Feet	8,557	674	7.9 %
Cubic Feet	1,633	93	5.7 %

	Total Volumes	Approximate 95% Confidence Interval		
M Board Feet	2,986,294	2,516,186	—	3,456,402
Cubic Feet	569,868	505,060	—	634,676

Report Summary

The New England Forestry Consultants, Inc. has conducted a timber cruise and prepared a *Timber Appraisal Report* for 349+/-acres of productive forest land owned by *LPC Holdings, LLC* in Montague, Massachusetts, identified at the Montague Assessors Office as Map/Lot 46-57, 46-55, 45-37, 45-47, 45-46, 52-22, 52-21, 52-18, 52-17 & 52-16. Assessed acreage is 373.10 acres.

A 15-BAF wedge prism was used to sample trees and 47 *point samples* were established on the landowner's property (1 sample point per 7.43 acres). Volumes were estimated from computations based on International 1/4" Rule, Log Scale. Individual tree volumes are based on local tables that take into account: diameter, merchantable length, and average taper. **WHITE PINE and HEMLOCK sawtimber** is figured to a merchantable top diameter of 8 inches, **HARDWOOD sawtimber** is figured to a merchantable top diameter of 10 inches. **HARDWOOD & SOFTWOOD pulp** is figured to a 4" top. *Forest Pro Cruiser* was used to generate timber volumes for this report. Product prices listed in this report are based on comparative sales, interviews with local log buyers, and product specifications at local mills at this current time. Estimated timber value also takes into account timber harvesting systems which include conventional, cut-to-length, and whole-tree chipping.

Most of the property is situated on terrain that is acceptable for logging activities. There are steep sloped sections along the southwestern boundary lines that may not be operable. The inoperable acreage is estimated to be 3-5 acres of land.

The northern boundary lines have been blazed and painted with red or yellow paint. There were no signs of blazing and painting of the boundary lines along the southern sections of the property. It is highly recommended to have the property surveyed by a Licensed Land Surveyor.

The forest is ready for harvesting. State of Massachusetts law prohibits cutting more than 50% of the basal area in wooded wetlands, filter strips along streams, vernal pools, and ponds. A review of the State's online database (Oliver/MassMapper) indicates that there are NO *Natural Heritage Endangered Species Program (NHESP)* concerns on the property and there are no harvest timing restrictions.

Access to the property can be attained off of Dry Hill Road where there are already wood landings that have been established on the property from previous timber harvesting activities.

Respectfully submitted,

Gary H. Gouldrup
New England Forestry Consultants, Inc.



New England
Forestry Consultants, Inc.
www.cforesters.com

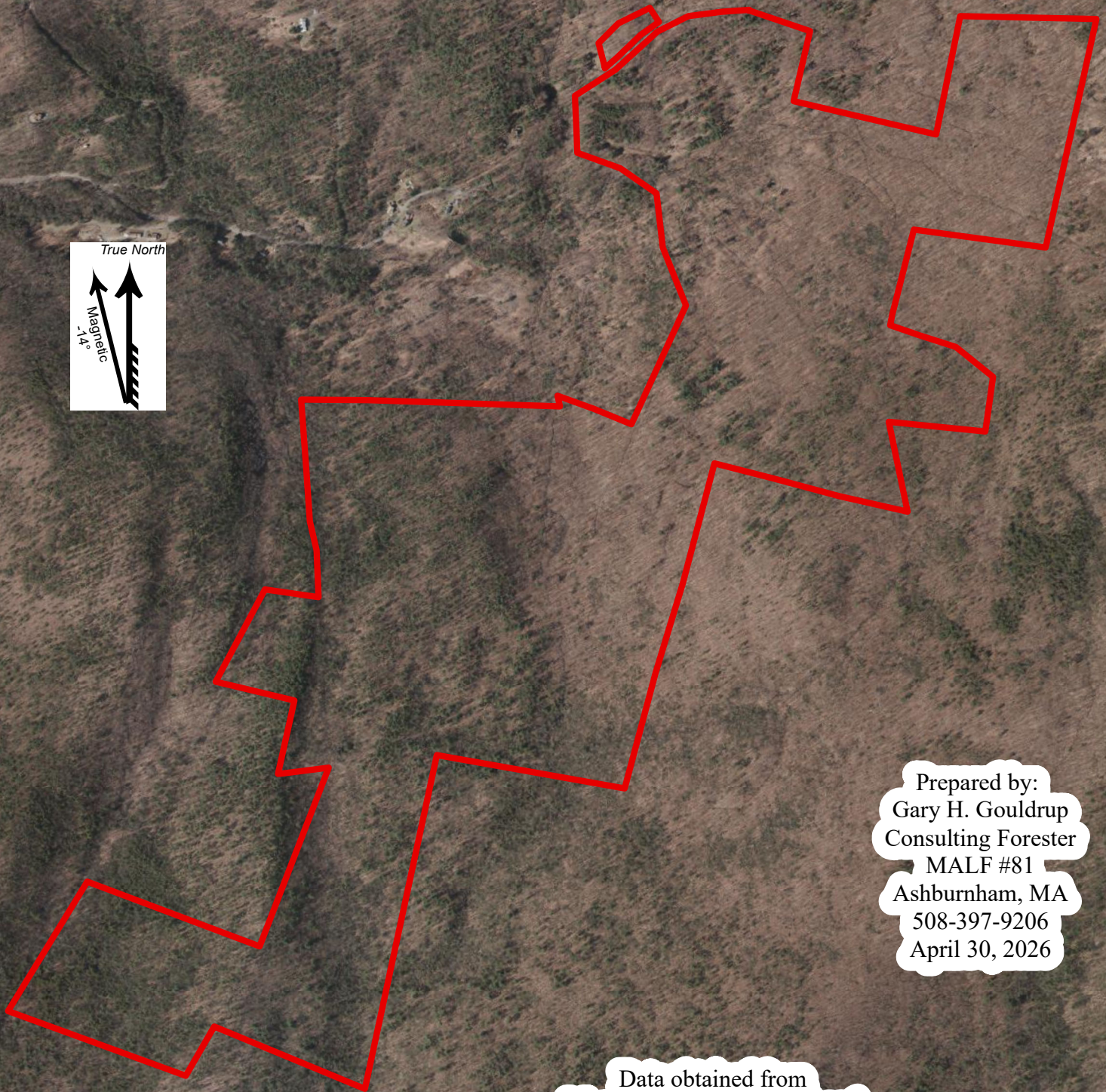
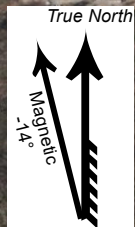
ORTHOGRAPHIC MAP

Land in Montague, MA
LPC Holdings Lot

Landowner:
LPC Holdings, LLC

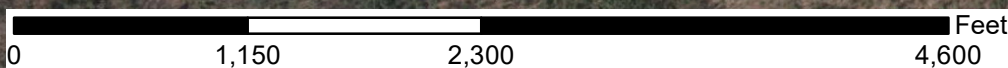


New England
Forestry Consultants, Inc.
neforestryconsultants.com



Prepared by:
Gary H. Gouldrup
Consulting Forester
MALF #81
Ashburnham, MA
508-397-9206
April 30, 2026

Data obtained from
MassGIS, GPS field work and
New England Forestry Consultants Inc.



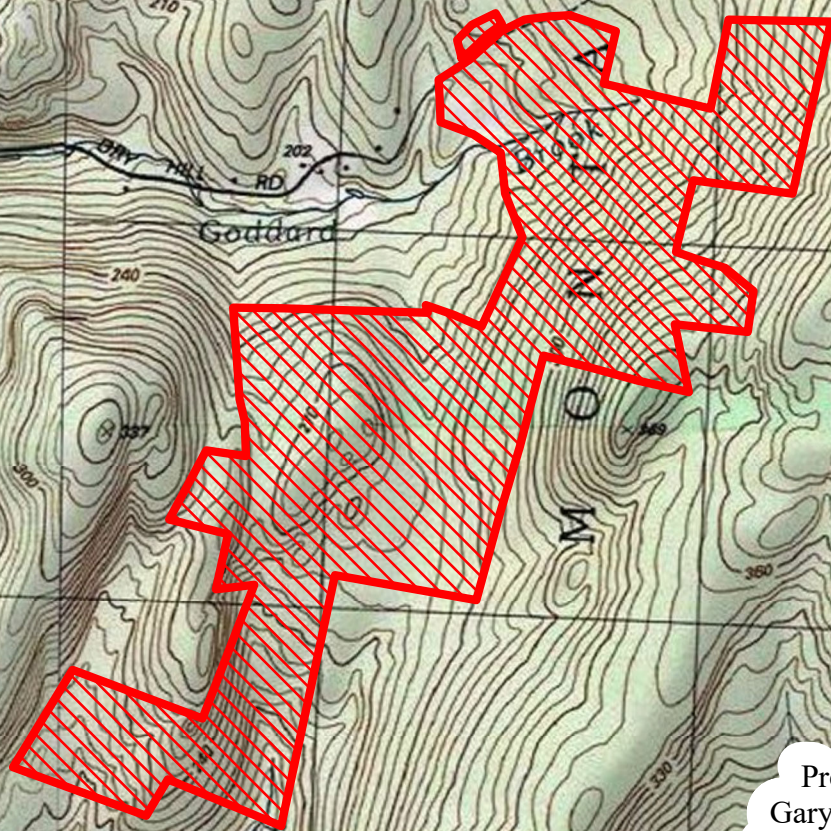
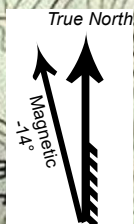


New England
Forestry Consultants, Inc.
newenglandforestry.com

TOPOGRAPHICAL MAP

Land in Montague, MA
LPC Holdings Lot

Landowner:
LPC Holdings, LLC



Data obtained from
MassGIS, GPS field work and
New England Forestry Consultants Inc.

Prepared by:
Gary H. Gouldrup
Consulting Forester
MALF #81
Ashburnham, MA
508-397-9206 (cell)
April 30, 2026

Franklin County Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 1644
Document Type	: DEED
Recorded Date	: February 28, 2025
Recorded Time	: 11:23:40 AM
Recorded Book and Page	: 08443 / 341
Number of Pages(including cover sheet)	: 7
Receipt Number	: 206015
Recording Fee (including excise)	: \$155.00

MASSACHUSETTS EXCISE TAX
Franklin District ROD #11 001
Date: 02/28/2025 11:23 AM
Ctrl# Doc# 00001644
Fee: \$.00 Cons: \$100.00

Franklin County Registry of Deeds
Scott A. Cote, Register
Courthouse
43 Hope Street
P.O. Box 1495
Greenfield, MA 01302-1495
413-772-0239
www.Masslandrecords.com

QUITCLAIM DEED

PROPERTY ADDRESS: Dry Hill Road, Montague, Massachusetts

GLENN H. CUTTING, of 107 Bald Mountain Road Bernardston MA 01337 Massachusetts, **BETH A. CUTTING COSGROVE** of 441 Maynard Road, Sudbury MA 01776, **MONIQUE DORIAN** of 20 Oak Street Berlin MA 01503 Massachusetts, **CAROLYN NOELLE CICIONE**, f/k/a **CAROLYN DORIAN** of 31 Allegheny Avenue, Warwick RI 02888 and **BENJAMIN KENNETH CUTTING**, of 2227 Hickory Street, St Louis, MO 63104 ("Grantors")

for consideration paid, and, in full consideration less than ONE HUNDRED 00/100 (\$100.00) DOLLARS hereby grants to **LPC Holdings, LLC** a Massachusetts limited liability company with a mailing address of 441 Maynard Road, Sudbury, Massachusetts 01775

with **WARRANTY covenants**

the land situated on Dry Hill Road in Montague, Franklin County, Massachusetts, bounded and described as follows:

Beginning at a stake and stones on the northeast corner of said land on the line of land formerly of Elizah Pike;

thence running south $20\frac{1}{4}^{\circ}$ west 94 rods 8 links to a stake and stones;

thence west 25° north $53\frac{1}{2}$ rods to a stake and stones;

thence north $19\frac{3}{4}^{\circ}$ east $81\frac{3}{4}$ rods to a stake and stones;

thence east 12° south 55 rods 5 links to the first mentioned bound.

Being Tract 1 of the premises conveyed from First National Bank of Franklin County, Executor under the Will of Andrew J. Baker to Donald R. Ellis by deed dated September 12, 1973, and recorded with the Franklin County Registry of Deeds, Book 1364, Page 226. Being the same property conveyed to the Lucius P. Cutting by deed of Donald R. Ellis, dated January 25, 1999, and recorded with the Franklin Registry of Deeds in Book 3453 Page 27.

For title see Estate of Lucius P. Cutting Middlesex South Probate and Family Court Department Docket No. 05P2049EP1 and deed to Grantors recorded herewith.

NO TITLE EXAMINATION WAS PERFORMED IN CONNECTION WITH THIS
CONVEYANCE

[SIGNATURES TO FOLLOW]

Executed as a sealed instrument this 15th day of January, 2025

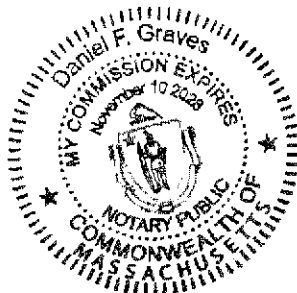


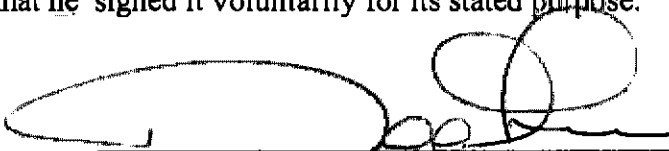
 GLENN H. CUTTING

COMMONWEALTH OF MASSACHUSETTS

Franklin, (county) ss.

On this 15 day of January, 2025, before me, the undersigned notary public, personally appeared, GLENN H. CUTTING, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☒ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.





Official signature and seal of notary

My commission expires: 11/10/2028

Executed as a sealed instrument this 24 day of January, ²⁰²⁵~~2024~~.

Beth A Cutting Cosgrove
BETH A. CUTTING COSGROVE

COMMONWEALTH OF MASSACHUSETTS

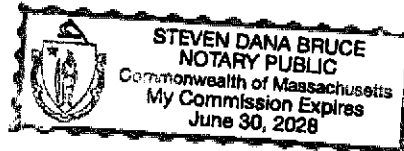
Worcester, (county) ss.

On this 24 day of JANUARY, 202~~4~~⁵, before me, the undersigned notary public, personally appeared, BETH A. CUTTING COSGROVE, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated.

Steven Dana Bruce

Official signature and seal of notary

My commission expires:



Executed as a sealed instrument this 29 day of December, 2024.

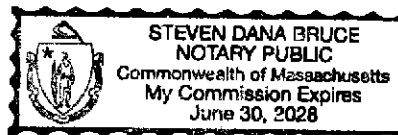

BENJAMIN KENNETH CUTTING

COMMONWEALTH OF MASSACHUSETTS
~~STATE OF MISSOURI~~

Middlesex, (county) ss.

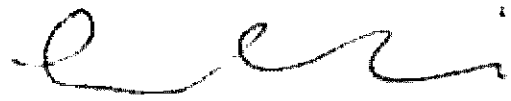
On this 29 day of December, 2024, before me, the undersigned notary public, personally appeared, BENJAMIN KENNETH CUTTING, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that ~~he~~ signed it voluntarily for its stated.


Official signature and seal of notary
My commission expires:



Executed as a sealed instrument this

day of 22 JAN, 2025.

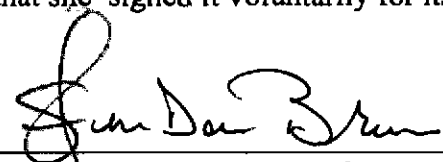


CAROLYN NOELLE CICIONE

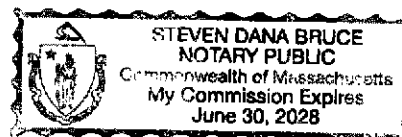
COMMONWEALTH OF MASSACHUSETTS
~~STATE OF RHODE ISLAND~~

Worcester, (county) ss.

On this 22 day of JANUARY, 2025, before me, the undersigned notary public, personally appeared, CAROLYN NOELLE CICIONE, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated.



Official signature and seal of notary
My commission expires:



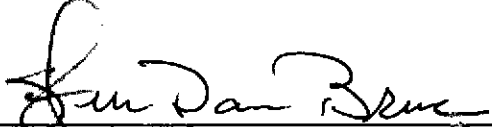
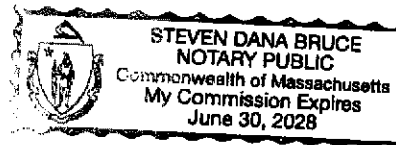
Executed as a sealed instrument this

day of 22 Jan, 2026
MONIQUE DORIAN

COMMONWEALTH OF MASSACHUSETTS

Worcester, (county) ss.

On this 22 day of JANUARY, 2026, before me, the undersigned notary public, personally appeared, MONIQUE DORIAN, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated.


Official signature and seal of notary
My commission expires:

ATTEST: Scott A. Cote Register

Franklin County Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 1646
Document Type	: DEED
Recorded Date	: February 28, 2025
Recorded Time	: 11:23:40 AM
Recorded Book and Page	: 08444 / 15
Number of Pages(including cover sheet)	: 9
Receipt Number	: 206015
Recording Fee (including excise)	: \$155.00

MASSACHUSETTS EXCISE TAX
Franklin District ROD #11 001
Date: 02/28/2025 11:23 AM
Ctrl# Doc# 00001646
Fee: \$.00 Cons: \$100.00

Franklin County Registry of Deeds
Scott A. Cote, Register
Courthouse
43 Hope Street
P.O. Box 1495
Greenfield, MA 01302-1495
413-772-0239
www.Masslandrecords.com

QUITCLAIM DEED

GLENN H. CUTTING, of 107 Bald Mountain Road Bernardston MA 01337 Massachusetts, **BETH A. CUTTING COSGROVE** of 441 Maynard Road, Sudbury MA 01776, **MONIQUE DORIAN** of 20 Oak Street Berlin MA 01503 Massachusetts, **CAROLYN NOELLE CICIONE**, f/k/a **CAROLYN DORIAN** of 31 Allegheny Avenue, Warwick RI 02888 and **BENJAMIN KENNETH CUTTING**, of 2227 Hickory Street, St Louis, MO 63104 ("Grantors")

For consideration paid, and, in full consideration of less than ONE HUNDRED AND 00/100 (\$100.00) DOLLARS hereby grants to **LPC Holdings, LLC** a Massachusetts limited liability company with a mailing address of 441 Maynard Road, Sudbury, Massachusetts 01775

WITH QUITCLAIM COVENANTS

The land in Montague, Franklin County, Massachusetts, being eight parcels or tracts lying on Dry Hill, so-called and bounded and described as follows, viz:

TRACT 1. Beginning at the southwest corner of said tract at a chestnut tree and running East 20° South on Lucius Marsh's north line 44 rods; thence east on said Marsh's line 22° South 42 rods to land formerly of Samuel Smith; thence northerly on said Smith's line to land of Joel Shepard; thence westerly on said Shepard's south line to land of Noahdiah Clapp; thence southerly on said Clapp's east line to the place of beginning. Containing 6 acres of land, more or less.

TRACT 2. Beginning at the northwest corner of said tract at a stake and stones at land now or formerly of Zenas Clapp; thence easterly on said Clapp's land to land of now or formerly of Lucien Stone; thence southerly on said Stone's land to land now or formerly of Peter Spaulding, Jr.; thence westerly on said Spaulding land and land now or formerly of the heirs of Ira Kellog to a stake and stones; thence northerly to the first mentioned bound. Containing 7 acres of land, more or less.

TRACT 3. Beginning at the northwest corner of said tract at a black oak tree; thence runs East 27 1/2° South 73 rods; thence South 29° West 22 rods; thence West 27 1/2° North 76 rods; thence North 30° East 2 rods; thence North 33° East 20 rods to the first mentioned boundary. Containing by estimation 10 acres and 40 rods of land, more or less.

TRACT 4. Beginning at the southwest corner of said tract at a mountain oak tree and stones; thence running North 31 1/2° East 30 rods and 6 links to a walnut tree and stones; thence South 35 1/2° East 25 rods (9 rods) and 9 links to a pile of stones at the foot of a ledge; thence South 81° East 26 rods and 13 links to a white oak tree; thence North 60 1/4° East 35 rods and 22 links to E. F. Gunns, now or formerly, northwest corner; thence South 16° West 33 rods and 17 links to E. F. Gunns, now or formerly, northwest corner; thence South 16° West 33 rods and 17 links to a stake and stones; thence South 64 1/2° East 8 rods and 12 links to Able Benjamin's, now or formerly, southwest corner; thence South 24 1/4° West 48 rods and 18 links to a mountain oak

Dry Hill, Montague, Massachusetts

tree and stones at the northwest corner of the Moddy lot, so-called; thence North $37\frac{1}{2}$ ($87\frac{1}{2}$)° West to a white oak tree at the southeast corner of land of which the owner is unknown, and thence northerly on the east line of the last mentioned lot to, now or formerly, Zenas Clapp's northeast corner; thence North $65\frac{1}{4}$ ° West 32 rods and 10 links to the first mentioned bound. Containing 33 acres and 32 rods of land, more or less.

TRACT 5. A tract of land known as the Hurd Lot and bounded north on Abel Benjamins, now or formerly, land; east by Widow Jospeh Clapp's, now or formerly, land; South by Zenas Clapp's, now or formerly, land; west by Alvah Stone's, now or formerly, land. Containing 16 acres of land, more or less.

TRACT 6. Beginning at a white oak tree at the northwest corner of said tract, it being the northeast corner of a lot of land owned, now or formerly, by Zenas Clapp; thence running 20° West 50 rods to a pile of stones; thence East 20° South $46\frac{1}{2}$ rods to a pile of stones; thence northerly about 50 rods to a chestnut tree marked; thence northerly one land, now or formerly, of the heirs of Elijah Root to the first mentioned bound. Containing 14 acres of land, more or less.

TRACT 7. Beginning at the southeast corner of said tract at a stake and stones, running thence North $63\frac{1}{4}$ ° West 57 rods to a stake and stones; thence North $24\frac{3}{4}$ ths° East 112 rods and 18 links to a white oak stump; thence easterly one land, now or formerly of Zenas Clapp about 41 rods to a mountain oak tree and stone; thence southerly 131 rods to the first mentioned bound. Containing 39 acres of land, more or less.

TRACT 8. Beginning at the southwest corner of land, now or formerly of Mrs. Joseph Clapp at a stake and stones; thence running South $66\frac{1}{4}$ ° East 26 rods and 24 links to a stake and stones at Mrs. Clapp's southeast corner; thence South $23\frac{3}{4}$ ths° West 23 rods and 9 links to a stake and stones at Nathan Ripley's northeast corner; thence North $17\frac{3}{4}$ ths° East 13 rods and 4 links to a stake and stones; thence easterly about $55\frac{3}{4}$ ths rods to the first mentioned bound. Containing 10 acres, 55 rods of land, more or less.

ALSO conveying herewith a certain right of way described in deed of Luther Tilden dated February 11, 1941 and recorded in said Registry in Book 957, Page 86, and described therein as follows, viz:

Beginning on the Dry Hill Road at a point just east of the barn at the former location of an old county road running thence south along said old county road; thence southwesterly to a gate in a fence; thence southerly over and across land now or formerly of Gunn to land of San Stein's at the location of the old county road. The above described right of way is in the same location as the way heretofore used in passing from the Dry Hill Road to Stein's land located southerly of the land of Gunn. The holder of said right agrees to maintain barways or gateways and to open and close the same when passing through.

ALSO the land in the easterly part of Montague in said County, containing 235 acres, more or less, and being the same premises conveyed to Bertha L. Stines by deed of Warrant W. Stines, dated May 19, 1914 and recorded in said Registry Book 643, Page 129; and being the same premises conveyed to Daniel B. Stines by deed of Clesson Kenney et al, dated June 18, 1906 and recorded in said Deeds, Book 526, Page 13; also included is the old farm lot of Abel Benjamin

containing 125 acres, more or less, and conveyed to said Benjamin by deed of John Damon, dated March 17, 1823 and recorded in said Registry, Book 51, Page 246. Also included is the six lots of land of the said Benjamin and being the same premises conveyed to Frederick A. Rist of Montague by deed of Samuel D. and Daniel W. Benjamin, dated November 28, 1881 and recorded in said Registry Book 357, Page 101, to which reference is hereby made for a more particular description of the same.

Excepting and reserving to the public any right that may exist to and over a road across the premises herein conveyed.

Being all the same premises conveyed to FRANK J. CUTTING of Gill, Massachusetts, LOUISE C. DORIAN of Harvard, Massachusetts and JOHN C. CUTTING of Sudbury, Massachusetts, as TRUSTEES of THE LPC REALTY TRUST under Declaration of Trust dated December 30, 2002 in a deed dated December 31, 2002 and recorded in the Franklin County Registry of Deeds in Book 4170 Page 311. For title see deed to the Grantors recorded herewith.

NO TITLE EXAMINATION WAS PERFORMED IN CONNECTION WITH THIS
CONVEYANCE

[SIGNATURES TO FOLLOW]

Executed as a sealed instrument this 15th day of January, 2025



 GLENN H. CUTTING

COMMONWEALTH OF MASSACHUSETTS

Franklin, (county) ss.

On this 15 day of January, 2025, before me, the undersigned notary public, personally appeared, GLENN H. CUTTING, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☒ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.





 Official signature and seal of notary
 My commission expires: 11/10/2028

Executed as a sealed instrument this 24 day of January, ~~2024~~²⁰²⁵.

Beth A Cutting Cosgrove
BETH A. CUTTING COSGROVE

COMMONWEALTH OF MASSACHUSETTS

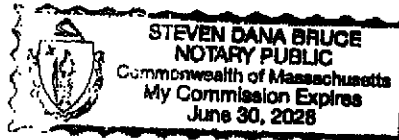
Worcester, (county) ss.

On this 24 day of January, 2025, before me, the undersigned notary public, personally appeared, BETH A. CUTTING COSGROVE, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated.

Steven Dana Bruce

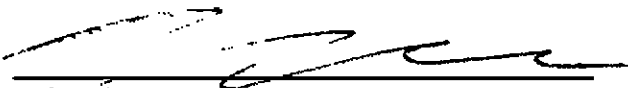
Official signature and seal of notary

My commission expires:



Executed as a sealed instrument this

day of 22 Jan, 2025.



MONIQUE DORIAN

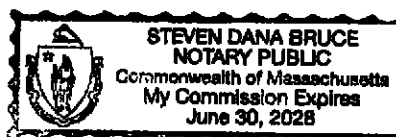
COMMONWEALTH OF MASSACHUSETTS

Worcester, (county) ss.

On this 22 day of JANUARY, 2025, before me, the undersigned notary public, personally appeared, MONIQUE DORIAN, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that ~~she~~ signed it voluntarily for its stated.



Official signature and seal of notary
My commission expires:



Executed as a sealed instrument this

day of 22 Jan, 2025.

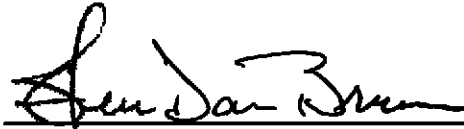


CAROLYN NOELLE CICIONE
F/K/A CAROLYN DORIAN

COMMONWEALTH OF MASSACHUSETTS
~~STATE OF RHODE ISLAND~~

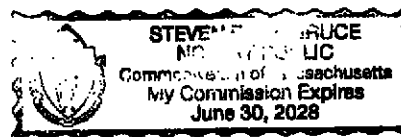
Worcester, (county) ss.

On this 22 day of JANUARY, 2025, before me, the undersigned notary public, personally appeared, CAROLYN NOELLE CICIONE, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated.



Official signature and seal of notary

My commission expires:



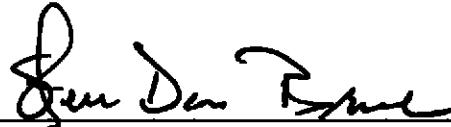
Executed as a sealed instrument this 29 day of December, 2024.


BENJAMIN KENNETH CUTTING

STATE OF MISSOURI

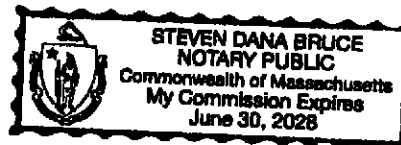
Middlesex, (county) ss.

On this 29 day of December, 2024, before me, the undersigned notary public, personally appeared, BENJAMIN KENNETH CUTTING, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated.



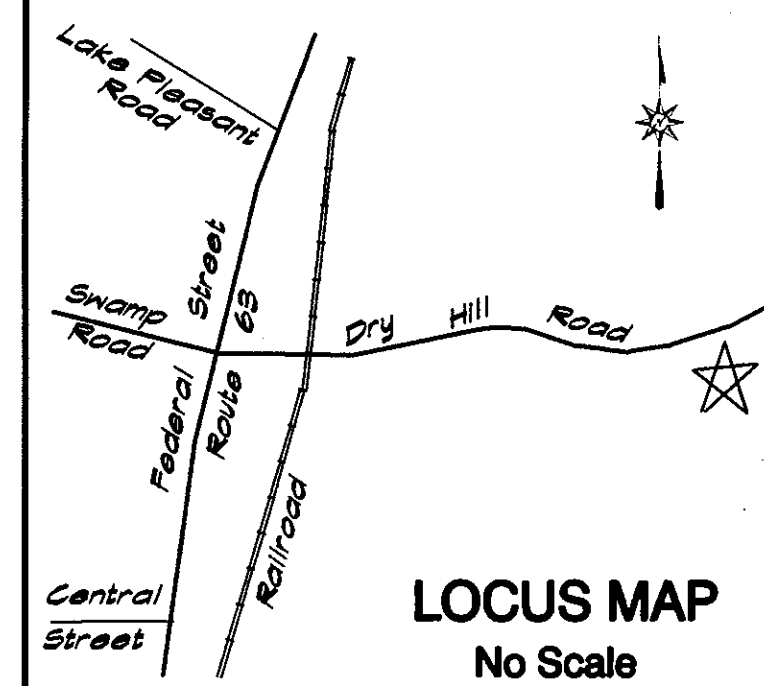
Official signature and seal of notary

My commission expires:





FRANKLIN COUNTY
REGISTRY OF DEEDS
MAY 12, 2000
9 HR 22 MIN A.M.
RECEIVED FOR RECORD
GREENFIELD, MASS.



PLANNING BOARD
MONTAGUE, MASS.

Approval by the Planning Board under
subdivision control laws not required.

Date: 9/14/99
Signed: Michael L. Brown
Nancy G. Slagter
John E. Elmer
Samuel H. O'Neil

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY
WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS
OF THE COMMONWEALTH OF MASSACHUSETTS.

Date: July 28, 1999 Signed: Raymond L. Podlenski, P.S.

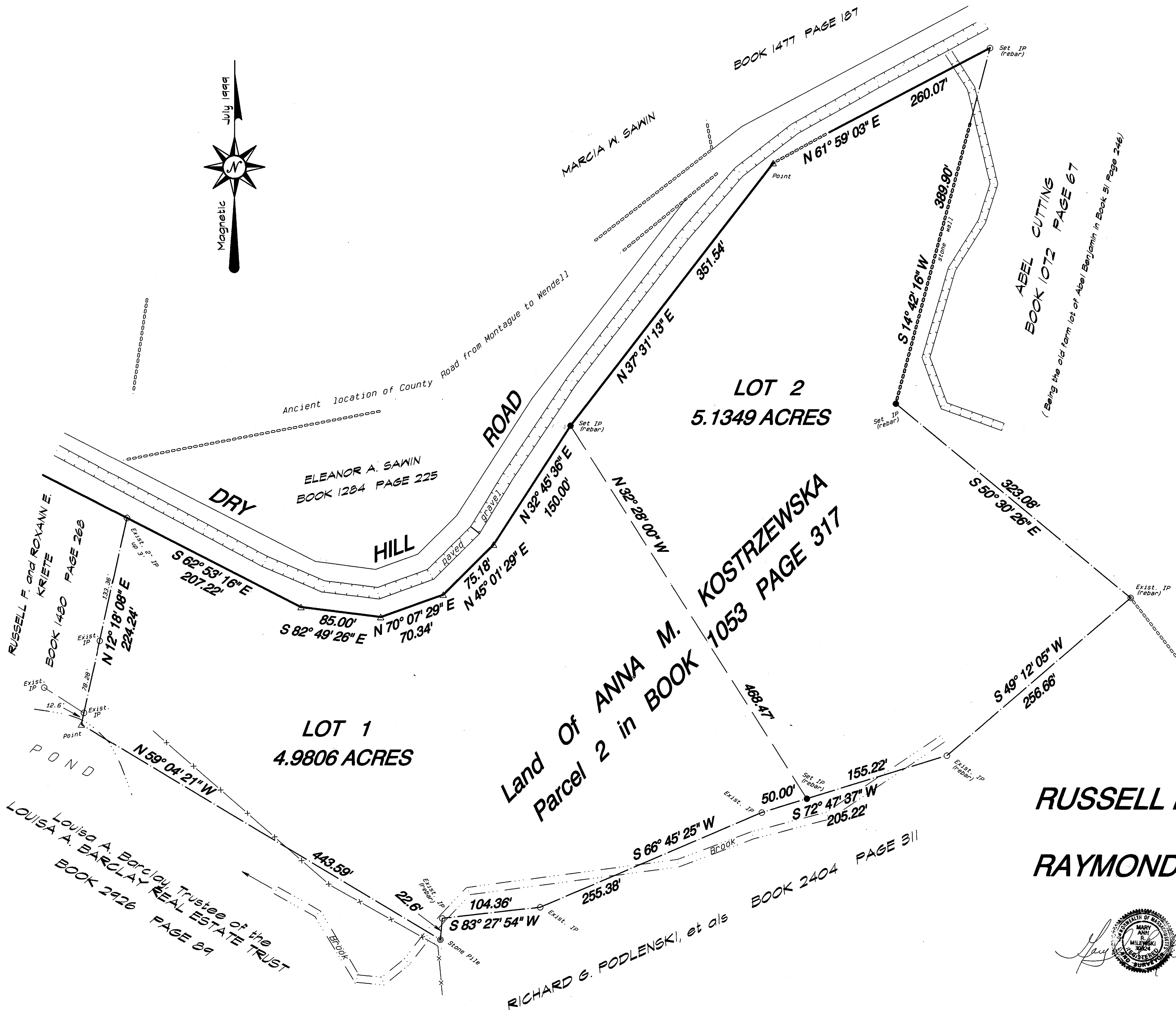
**Plan Of Land In
MONTAGUE, MASS.
Surveyed For**

**RUSSELL F. and ROXANN E. KRIETE
&
RAYMOND L. and MARCIA W. SAWIN**

SCALE 1"=50'
0 50

Mary Ann R.
ilewski, PLS

P.O. Box 518
Greenfield, Mass. 01302



dcr



FOREST MANAGEMENT PLAN

Submitted for: Massachusetts Department of Conservation and Recreation
For enrollment in Chapter 61A-B and/or Forest Stewardship Program

CHECK-OFFS

CH61 cert. ☐	CH61A cert. ☐	CH61B cert. ☐	STWSHIP new ☒ EEA ☒	C-S EEA ☒
recert. ☒	recert. ☐	recert. ☐	renew ☐	Other ☐
amend ☒	amend ☐	amend ☐	FSC ☐	Birds ☒
Plan Change: _____ to _____			Conservation Rest. ☐	
			CR Holder _____	

Administrative Box

Case No. <u>192-159</u>	Orig. Case No. <u>FR284</u>
Owner ID <u>512145</u>	Add. Case No. _____
Date Rec'd <u>4/23/23</u>	Ecoregion _____
Plan Period <u>2024-33</u>	Topo Name <u>Lycan</u>
Rare Spp. Hab. <u>NO</u>	River Basin <u>Conn</u>

OWNER, PROPERTY, and PREPARER INFORMATION

Property Owner(s) The LPC Realty Trust
Mailing Address 81 Ben Hale Road Gill, MA 01354 Phone 413-834-7506
Email Address _____

Property Location: Town(s) Montague Road(s) Dry Hill Road
Plan Preparer Richard W. Kulis Mass. Forester License # 131
Mailing Address 90 Center Road Gill, MA 01354 Phone 413-863-8071

RECORDS

Assessor's Map No.	Lot/Parcel No.	Deed Book	Deed Page	Total Acres	CH61 B1A B1B Excluded Acres	CH61 B1A B1B Certified Acres	Stewship Excluded Acres	Stewship Acres
45	37-46	4170	311	77.4	0	77.4	0	77.4
45	67	4170	311	35.8	0	35.8	0	35.8
46	57	4170	311	140.3	0	140.3	0	140.3
TOTALS				(cont.)				

Excluded Area Description(s) (if additional space needed, continue on separate paper)
N/A

HISTORY Year acquired 2002 Year management began 1978

Are boundaries marked: Yes ☒ blazed/painted/flagged/signs posted (circle all that apply)? No ☐ Partially ☐

What treatments have been prescribed, but not carried out (last 10 years if plan is a recert.)?

stand no. N/A treatment _____ reason _____

(if additional space needed, continue on separate paper)

Previous Management Practices (last 10 years)

Stand # _____ Cutting Plan # _____ Treatment _____ Yield _____ Acres _____ Date _____

Note* Current FCP 192-33878-22

Remarks: (if additional space needed, continue on separate paper)

(L-10, 400518)

*Forestland previously Classified as Chapter 61 for Lucius P. Cutting Estate in 2015 (Case No. 192-159). The Trustees of The LPC Realty Trust desire to begin a new Classification period commencing on January 1, 2024

RECORDS (continued)

Assessor's Map No.	Lot/Parcel No.	Deed Book	Deed Page	Total Acres	Ch. 61B/A 61B Excluded Acres	Ch61/61A 61B Certified Acres	Stewship Excluded Acres	Stewship Acres
47	55	4170	311	30.9	0	30.9	0	30.9
52	16-17	4170	311	21.2	0	21.2	0	21.2
52	18-21	4170	311	44.8	0	44.8	0	44.8
0052	22	4170	311	22.7	0	22.7	0	22.7
TOTALS				373.1	0	373.1	0	373.1

Owner(s): LPC Realty Trust

Town(s): Montague

Landowner Goals

Please **check** the column that best reflects the importance of the following goals:

Goal	Importance to Me			
	High	Medium	Low	Don't Know
Enhance the Quality/Quantity of Timber Products*	☒			
Generate Immediate Income	☒			
Generate Long Term Income	☒			
Produce Firewood	☒			
Defer or Defray Taxes	☒			
Promote Biological Diversity	☒			
Enhance Habitat for Birds	☒			
Enhance Habitat for Small Animals	☒			
Enhance Habitat for Large Animals	☒			
Improve Access for Walking/Skiing/Recreation	☒			
Maintain or Enhance Privacy	☒			
Improve Hunting or Fishing	☒			
Preserve or Improve Scenic Beauty	☒			
Protect Water Quality	☒			
Protect Unique/Special/ Cultural Areas	☒			

*This goal must be checked "HIGH" if you are interested in classifying your land under Chapter 61/61A.

In your own words, describe your goals for the property:

CREATE A High Quality Wood Lot, Help Manage,
 & THROUGH THE USE OF THE FOREST PLAN TO
 ACHIEVE THESE GOALS

Stewardship Purpose

By enrolling in the Forest Stewardship Program and following a Stewardship Plan, I understand that I will be joining with many other landowners across the state in a program that promotes ecologically responsible resource management through the following actions and values:

1. Managing sustainably for long-term forest health, productivity, diversity, and quality.
2. Conserving or enhancing water quality, wetlands, soil productivity, carbon sequestration, biodiversity, cultural, historical and aesthetic resources.
3. Following a strategy guided by well-founded silvicultural principles to improve timber quality and quantity when wood products are a goal.
4. Setting high standards for foresters, loggers and other operators as practices are implemented; and minimizing negative impacts.
5. Learning how woodlands benefit and affect surrounding communities, and cooperation with neighboring owners to accomplish mutual goals when practical.

Signature(s):

John A. Kelly, Jr.

Date:

6-14-25

Owner(s): The LPC Realty Trust

Town(s): Montague



Property Overview, Regional Significance, and Management Summary

The LPC Realty Trust forestland (elevation 1000'), is located on Dry Hill Road in the town of Montague, Massachusetts. Extensive past farming and forestry activities has occurred in this area for the last 100 years. They included farming, use for upland pasturing for farm animals, removal of American Chestnut following the early 1900's destructive "Chestnut Blight", extensive use for fuelwood removal, and more recently, managed timber and cordwood harvesting. It also appears that the forest road systems on this large forested tract may have had improvement work by the Civilian Conservation Corps (CCC) in the late 1930's. Many of the areas Montague farms were very active until the mid-to late 1900's when they were no longer profitable and land values increased. This resulted in fragmenting of farm acreage and building lots being sold. **The property clearly has evidence of continuous farming use and subsequent farmland abandonment.** Old wire fences and stone walls follow boundary lines where farm animals were pastured. Thick forest growth is now present where once it was cleared land. The topography is characterized by rolling moderately steep, and very steep upland glacial plateaus. Permanent and seasonal stream drainages flow to the northwest and southwest, and eventually into Connecticut River.

The Forests

The dominant forest types of the property are white pine-northern hardwoods with associate red oak and hemlock, and oak-northern hardwoods with associate white pine and hemlock. Red maple, black birch, and often sugar maple are the primary tree species found in the over-story and mid-story of the stands found on this large forested tract. The age of the forest ranges from 60 to 100 years with generous amounts of pole and sawtimber sized trees which range from 6" DBH to 16"+ DBH. Mountain Laurel is very prevalent in the under-story of the property, and often, very dense. Over the past years periodic oak mast has provided a valuable food source for deer, bear, wild turkey, as well as numerous small mammals and birds. The hemlock-northern hardwood - mixed oak forest types were valued by early hilltop farms for timber and cordwood. Red oak provided structural beams, flooring, and excellent firewood. Hemlock regenerated as the result of local extensive farmland and pastureland abandonment 60 to 80 years ago. Randomly scattered high quality large white pine and northern red oak, with diameters of 14" to 18"+ DBH are found on this property.

Invasives, Insect Pests, Weather Disturbances, and NHESP Sites

A history of disturbance occurred during the previous years from isolated micro-burst thunder storms and frequent ice storms that have occurred in some of the denser white pine-hemlock-northern hardwood stands in this portion of Montague. This property **experienced scattered light stem and branch damage**, especially to thickly stocked, thin crowned stands. The scattered damage by recent storms slightly reduced the quality, stocking and density. In the mid-1980's a heavy Gypsy Moth defoliation occurred in this area of Montague and **caused significant tree mortality and tree decline**, especially in the mixed oak found in the higher elevations on thin soil structure. Currently, **Hemlock Woolly Adelgid and Hemlock Elongated Scale have caused moderate to severe decline** in hemlock stands throughout the town of Montague. Hemlock trees can experience needle loss and tree health decline when impacted by this insect.

Very light scattered amounts of Multi-Flora Rose, Oriental Bittersweet, and Japanese Barberry are present on this woodland tract. However, Invasive Plants and Vines are frequently present on nearby properties to the west along Route 63, especially in open areas along fields and wetlands. **NHESP has not been identified on this property as having Priority Habitat, Estimated Habitat, or Certified Vernal Pools.**



Property Overview, Regional Significance, and Management Summary

The Soils

The **Canton series** are fine sandy loam and gravelly fine sandy loam; moderately acid, and consist of very deep, well drained soils formed in sandy till. They are on nearly level to very steep moraines, hills, and ridges. Slope ranges from 0 to 45 percent. Saturated hydraulic conductivity is moderately high. The **Chatfield series** are gravelly fine sandy and extremely acidic, containing slightly decomposed leaf, needle, and twig litter. They are well drained soils formed in loamy melt-out till and moderately deep to bedrock. They are nearly level to very steep soils on bedrock-controlled hills and ridges. Slope ranges from 0 to 70 percent. Saturated hydraulic conductivity is moderately high in the mineral soil. The **Hollis series** are gravelly fine sandy loams composed of lightly decomposed plant material and are very strongly acid. They consist of well drained and somewhat excessively drained soils formed in a thin mantle of till, are shallow to bedrock, and nearly level to very steep upland soils on bedrock-controlled hills and ridges. Slope ranges from 0 through 60 percent. Saturated hydraulic conductivity is moderately high to bed rock is shallow. The **Metacomet series** consists of moderately well drained fine sandy loam with slopes of 0 to 25 percent and formed in a loamy mantle overlying sandy dense till or loamy dense till and characterized by a sandy component on drumlins and glaciated uplands. They are moderately to very deep to bedrock. The **Montauk series** consists of coarse well drained stony loam soils formed in lodgment or flow till derived primarily from granitic materials with lesser amounts of gneiss and schist. The soils are very deep to bedrock and found on upland hills and moraines. Slope ranges from 0 to 35 percent. The **Scituate series** consists of moderately well drained fine sandy loam soils formed in a mantle of sandy till with slopes of 0 to 25 percent. The soils are very deep to bedrock and nearly level through moderately steep soils on glaciated uplands.

Montague Special Lands

The Massachusetts Department of Fisheries and Wildlife (MFW) own and manage over 3750 acres in the Town of Montague which includes several Wildlife Management Areas, some of which, abut The LPC Realty Trust property. The historic Bitzer State Fish Hatchery is located to the west, as is, The Montague Plains Wildlife Management area, which is north is known for the unique pitch pine, sand plain ecosystem. Recently, a new Wildlife Management Area just south of the Waidlich Farm on the East Mineral Road was purchased from First light In addition, The Massachusetts Department of Conservation and Recreation (DCR) own 673 acres in Montague which further encompasses State Forest Lands, and Public Access areas.

Cultural features on the property include extensive old road systems, stonewalls, old wire fences for cattle, pristine mountain streams which area small tributaries to Connecticut River, an old farm cellar hole, and classic upland white pine-hardwood and oak-hardwood oak forest stands, resulting from farmland and forestry use over the last 100 years. The aesthetic quality of the property is found in the landscape of a large upland forested tract that forest originated from early farmland and pasture land abandonment.

Bird Program Landscape Analysis Within 2500 acres of the Property

Surrounding this farm property is a large patchwork of connecting forests. At the present time the forest lands comprise about 80% of the landscape while active agricultural and abandoned agricultural lands comprise the remaining 20%. A majority of the surrounding forest lands are maturing while there is increasingly more unused upland agricultural land which reverting to young forest stands with heavy plant and vine invasive presence. Non-forest areas, scattered isolated wetlands, and areas of open fields and meadows, are found to the west along the Route 63.



Property Overview, Regional Significance, and Management Summary

Bird Program Characteristics Summary:

The property presently contains scattered large cavity trees, especially, northern red oak, sugar maple, and white pine plus a variety of maturing forest types including white pine, red oak, northern hardwoods, and hemlock. . Since this property has this maturing forest landscapes resulting from farmland abandonment, songbird species will greatly benefit from future activities that will help create important missing Bird Habitat Characteristics. **They include creation of patches of regenerating forest, a diversity of age classes, coupled with mature trees, den trees, snags, a mid-story canopy, a dense under-story, and downed woody material.** There is the opportunity to provide a continuing diversity of age classes **that will benefit a wide variety of song birds.** The excellent wildlife and songbird habitat potential and periodic oak mast will continue to provide for large variety of wildlife which includes a variety of songbirds, small mammals, deer, bear, and wild turkey

The LPC Realty Trust has long range plans to manage this woodland property for future forest products and songbird habitat enhancement. Using sound forest management and professional assistance will help to achieve these goals. The Bird Habitat management planned will be to improve the forest health, growth, quality, structure, and wind firmness through sound recommended silvicultural practices, assuring that songbirds and wildlife are a high priority, protecting the water resources, scenic beauty, improving forest access, marking, and maintaining woodland boundaries. The local economy will benefit from the Stewardship Management recommendations for the woodland by providing future forest products, songbird and wildlife habitat enhancement, watershed protection, and the continued scenic beauty of the landscape.

The excellent potential for increased wildlife and songbird habitat, periodic mixed oak mast, and the presence of several mountain stream areas, provide for a large variety of wildlife species which includes songbirds, small mammals, deer, bear, and wild turkey. **The Forest Stewardship Bird Habitat Program will provide important guidelines and advice to carefully manage this special woodland property.**

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
CH61 STEW/Bird Habitat	1	WH	31	11"DBH	100SqFt	6MBF 7Cds	65WP

Description

This stand is located at the north end of the property, including the frontage on Dry Hill. It is the most accessible part of the property. This stand consists mainly of an over-story and mid-story of White Pine with an under-story of White Pine and Hardwood. A small stand of Ash is located along the small drainage to the west. Light scattered hardwood regeneration, especially red maple, black birch, and some sugar maple are present along with areas of extensive fern cover. A Shelterwood harvest is planned in the near future with a currently approved MA Cutting Plan. The harvest is designed to encourage additional understory regeneration of white pine, and mixed hardwoods, while leaving an over-story of White Pine and mixed Hardwood which will include Red Oak and Sugar Maple.

The soils in this area are moderately drained **very stony Canton fine sandy loam** with 8 to 15 percent slopes. In addition the **well drained Scituate soils** are present which are suitable to good forest growth. Also present are the very stony Montauk fine sandy loam, with 15 to 35 percent slopes,

Woolly Adelgid is present in this stand as evidenced by **needle loss and hemlock decline**. A small amount of **Oriental Bittersweet** and **Glossy Buckthorn** was observed. **NHESP Estimated and Priority Habitat** have not been identified in this stand.

The close proximity to small open areas and Dry Hill Brook provide excellent habitat for a wide variety of upland wildlife and song birds. The use of DCR's "Best Management Practices and Guidelines" provides important information and guidance when operating adjacent to streams or wetlands. Access road systems will be of great importance for future forest product removal and should be maintained and improved whenever possible.

The desired future condition is to maintain and encourage the stand's white pine/hardwood structure, with emphasis creating areas of openness for songbird habitat while improving the stand's quality, density, and wind firmness.

Desired Future Conditions Bird Habitat Program	Action	Birds that may benefit
Harvest declining, damaged, and lower quality trees to create irregular shaped openings and gaps in the over-story canopy to allow for sunlight and to create early successional habitat for wildlife and songbirds *Leave 70% canopy near wetlands, as well as, a dense under and mid-story	Create openings through improvement cutting of white pine and mixed hardwoods trees for timber and cordwood in the over-story and mid story trees. Avoid harvesting during bird breeding season, May through mid-July	Canada warbler Wood thrush Black throated blue warbler Black throated green warbler Eastern Wood-Pewee

OBJECTIVE CODE: CH61 = stands classified under CH61/61A

STEW = stands not classified under CH61/61A

STD = stand AC = acre MSD = mean stand diameter MBF = thousand board feet BA = basal area VOL = volume

Owner(s): The LPC Realty Trust

Town(s): Montague

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
CH61	2	OH	30.6	8.5" DBH	80SqFt	4.5MBF 6Cds	65WP

Description

A timber harvest occurred in the late 1990's in this area which established the current forest stand which includes an over-story and mid-story of red oak and mixed hardwood. Some scattered hardwood regeneration which includes black birch and red maple are present in the under-story. Also heavy fern growth is randomly scattered about in the under-story and along access roads. The south end of this stand will benefit from the currently planned harvest to encourage additional regeneration and release of the remaining over-story trees. This harvest will be planned for early in this management period. Following this planned harvest, the entire stand should benefit with an over-story of good quality Hardwood, especially Red Oak, and an under-story of mixed hardwoods, especially black birch and red oak. Periodic oak mast provides an excellent food source for a wide variety of upland wildlife.

The soils in this area are moderately well drained Metacomet fine sandy loam, 8 to 15 percent slopes, very stony. Also present are the Montauk fine sandy loam with 8 to 15 percent slopes and very stony. These soils are well which are suitable to good forest growth for mixed oak and mixed northern hardwoods.

Very limited Oriental Bittersweet and a few scattered Glossy Buckthorn were observed. NHESP Estimated and Priority Habitat have not been identified in this stand.

The use of DCR's "Best Management Practices and Guidelines" provides important information and guidance when operating adjacent to streams, wetlands, or steep slope sites. Access road systems will be of great importance for future forest product removal and should be maintained and improved whenever possible.

The desired future condition is to maintain and encourage mixed hardwood regeneration while retaining a quality dominant red oak structure, with emphasis creating areas of openness for songbird habitat while improving the stand's quality, density, and wind firmness.

Desired Future Conditions Bird Habitat Program	Action	Birds that may benefit
Harvest declining and imperfect trees to create irregular shaped openings and gaps in the over-story canopy to allow for sunlight and to create early successional habitat for wildlife and songbirds *Leave 70% canopy near wetlands, as well as, a dense under and mid-story	Create openings through improvement cutting of storm damaged trees for timber and cordwood in the over-story and mid story trees. Avoid harvesting during bird breeding season, May through mid-July	Wood thrush Black throated blue warbler Black throated green warbler Eastern Wood-Pewee

OBJECTIVE CODE: CH61 = stands classified under CH61/61A STEW = stands not classified under CH61/61A
 STD = stand AC = acre MSD = mean stand diameter MBF = thousand board feet BA = basal area VOL = volume
 Owner(s): The LPC Realty Trust Town(s): Montague

MANAGEMENT PRACTICES
to be done within next 10 years

OBJ	STD NO	TYPE	SILVICULTURAL PRESCRIPTION	AC	TO BE REMOVED		TIMING
					BA/AC	TOT VOL	
CH61 1		WH	Shelterwood	25	40SqFt	20MBF	2023-2026
STEW-Bird Habitat						50Cds	

Increase the abundance of the forest canopy and gaps in this white pine-hardwood stand using a planned **Shelterwood Harvest** combined with an even-age series of small improvement cuts to create an even-age successional forest **essential for song bird and wildlife habitat**. Additionally, the careful removal of white pine, red oak, and northern hardwoods will help to enhance growth and by providing additional stem space and room for increased crown development. Damaged, defective, and imperfect trees should be removed from the main crown canopy to allow the understory growing space and sunlight. A future intermediate treatment to remove damaged, defective, or declining trees in the main canopy and mid-story canopy will also help achieve the desired future condition of maintaining the stand's structure, density, growth, and quality of white pine, red oak, and northern hardwoods. **This will also provide future forest products, improve songbird habitat, wildlife habitat, protect water resources, and improve the visual character of the forested landscape.** Removal of individual trees or in small groups that are damaged, declining, or suppressed **will also enhance and promote northern white pine and hardwood regeneration** by improving crown structure that will help to produce more seed and mast. Additionally, the future quality and wind firm resistance of desirable tree species will also benefit through increased root structure development and crown spacing.

The use of DCR's "Best Management Practices and Guidelines" provides important information and guidance when operating adjacent to streams and wetlands. Access road systems will be of great importance for future forest product removal and should be maintained and improved whenever possible

CH61 2		OH	Shelterwood	30	30SqFt	30MBF	2023-2026
STEW-Bird Habitat						125Cds	

In order to enhance regeneration and increase the abundance of the forest canopy and gaps in this oak-hardwood stand, a **shelterwood harvest is planned to create and maintain an even-age successional forest essential for song bird and wildlife habitat**. Future periodic crown thinning of mid-story white pine, red oak, and black birch will help to enhance the growth and by providing additional stem space and room for increased crown development. Damaged, defective, and imperfect trees should be removed from the main crown canopy to allow the understory growing space and sunlight. This intermediate treatment to remove damaged, defective, or declining trees in the main canopy and mid-story canopy will also help achieve the desired future condition of maintaining the stand's structure, density, growth, and quality of white pine, mixed hardwoods, and especially red oak. This will provide for future forest products, **improve songbird habitat, wildlife habitat, protect against soil erosion, as well as, improve the visual character of the forested landscape.** A future removal of individual trees or in small groups that are damaged, declining, or suppressed will **enhance and promote white pine, red oak, and northern hardwood regeneration** by improving crown structure that will help to produce more seed and mast. Crown spacing of desirable tree species will also create future improved root structure that provides valuable wind firm resistance. Snag trees for bird perching and den trees for wildlife should always be left during any future silvicultural activities in this stand.

The use of DCR's "Best Management Practices and Guidelines" provides important information and guidance when operating adjacent to streams, wetlands, or on steep slope sites. Access road systems will be of great importance for future forest product removal and should be maintained and improved whenever possible

OBJECTIVE CODE: CH61 = Forest Products (for Ch. 61/61A) STEW= Stewardship Program practices
STD= stand Type= Forest type AC= acre MBF= thousand board feet BA= basal area VOL= volume

Owner(s): The LPC Realty Trust

Town(s): Montague

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
CH61	3	OH	92	10.5"DBH	70SqFt	5.5MBF 7Cds	65RO
STEW/Bird Habitat							

Description

The majority of this large acreage stand has a west/northwest, moderate slope with an area of steepness at the southeast corner. The area's southeast corner also has the potential to support high quality timber growth. A good portion of the stand's moderate sloped, lower half was harvested in the early 1990's. The harvest removed Red Oak sawtimber as well as firewood. Some of the stand's White Pine was also removed. The over-story and mid-story contain pole and sawtimber size Red Maple, Black Birch, White Ash, Red Oak and scattered patches of White Pine. There are scattered pockets of good quality Black Birch, Sugar Maple and White Pine sawtimber. The under-story contains ferns, Witch Hazel, Striped Maple, as well as scattered Mountain laurel which are a deterrent to regeneration through scattered red maple, and black birch are present. A small drainage stream located in the center of this stand, flows to the northwest into Dry Hill Brook.

The soils in this stand are the **Montauk fine sandy loam** with 8 to 15 percent slopes, very stony which support good forest growth. The **Henniker sandy loam**, has 15 to 25 percent slopes and is very stony. The **Canton fine sandy loam**, have 25 to 45 percent slopes and are, very stony. These soil series are well drained, and contains moderate to steep slopes. They are well suited for mixed northern hardwoods, red oak, and white pine.

No invasive plants or vines were observed. NHESP Estimated and Priority Habitat have not been identified in this stand. The remoteness and periodic oak mast provide excellent habitat for a wide variety of upland wildlife and song birds.

The use of DCR's "Best Management Practices and Guidelines" provides important information and guidance when operating adjacent to streams, wetlands, or on steep slope sites. Access road systems will be of great importance for future forest product removal and should be maintained and improved whenever possible.

The desired future condition is to maintain and encourage developing a future stand with a strong red oak/mixed hardwood structure, along with associate white pine. Additional emphasis includes creating areas of openness for songbird habitat while improving the stand's quality, density, and wind firmness.

Desired Future Conditions Bird Habitat Program	Action	Birds that may benefit
Harvest declining, imperfect, and damaged trees. Create irregular shaped openings and gaps in the overstory canopy to allow for sunlight and to create early successional habitat for wildlife and songbirds *Leave 70% canopy near wetlands, as well as, a dense under and mid-story	Create openings through improvement cuttings in the over-story and mid story trees. Avoid harvesting during bird breeding season, May through mid-July. Adhere to guidelines for operating in areas with steep slopes and stream drainages.	Canada warbler Wood thrush Black throated blue warbler Black throated green warbler Eastern Wood-Pewee

OBJECTIVE CODE: CH61 = stands classified under CH61/61A STEW = stands not classified under CH61/61A
 STD = stand AC = acre MSD = mean stand diameter MBF = thousand board feet BA = basal area VOL = volume
 Owner(s): The LPC Realty Trust Town(s): Montague

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
CH61	4	OH	48.5	8"DBH	90SqFt	2.5MBF 7Cds	65RO
STEW/Bird Habitat							

Description

This stand is very similar to Stand 3 but does not contain a white pine component. The northern half of the area was harvested in the mid-1990's. The topography descends moderately to the west, sloping to a shallow brook drainage along the west boundary. The drainage contains two intermittent mountain streams. One flows north and is a tributary of Goddard Brook. The second stream flows to the south and is a tributary of Spaulding Brook. The over-story and mid-story consists of sawtimber and pole sized Red Oak, Birch, Maple and Ash with an some occasional very large red oak. Regeneration is quite sparse due to the heavy presence of ferns, Witch Hazel, and Striped Maple. Dense scattered areas of Mountain Laurel are present in the southern portions of this stand.

The soils in this stand are the **Montauk fine sandy loam** with 8 to 15 percent slopes, very stony which support good forest growth. The **Canton fine sandy loam**, have 25 to 45 percent slopes and are, very stony. These soil series are well drained, and contains moderate to steep slopes. They are well suited for mixed oak and mixed northern hardwoods, and provide for exceptionally good forest growth.

No invasive plants or vines were observed. NHESP Estimated and Priority Habitat have not been identified in this stand. The remoteness and periodic oak mast provide excellent habitat for a wide variety of upland wildlife and song birds.

The use of DCR's "Best Management Practices and Guidelines" provides important information and guidance when operating adjacent to streams, wetlands, or on steep slope sites. Access road systems will be of great importance for future forest product removal and should be maintained and improved whenever possible.

The desired future condition is to maintain and encourage the stand's valuable red oak/mixed hardwood structure, with emphasis creating areas of openness for songbird habitat while improving the stand's quality, density, and wind firmness.

Desired Future Conditions Bird Habitat Program	Action	Birds that may benefit
Harvest some mature red oak plus declining and imperfect trees to create irregular shaped openings and gaps in the over-story canopy to allow for sunlight and to create early successional habitat for wildlife and songbirds *Leave 70% canopy near streams and wetlands, as well as, a dense under and mid-story	Create openings through improvement cutting of trees for timber and cordwood in the over-story and mid story. Avoid harvesting during bird breeding season, May through mid-July	Canada warbler Wood thrush Black throated blue warbler Black throated green warbler Eastern Wood-Pewee

OBJECTIVE CODE: CH61 = stands classified under CH61/61A

STEW = stands not classified under CH61/61A

STD = stand AC = acre MSD = mean stand diameter

MBF = thousand board feet

BA = basal area VOL = volume

Owner(s): The LPC Realty Trust

Town(s): Montague

MANAGEMENT PRACTICES

to be done within next 10 years

OBJ	STD NO	TYPE	SILVICULTURAL PRESCRIPTION	AC	TO BE REMOVED		TIMING
					BA/AC	TOT VOL	
CH61	3	OH	Shelterwood	50	40SqFt	50MBF 125Cd	2023-2026
STEW-Bird Habitat							

In order to enhance regeneration and increase the abundance of the forest canopy and gaps in this oak-hardwood stand, a **shelterwood harvest is planned to create and maintain an even-age successional forest essential for song bird and wildlife habitat.** Future periodic crown thinning of mid-story white pine, red oak, and black birch will help to enhance the growth and by providing additional stem space and room for increased crown development. Damaged, defective, and imperfect trees should be removed from the main crown canopy to allow the understory growing space and sunlight. This intermediate treatment to remove damaged, defective, or declining trees in the main canopy and mid-story canopy will also help achieve the desired future condition of maintaining the stand's structure, density, growth, and quality of white pine, mixed hardwoods, and especially red oak. This will provide for future forest products, **improve songbird habitat, wildlife habitat, protect against soil erosion, as well as, improve the visual character of the forested landscape.** A future removal of individual trees or in small groups that are damaged, declining, or suppressed will **enhance and promote white pine, red oak, and northern hardwood regeneration** by improving crown structure that will help to produce more seed and mast. Crown spacing of desirable tree species will also create future improved root structure that provides valuable wind firm resistance. Snag trees for bird perching and den trees for wildlife should always be left during any future silvicultural activities in this stand.

The use of DCR's "Best Management Practices and Guidelines" provides important information and guidance when operating adjacent to streams, wetlands, or on steep slope sites. Access road systems will be of great importance for future forest product removal and should be maintained and improved whenever possible.

CH61	4	OH	Improvement	20	30SqFt	20MBF 40Cd	2023-2026
STEW-Bird Habitat							

In order to enhance tree growth and quality and the abundance of the forest canopy and gaps in this oak-hardwood stand, an **intermediate cut is needed** in portions of this stand **to create, improve, and maintain an even-age successional forest essential for song bird and wildlife habitat.** Future periodic crown thinning of over story and mid-story white pine, red oak, and black birch will help to enhance the growth and by providing additional stem space and room for increased crown development. Damaged, defective, and imperfect trees should be removed from the main crown canopy to allow the understory growing space and sunlight. This intermediate treatment to remove damaged, defective, or declining trees in the main canopy and mid-story canopy will also help achieve the desired future condition of maintaining the stand's structure, density, growth, and quality of white pine, mixed hardwoods, and especially red oak. This will provide for future forest products, **improve songbird habitat, wildlife habitat, protect against soil erosion, as well as, improve the visual character of the forested landscape.** A future removal of individual trees or in small groups that are damaged, declining, or suppressed will **enhance and promote white pine, red oak, and northern hardwood regeneration** by improving crown structure that will help to produce more seed and mast. Crown spacing of desirable tree species will also create future improved root structure that provides valuable wind firm resistance. Snag trees for bird perching and den trees for wildlife should always be left during any future silvicultural activities in this stand.

The use of DCR's "Best Management Practices and Guidelines" provides important information and guidance when operating adjacent to streams, wetlands, or on steep slope sites. Access road systems will be of great importance for future forest product removal and should be maintained and improved whenever possible.

OBJECTIVE CODE: CH61 = Forest Products (for Ch. 61/61A)

STEW= Stewardship Program practices

STD= stand Type= Forest type

AC= acre

MBF= thousand board feet

BA= basal area VOL= volume

Owner(s): The LPC Realty Trust

Town(s):Montague

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
CH61	5	WH	90.0	8.5"DBH	90SqFt	3.25MBF	65WP
STEW/Bird Habitat						12Cds	

Description

Approximately 80 acres of this stand covers a broad high plateau west of stand 4. Approximately 15 acres encompass several **east facing rock outcrops/cliff bands** which are located westerly along the property boundary. This part of the area is difficult to access for future timber harvesting since the site contain several intermittent brooks; some of which flow north (Goddard Brook) and others south (Spaulding Brook). White Pine, and Hemlock provide dominant forest over-story cover. The over-story and mid-story also contain pole and small sawtimber size Red Oak, Red Maple, Black Birch. Pockets of high quality pole size White Pine cover the upper flat plateau top and upper north slopes. High quality, healthy White Pine were pruned on the lower slopes within the last 20 years and responded well to these cultural activities. In the mid-1990's the northeastern corner of this stand was harvested. **Regeneration in this area now is composed of sapling Birch, Red Maple and White Pine.** The remaining portion of this stand was not harvested. The continuing spread of Mountain Laurel has prevented any further regeneration to occur in this area.

The soils on this site include the **Chatfield series** are **gravelly fine and sandy**. They are well drained soils and moderately deep to bedrock. The **Hollis series** are **well drained gravelly fine sandy loams**, that are shallow to bedrock, and nearly level to very steep upland soils on bedrock-controlled hills and ridges. Also present is the **Montauk fine sandy loam** with 8 to 15 percent slopes, very stony and supportive of good forest growth.

No invasive plants or vines were observed. NHESP Estimated and Priority Habitat have not been identified in this stand. The remoteness and periodic oak mast provide excellent habitat for a wide variety of upland wildlife and song birds. **The use of DCR's "Best Management Practices and Guidelines" provides important information and guidance when operating in areas of steep slopes.** Access road systems will be of great importance for future forest product removal and should be maintained and improved to prevent soil erosion whenever possible.

The desired future condition is to maintain and encourage the stand's white pine/hardwood structure, with emphasis creating areas of openness for songbird habitat while improving the stand's quality, density, and wind firmness.

Desired Future Conditions Bird Habitat Program	Action	Birds that may benefit
Harvest declining, damaged, lower quality white pine and mixed hardwoods to create irregular shaped openings and gaps in the over-story canopy to create early successional habitat for wildlife and songbirds.	Create openings through improvement cutting of declining and poor quality trees for timber and cordwood in the over-story and mid story trees. Avoid harvesting during bird breeding season, May through mid-July	Wood thrush Black throated blue warbler Black throated green warbler Eastern Wood-Pewee

OBJECTIVE CODE: CH61 = stands classified under CH61/61A

STEW = stands not classified under CH61/61A

STD = stand AC = acre MSD = mean stand diameter MBF = thousand board feet BA = basal area VOL = volume

Owner(s): The LPC Realty Trust

Town(s): Montague

STAND DESCRIPTIONS

OBJ	STD NO	TYPE	AC	MSD OR SIZE-CLASS	BA/AC	VOL/AC	SITE INDEX
CH61	6	OH	81.0	8.5"DBH	100SqFt	3MBF 12Cds	55RO
STEW/Bird Habitat							

Description

Stand 6 encompasses the southern one-third of the property. The over-story and mid-story are comprised of pole and sawtimber size Red Oak, Red Maple, Black Birch and associated White Pine, and also Hemlock which is found along stream drainage areas. **Thick, dense under-story Mountain Laurel is a significant deterrent to hardwood regeneration.** Only a few scattered areas with openness caused by past tree mortality and storm damage support small amounts of red maple and black birch. wide spread Oak mortality due a gypsy moth infestation occurred in this stand during 1970s and 80s. The boundary line at this end of the property is upwards of a mile in length. A majority of the abutting property is owned by Massachusetts Fish and Wildlife. The area's steep rock outcrops/cliff bands descend steeply to brook ravines. There are several remnants of old woods roads that follow intermittent tributaries of Spaulding Brook to East Chestnut Hill Road which have been overtaken by forest cover, including significant stretches of dense Mountain Laurel. Hikers still use these old road systems.

The soils on this site include the **Chatfield series are gravelly fine and sandy.** They are well drained soils and moderately deep to bedrock. **The Hollis series are well drained gravelly fine sandy loams,** that are shallow to bedrock, and nearly level to very steep upland soils on bedrock-controlled hills and ridges. **The Canton fine sandy loam,** have 25 to 60 percent slopes in this stand and are very stony. These soil series are well drained, and contains moderate to extremely steep slopes.

No invasive plants or vines were observed. NHESP Estimated and Priority Habitat have not been identified in this stand. The extreme remoteness of this stand and periodic oak mast provide excellent habitat for a wide variety of upland wildlife and song birds. **The use of DCR's "Best Management Practices and Guidelines" provides important information and guidance when operating adjacent to streams, wetlands, or on steep slope sites.**

The desired future condition is to maintain and encourage the stand's white pine/hardwood structure in accessible areas, with emphasis creating areas of openness for songbird habitat while improving the stand's quality, density, and wind firmness. Restoring existing old woods roads for future forest management activities is also of importance.

Desired Future Conditions Bird Habitat Program	Action	Birds that may benefit
Harvest declining and poor quality trees in "accessible areas" to creating openings and gaps in the over-story canopy for regeneration and early successional habitat for wildlife and songbirds. *Leave 70% canopy near wetlands and streams.	Create openings through improvement poor quality and declining trees for timber and cordwood in the over-story and mid story trees. Avoid harvesting during bird breeding season, May through mid-July	Canada warbler Wood thrush Black throated blue warbler Black throated green warbler Eastern Wood-Pewee

OBJECTIVE CODE: CH61 = stands classified under CH61/61A. STEW = stands not classified under CH61/61A
 STD= stand AC= acre MSD= mean stand diameter MBF= thousand board feet BA= basal area VOL= volume
 Owner(s): The LPC Realty Trust Town(s): Montague



Bird Habitat Overview and Management Summary

In order to address the Bird Habitat Program, it is important to address the forest stand types that are found on this Montague, MA property owned by **The LPC Realty Trust**. They include six distinct forest stands that include white pine-hardwoods, oak-hardwoods, a series of small isolated wetlands, and pristine mountain stream drainages. These stands are all the direct result of past upland pasture land abandonment and farm use forest activities.

Bird habitat can be improved through a series of small patch cuts. This will help Warblers, The Wood Thrush and eastern Wood-Pewee which like young 5-15 year old hardwood forest with <30% canopy cover, dense shrubs and sapling 3-10 ft high for nesting and foraging. Territory size is 2.5 acres, so cuts should be at least that size, but the bigger the better. A bit larger of a cut (5 acres) would include a greater benefit to Eastern Towhee. This includes dense brushy understory and well-developed leaf litter. Plus a ~20% canopy cover woodlands.

Oak/hardwoods and northern hardwoods can be managed for its bird habitat potential through a series of improvement cuts. This should help to develop more of an understory and midstory, benefiting thrush species such as the Veery and Wood thrush. The Veery prefers damp hardwood forests with intermediate 30-80% canopy cover, and a dense oak/hardwoods and northern hardwoods under-story. This is often associated with riparian areas, regenerating forests and beaver wetlands.

Wood Thrush like interior and edges of hardwood and mixed wood forest, canopy >50ft high, diversity of hardwood species, moderate mid-canopy closure and shrub density, shady somewhat open forest floor with leaf litter. Also Black-throated Blue Warbler which is drawn to large contiguous tracts (250+ acres) of hard of mixed wood, 50-80% canopy cover, and a dense understory, hobblebush, mountain laurel, and saplings of sugar maple, beech, striped maple.

It is important to leaving hemlock and spruce inclusions, especially hemlock that appears resistant to, or shows no evidence of Woolly Adelgid. This will help the black-throated green warbler. Closed canopy >80%, large 250+ acre tracts of mature forest, softwood or mixed wood forest with some developed understory. It's a similar story with the Blackburnian Warbler. **There is a high potential to manage for the Canada Warbler near the forested wetland areas.** This is another priority species included in the birder's dozen. They like moist mixed wood forest, 50-70% canopy, dense under and mid story. This songbird is often found in swamps, riparian areas, and upland forests with mossy hummocks, root masses, downed logs, and uneven forest floors.

Additional management considerations include leaving or creating both coarse and fine woody material, in addition to making brush piles or processing the woody debris down to ground level while cutting firewood. This material could be scattered by hand to provide a higher level of protection from predators such as hawks, for young songbirds. Also it is important to refrain from firewood cutting and using machinery such as large farm tractors and dozers in high songbird breeding activity areas during May and June.

Management activities should be designed to release areas of young growth, improve the overall health, quality and vigor of these stands, improve biodiversity and habitat for wildlife and create conditions for the establishment of new growth of desired species in areas where it is lacking. Species favored for crop trees should include high quality red oak, black cherry, white pine, spruce, yellow birch and healthy hemlock as well as other underrepresented species in the stand such as white ash and healthy beech.

Bird Habitat Overview and Management Summary (cont.)

The branches, foliage and bark of yellow birch are preferred foraging sites for birds such as Scarlet Tanager, Black-throated Green Warbler and Black-and-White Warbler. **Pole-sized crop trees should be released on 2 to 3 sides with a 5 to 10 foot space between neighboring crowns.** Timber sized crop trees should be released on 1 to 3 sides. Cutting can also be done to release areas of well established advanced regeneration. Slightly higher residual stocking levels should be left in portions of these stands that occur on sites with shallow soil to reduce the chance of blow down. Several circular canopy gaps from 30 to 75 feet in diameter can be created between crop trees. All trees down to 1 inch DBH within gap areas should be cut.

Groups of declining hemlock, and/or other diseased, damaged and poorly formed trees would make good locations for gaps. Some trees that exhibit cavities that could provide good nesting or den sites for wildlife should be retained as part of the residual stand and should remain well disbursed to reduce competition between cavity users. Conducting logging or cordwood removal activity in winter during frozen ground conditions will minimize damage to tree root systems on sites with shallow soil. It will also **avoid having cutting activity take place during breeding season** for many neo-tropical migrating songbirds. Any wetland crossings should take place at sites where soil can be stabilized and disruption and potential sedimentation into wetland areas will be minimal. Care should be taken to avoid damage to stone walls whenever possible. Cutting should be limited to upland sites and should focus on releasing potential crop trees by removing diseased, damaged and poor quality trees from these stands.

Proper buffer/filter strips should be installed adjacent to all wetland areas and cutting and/or operating equipment within these buffer/filter strips and in areas of wet soil should be avoided except at designated wetland crossings. Tops from cut trees should remain on site in order to increase woody material on the ground within these stands. **The presence of this woody material is an important part of a healthy forest ecosystem. Fallen logs and tree branches of various sizes on the forest floor provide cover and harbor insects that are food for many birds, reptiles, amphibians and small mammals.**

Bird Habitat Stand Descriptions Highlights

Bird Habitat Forest Stands Summary	Forest/Habitat Type	Approx. Size (acres)	Notes
1	White Pine/Hardwood: Canopy height >60' Over-story cover 70% Evenly distributed White pine/Hardwood: Mid-story cover 20% Patchy distributed Under-story cover 10% Patchy distributed white pine and northern hardwood regeneration Under-story contains scattered grasses, ferns, and assorted shrubs. Scattered soft mast Leaf litter inadequate Coarse woody material inadequate. Fine woody material inadequate. Few migrating Warblers and more numerous Wood Thrushes	31.0 ac	White Pine/ mixed Northern Hardwoods over-story that originated from past upland pasture land abandonment. Access roads and wetlands are present. White Pine mid-story with some Red Oak, Red Maple, Black Birch, Sugar maple. and Ash. Scattered Red maple, sugar Maple, and Black Birch, and White Pine regeneration, with Ferns. Hemlock Woolly Adelgid present due Hemlock needle loss and tree decline. Past light wind and ice storm damage. and limb breakage. Briars and few Grapevines are present. Minimal Invasive plants or vines. No NHESP areas present.
2	Oak and Mixed Northern Hardwoods: Canopy height >60' Over-story cover 70% Evenly distributed Red Oak and mixed Northern Hardwoods, with associate White Pine and Hemlock. Mid-story cover 15% Patchy distributed under-story cover 5% Lightly distributed scattered soft mast Leaf litter adequate Coarse woody material adequate. Fine woody material adequate. Migrating Warblers and Wood Thrushes	30.6 ac	An over-story and mid-story of Red Oak and Northern Hardwoods with associated White Ash that originated from upland pasture land abandonment. Stand harvested in late 1990's. Access roads and drainage streams are present. Scattered Red Maple, Ash, and Black Birch regeneration. Ferns and Briars are present. No Invasive Plants or Vines. No NHESP areas present.

Owner(s): The LPC Realty Trust

Town(s):Montague

Bird Habitat Stand Descriptions Highlights

Bird Habitat Forest Stands Summary	Forest/Habitat Type	Approx. Size (acres)	Notes
3	Red Oak and Mixed Northern Hardwoods: Canopy height >~60' Over-story cover 70% Evenly distributed Red Oak and mixed Northern Hardwoods, with associate White Pine and Hemlock. Mid-story cover 15% Patchy distributed understory cover 5% Lightly distributed scattered soft mast Leaf litter adequate Coarse woody material adequate. Fine woody material adequate. Migrating Warblers and Wood Thrushes	92.0 ac	An over-story and mid-story of Red Oak and Northern Hardwoods with some associated White Pine. Lower portions of stand harvested in mid-1990's. Striped Maple and Witch Hazel scattered in the under-story hindering regeneration. Random lightly scattered Black Birch, Red Maple, and Sugar Maple regeneration. Steep upper slopes with difficult access. No Invasive Plants or Vines. No NHESP areas present.
4	Red Oak and Mixed Northern Hardwoods: Canopy height >~60' Over-story cover 70% Evenly distributed Red Oak and mixed Northern Hardwoods, with associate White Pine. Mid-story cover 15% Patchy distributed under-story cover 5% Lightly distributed scattered soft mast Leaf litter adequate Coarse woody material adequate. Fine woody material adequate. Migrating Warblers and Wood Thrushes	48.5 ac	An over-story and mid-story of Red Oak and Northern Hardwoods. Northern portions of stand harvested in mid-1990's. Dense Mountain Laurel in the under-story hindering regeneration. Random lightly scattered Black Birch, Red Maple, and Sugar Maple regeneration. Seasonal mountain streams flow to the north and to the south. No Invasive Plants or Vines. No NHESP areas present.

Owner(s): The LPC Realty Trust

Town(s):Montague

Bird Habitat Stand Descriptions Highlights

Bird Habitat Forest Stands Summary	Forest/Habitat Type	Approx. Size (acres)	Notes
5	White Pine/mixed Northern Hardwoods/Red Oak Association: Canopy height 40'-50' Over-story cover 70% Evenly distributed White Pine/Hardwood: Mid-story cover 50% Patchy distributed Understory cover 20% Very light patchy distributed under-story cover 3% Scattered soft mast Leaf litter adequate Coarse woody material adequate. Fine woody material inadequate. Migrating Warblers and Thrushes	90.0 ac	White Pine, mixed Hardwoods, Red Oak over-story that originated from upland pasture land abandonment. Northeast portion of this stand harvested in mid-1990's. Intermittent mountain streams and a series of small wetlands border eastern boundary of this stand. Mid-story contains Pole size mixed Northern Hardwoods with some White Pine. Stand under-story contains areas of Mountain Laurel and Striped Maple. Widely scattered Red Maple and Black Birch regeneration. No Invasive Plants or Vines. No NHESP areas present.
6	Oak and Mixed Northern Hardwoods: Canopy height 40'-60' Over-story cover 70% Evenly distributed Red Oak and mixed Northern Hardwoods, with associate hemlock. Mid-story cover 15% Patchy distributed under-story cover 2% Lightly distributed scattered soft mast Leaf litter adequate Coarse woody material adequate. Fine woody material adequate. Migrating warblers and Wood Thrushes	81.0 ac	An over-story and mid-story of Red Oak and mixed Northern Hardwoods. Dense Mountain Laurel in the under-story hindering regeneration. Seasonal mountain streams flow to the south. Woolly Adegid present in declining hemlock along mountain streams. Difficult access. Hiking trails present. No Invasive Plants or Vines. No NHESP areas present.

Owner(s): The LPC Realty Trust

Town(s): Montague

Bird Habitat Management Practices Highlights

Stand 1: WH (White Pine/ Hardwoods) Increase abundance of canopy gaps in this white pine-hardwood stand with a red oak component.. Remove any declining or poor quality northern hardwoods, especially with poor crown development. Encourage and increase red oak and northern hardwood density in the under-story and mid-story.	Choices: Purpose of an uneven-aged management system is to create conditions for an all age forest with 3 or more age classes. Even-age management will create early successional habitat of one age group. Use small group selection cuts to increase sunlight and space for early hardwood regeneration.	Birds that benefit: Canada warbler Wood thrush Black throated blue warbler Black throated green warbler Eastern Wood-Pewee
Stand 2: OH (Oak/hardwoods) Increase abundance of canopy gaps in this oak-hardwood stand. Remove any declining or poor quality hardwoods, especially with poor crown development. Encourage and increase shrubs in the under-story and red oak in the mid-story.	Choices: Purpose of an uneven-aged management system is to create conditions for an all age forest with 3 or more age classes. Even-age management will create early successional habitat of one age group. Use small group selection cuts to increase sunlight and space for early hardwood regeneration.	Birds that benefit: Canada warbler Wood Thrush Black throated blue warbler Black throated green warbler Eastern Wood-Pewee
Stand 3: OH (Oak/hardwoods) Increase abundance of canopy gaps in this oak-hardwood stand. Remove any declining or poor quality hardwoods, especially with poor crown development. Encourage and increase shrubs in the under-story and red oak in the mid-story	Choices: Purpose of an uneven-aged management system is to create conditions for an all age forest with 3 or more age classes. Even-age management will create early successional habitat of one age group. Use small group selection cuts to increase sunlight and space for early hardwood regeneration.	Birds that benefit: Canada warbler Wood Thrush Black throated blue warbler Black throated green warbler Eastern Wood-Pewee

OBJECTIVE CODE: CH61 = stands classified under CH61/61A STEW= stands not classified under CH61/61A
 STD= stand AC= acre MSD= mean stand diameter MBF= thousand board feet BA= basal area VOL= volume
 Owner(s): The LPC Realty Trust Town(s):Montague

Bird Habitat Management Practices Highlights

Stand 4: OH (Oak/Mixed Hardwoods) Increase abundance of canopy gaps in this red oak-hardwood stand. Remove any declining or poor quality northern hardwoods, especially with poor crown development. Encourage and increase red oak and northern hardwood density in the under-story and mid-story.	Choices: Purpose of an uneven-aged management system is to create conditions for an all age forest with 3 or more age classes. Even-age management will create early successional habitat of one age group. Use small group selection cuts to increase sunlight and space for early hardwood regeneration.	Birds that benefit: Canada warbler Wood thrush Black throated blue warbler Black throated green warbler Eastern Wood-Pewee
---	--	--

Stand 5: WH (White Pine/Mixed Hardwoods) Increase abundance of canopy gaps in this white pine-hardwood stand. Remove any declining or poor quality white pine and northern hardwoods, especially with poor crown development. Encourage and increase hardwood density in the under-story and mid-story.	Choices: Purpose of an uneven-aged management system is to create conditions for an all age forest with 3 or more age classes. Even-age management will create early successional habitat of one age group. Use small group selection cuts to increase sunlight and space for early hardwood regeneration.	Birds that benefit: Wood Thrush Black throated blue warbler Black throated green warbler Eastern Wood-Pewee
---	--	--

Stand 6: OH (Oak/Mixed Hardwoods) Increase abundance of canopy gaps in this white pine-hardwood stand. Remove any declining or poor quality white pine and northern hardwoods, especially with poor crown development. Encourage and increase hardwood density in the under-story and mid-story.	Choices: Purpose of an uneven-aged management system is to create conditions for an all age forest with 3 or more age classes. Even-age management will create early successional habitat of one age group. Use small group selection cuts to increase sunlight and space for early hardwood regeneration.	Birds that benefit: Canada warbler Wood Thrush Black throated blue warbler Black throated green warbler Eastern Wood-Pewee
--	--	--

OBJECTIVE CODE: CH61 = stands classified under CH61/61A STEW = stands not classified under CH61/61A
 STD = stand AC = acre MSD = mean stand diameter MBF = thousand board feet BA = basal area VOL = volume
 Owner(s): The LPC Realty Trust Town(s): Montague

MANAGEMENT PRACTICES
to be done within next 10 years

CH61-Stewardship/ Bird Habitat **Maintain woodland boundaries** 2023-2033

In Addition to the silvicultural practices described in this Forest Management Plan, the woodland boundaries should be maintained. Active Chapter 61 forestry practices require maintaining readily discernible woodland boundaries through painting, blazing, often in conjunction with access road maintenance, or cordwood, and timber harvesting. Prior to forest management activities within 200' of abutting landowners, all boundary lines should be accurately identified and abutting landowners notified. If available, always use property survey maps for line identification.

CH61-Stewardship/ Bird Habitat **Maintain and upgrade access roads** 2023-2033

The availability of woodland road systems provides for passive recreation enjoyment. It also is an access corridor for the removal of cordwood and forest products. This will additionally increase the timber and cordwood value. Existing farm woodland roads should be maintained with erosion control measures to provide access for fire protection and forest management.

CH61-Stewardship/ Bird Habitat **Protect privacy and scenic beauty** Annually

Privacy and scenic beauty, a desired future condition, is achieved through practicing best management practices, using professional forester advice and following the written forest management plan.

CH61-Stewardship/ Bird Habitat **Monitor for Woolly Adelgid** Annually

Remove hemlock during harvesting or a commercial thinning that exhibit excessive decline due to the Woolly Adelgid.

CH61-Stewardship/ Bird Habitat **Control invasive plants and vines** Annually

Mechanically remove Oriental Bittersweet, Multi Flora Rose, and Japanese Barberry that exist, or may become established.

CH61-Stewardship/ Bird Habitat **Wildlife Considerations:**

Maintain biological stand diversity, leave northern red oak American beech for mast and den trees, promote oak regeneration, and early successional wildlife habitat. The exceptional wildlife habitat throughout the property is primarily due to the close proximity of the active agricultural fields and nearby red oak and beech stands. This wide diversity of upland wildlife ranging from song birds, small mammals, medium mammals, deer, bear, and wild turkey will all benefit through careful planning, design, and implementing silvicultural practices. Care should be used when harvesting or commercial thinning adjacent to seasonal wetlands, mast den, and snag trees.

CH61A-Stewardship/ Bird Habitat **Song Bird Habitat Considerations**

Implement silvicultural systems that create openness in the dense hemlock/hardwood forest canopy to regenerate the stand and provide early successional habitat for songbird nesting, brood cover, and an available food source. Implement improvement cuttings in the northern hardwoods forest type to provide limited openness and a scattered mid canopy closure. Encourage understory shrubs to be available, as well as for ground nesting songbirds, brood protection, and low perching sites for insect hunting.

OBJECTIVE CODE: CH61 = Forest Products (for Ch. 61/61A) STEW= Stewardship Program practices
STD= stand Type= Forest type AC= acre MBF= thousand board feet BA= basal area VOL= volume

Owner(s): The LPC Realty Trust

Town(s): Montague

Signature Page Please check each box that applies.

☒ **CH. 61/61A/61B Management Plan** I attest that I am familiar with and will be bound by all applicable Federal, State, and Local environmental laws and /or rules and regulations of the Department of Conservation and Recreation. I further understand that in the event that I convey all or any portion of this land during the period of classification, I am under obligation to notify the grantee(s) of all obligations of this plan which become his/hers to perform and will notify the Department of Conservation and Recreation of said change of ownership.

☒ **Forest Stewardship Plan.** When undertaking management activities, I pledge to abide by the management provisions of this Stewardship Management Plan during the ten year period following approval. I understand that in the event that I convey all or a portion of the land described in this plan during the period of the plan, I will notify the Department of Conservation and Recreation of this change in ownership.

Signed under the pains of perjury:

Owner(s) Marie H. Cutler, Trustee Date 08/14/2023

Owner(s) _____ Date _____

I attest that I have prepared this plan in good faith to reflect the landowner's interest.

Plan Preparer Nicholas W. Kulis Date 06/14/2023

I attest that the plan satisfactorily meets the requirements of CH61/61A/61B and/or the Forest Stewardship Program.

Approved, Service Forester [Signature] Date 7.12.23

Approved, Regional Supervisor Jennifer H. Fish Date 7/26/23

In the event of a change of ownership of all or part of the property, the new owner must file an amended Ch. 61/61A/61B plan within 90 days from the transfer of title to insure continuation of Ch. 61/61A/61B classification.

☐ Amendment

Signed under the pains of perjury:

Owner(s) _____ Date _____

Plan Preparer _____ Date _____

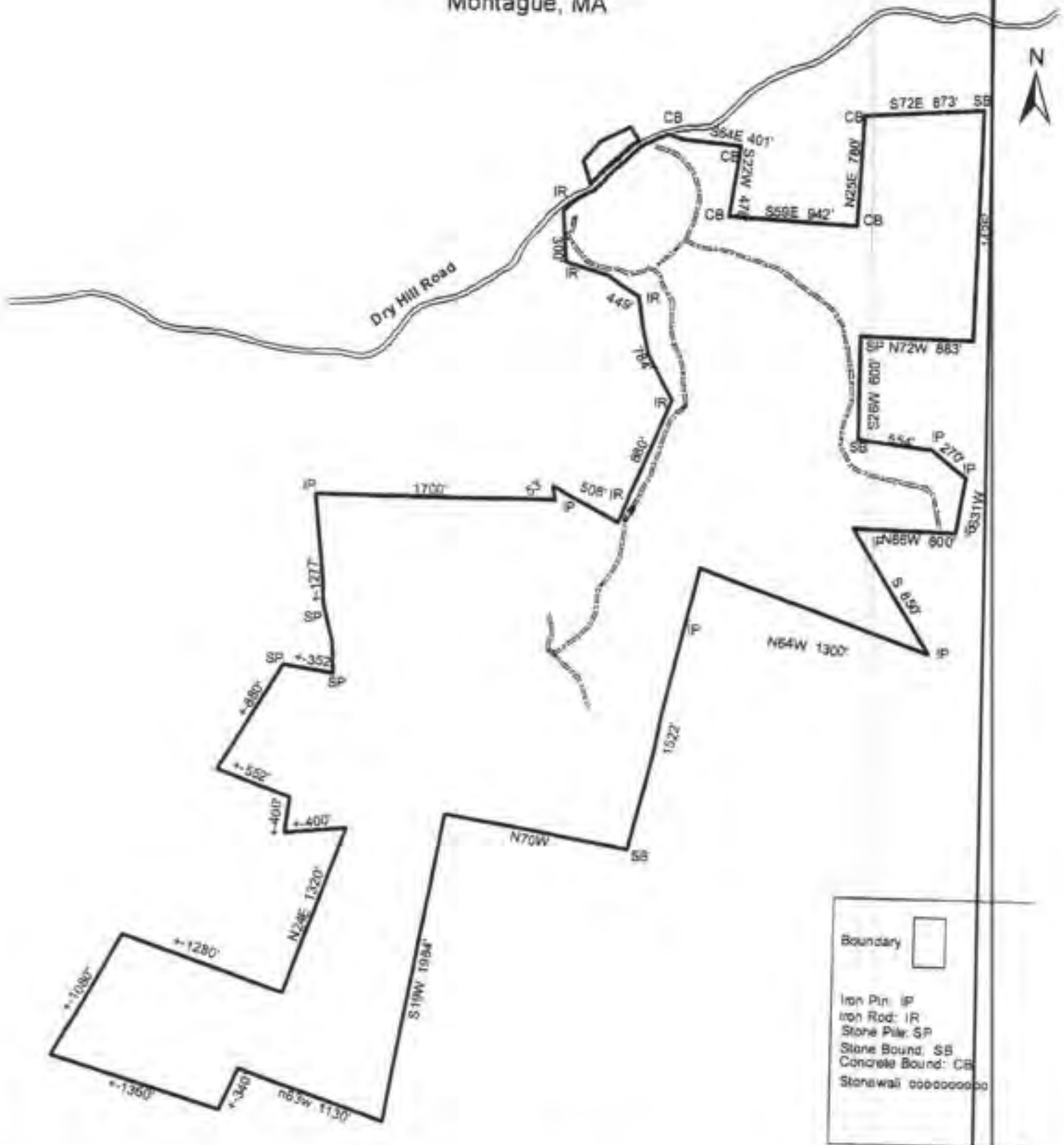
Description of Amendment: _____

Approved, Service Forester _____ Date _____

Owner(s): The LPC Realty Trust

Town(s): Montague

The LPC Realty Trust
Montague, MA



Boundary 

Iron Pin: IP
Iron Rod: IR
Stone Pile: SP
Stone Bound: SS
Concrete Bound: CB
Stonewall: oooooooooo

Boundary Map
373.1 Acres

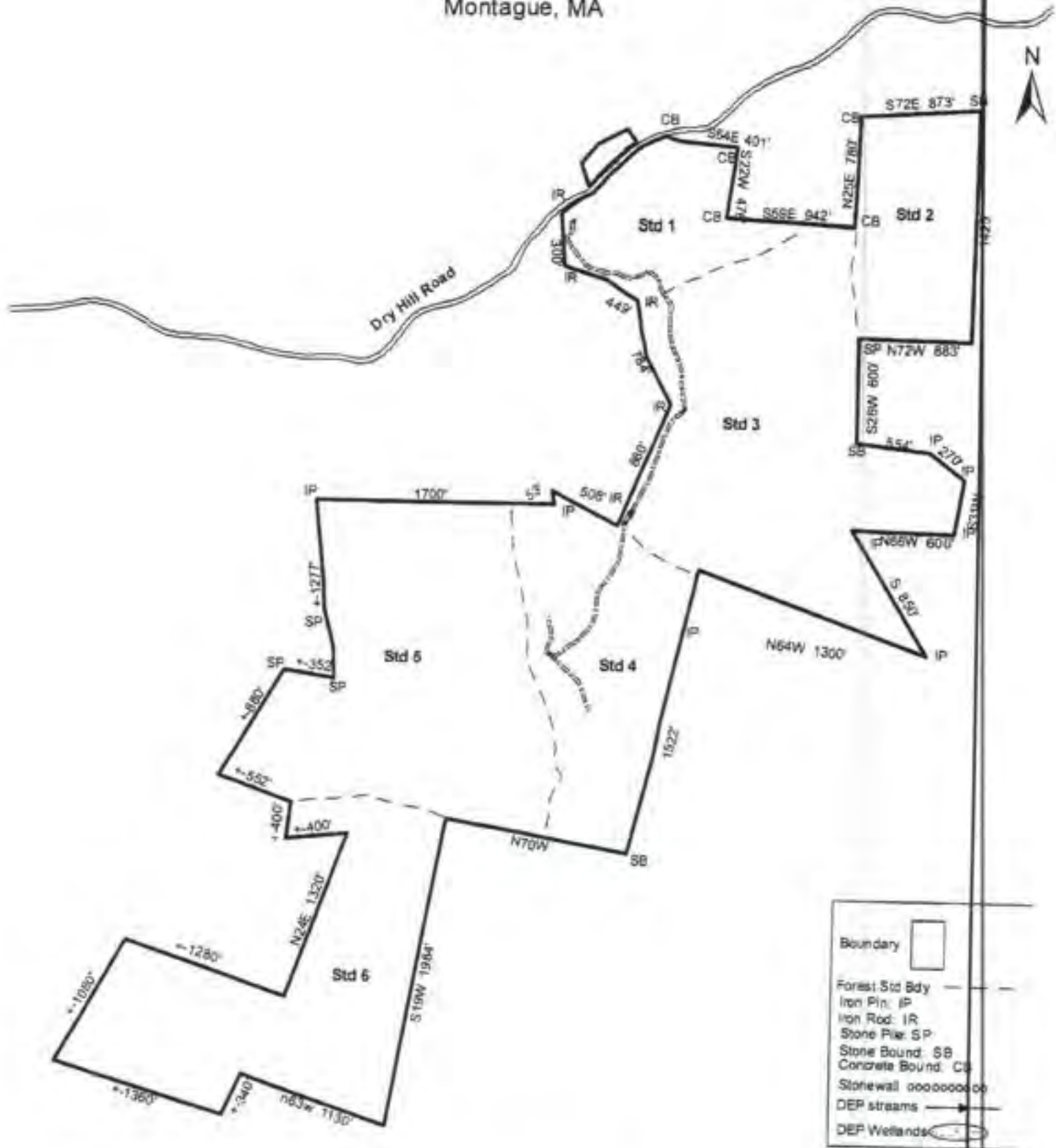
Map also contains information from previous mapping work
Derek Beard, Forester 2004 and Tim Hill, Forester 2015

Source: MA GIS
Montague Tax Map

Scale 1" = 500'

Prepared by Richard W. Kulis MA Lic Forester 08/01/2023
Use for Forest Management Planning
Bearing and Distances from ARC Map 9.3
Refer to current and previous surveys for legal descriptions

LPC Realty Trust
Montague, MA



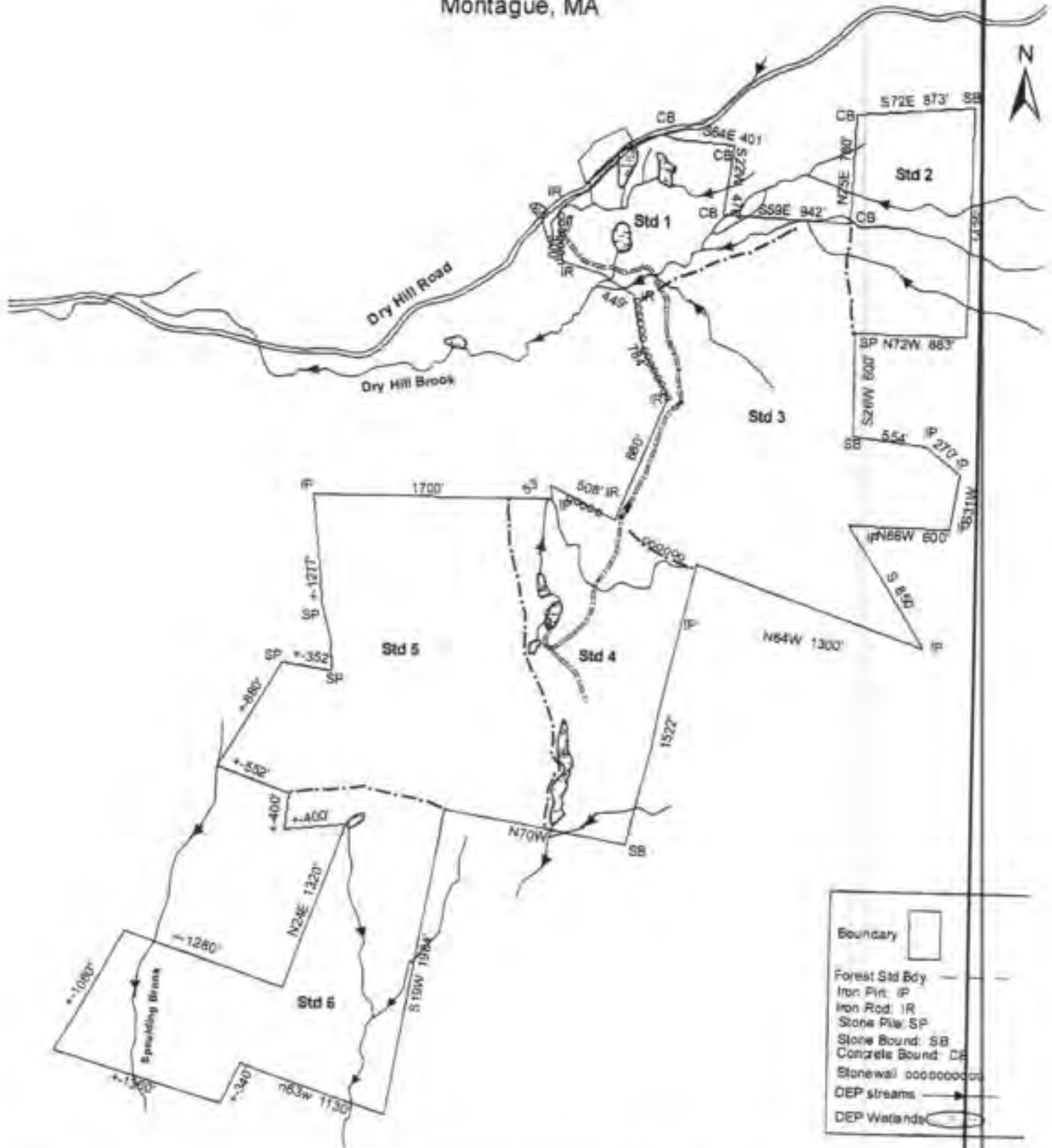
Forest Type Map

Prepared by Richard W. Kula MA Lic Forester 08/01/2023
Use for Forest Management Planning
Bearing and Distances from ARC Map 9.3
Refer to current and previous surveys for legal descriptions

Map also contains information from previous mapping work by Montague Tax Map
Derek Beard, Forester 2004 and Tim Hill, Forester 2015

Source: MA GIS
Scale: 1" = 900'

Montague, MA



Drainage Streams and Wetlands Map

Prepared by Richard W. Kula, MA Lic Forester 06/01/2023
Use for Forest Management Planning
Bearing and Distances from ARC Map 9.3
Refer to current and previous surveys for legal descriptions

Map also contains information from previous mapping work by Derek Beard, Forester 2004 and Tim Hill, Forester 2015

Source: MA GIS
Montague Tax Map
Scale: 1" = 300'



MAP LEGEND

Area of Interest (AOI)	
	Area of Interest (AOI)
	Soil Map Unit Polygon
	Soil Map Unit Line
	Soil Map Unit Point
Special Point Features	
	Blowout
	Borrow Pit
	Clay Spot
	Closed Depression
	Gravel Pit
	Gravelly Spot
	Landslide
	Lava Flow
	Marsh or Swamp
	Mine or Quarry
	Miscellaneous Water
	Perennial Water
	Rock Outcrop
	Saline Spot
	Sandy Spot
	Severely Eroded Spot
	Sinkhole
	Slake or Slip
	Sodic Spot
Water Features	
	Streams and Canals
Transportation	
	Railroad
	Interstate Highway
	US Route
	Major Road
	Local Road
Background	
	Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <https://websoilsurvey.sc.egov.usda.gov/>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Franklin County, Massachusetts
Survey Area Date: Version 17, Sep 9, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 15, 2020—Oct 31, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
70B	Ridgely fine sandy loam, 3 to 8 percent slopes	1.9	0.5%
75B	Pillsbury fine sandy loam, 0 to 8 percent slopes, very stony	1.5	0.4%
109B	Chatfield-Hollis complex, 3 to 8 percent slopes, rocky	20.9	5.7%
109C	Chatfield-Hollis complex, 8 to 15 percent slopes, rocky	4.6	1.3%
109D	Chatfield-Hollis complex, 15 to 25 percent slopes, rocky	7.9	2.2%
109F	Chatfield-Hollis complex, 25 to 80 percent slopes, rocky	28.0	7.6%
114C	Hollis-Chatfield complex, 8 to 15 percent slopes, very rocky	41.1	11.2%
119F	Chatfield-Canton complex, 25 to 50 percent slopes, rocky	5.5	1.5%
124C	Woodstock-Millsite-Rock outcrop complex, 8 to 15 percent slopes	3.9	1.1%
126D	Millsite-Chichester complex, 15 to 25 percent slopes, rocky	0.0	0.0%
129B	Millsite-Woodstock complex, 3 to 8 percent slopes, very rocky	3.2	0.9%
129F	Millsite-Woodstock complex, 25 to 60 percent slopes, very rocky	7.4	2.0%
301B	Montauk fine sandy loam, 0 to 8 percent slopes, very stony	3.5	1.0%
301C	Montauk fine sandy loam, 8 to 15 percent slopes, very stony	35.8	9.8%
301E	Montauk fine sandy loam, 15 to 35 percent slopes, very stony	32.9	8.9%
315A	Schuette fine sandy loam, 0 to 3 percent slopes	3.2	0.9%
315B	Schuette fine sandy loam, 3 to 8 percent slopes	0.8	0.2%
316B	Schuette fine sandy loam, 3 to 8 percent slopes, very stony	2.7	0.7%
316C	Schuette fine sandy loam, 8 to 15 percent slopes, very stony	1.4	0.4%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
349D	Henniker sandy loam, 15 to 25 percent slopes, very stony	31.0	8.4%
369B	Metacomet fine sandy loam, 2 to 8 percent slopes, very stony	1.3	0.3%
389C	Metacomet fine sandy loam, 8 to 15 percent slopes, very stony	11.5	3.1%
420C	Canton fine sandy loam, 8 to 15 percent slopes	3.4	0.9%
421B	Canton fine sandy loam, 0 to 8 percent slopes, very stony	10.7	2.9%
421C	Canton fine sandy loam, 8 to 15 percent slopes, very stony	74.7	20.3%
421F	Canton fine sandy loam, 25 to 45 percent slopes, very stony	12.5	3.4%
427B	Newfields fine sandy loam, 3 to 8 percent slopes, extremely stony	16.0	4.4%
Totals for Area of Interest		367.4	100.0%

LPC Holdings LLC Dry Hill Road properties 4/24/26

deed bk	page	map	lot	acres	assessed value	
8444	15	45	37	37.9	\$	4,018
8444	15	45	47	35.8	\$	3,795
8444	15	45	46	39.5	\$	4,187
8443	341	46	55	30.9	\$	3,276
8444	15	46	57	140.3	\$	14,872
8444	15	52	16	10.3	\$	1,092
8444	15	52	17	10.9	\$	1,156
8444	15	52	18	7.3	\$	774
8444	15	52	21	37.5	\$	3,975
8444	15	52	22	22.7	\$	2,406
				373.1	\$	39,551