

An aerial photograph of a vast, lush green forest. In the center, a large, dark blue pond is surrounded by a dense forest. The forest extends to the horizon, with rolling hills visible in the distance under a clear sky. The text is overlaid on the top portion of the image.

OLAMON POND FOREST
±2,928 acres, Greenfield, Penobscot County, Maine

LandVest[®]



OLAMON POND FOREST

±2,928 ACRES

Greenfield, Penobscot County, Maine

LandVest is pleased to introduce Olamon Pond Forest to the market. Situated approximately 25 miles northeast of Bangor in the heart of the Penobscot Valley, the 2,928-acre property offers an excellent long-term timberland investment and a superb recreational asset to a broad group of buyers. Olamon Pond Forest features a wholly-contained 14-acre pond and miles of stream frontage in addition to a well-balanced young forest resource poised for growth and product appreciation.

LISTED EXCLUSIVELY WITH LANDVEST

\$1,225,000

DAVID SPEIRS

207-874-4982

dspeirs@landvest.com

REGION, ACCESS AND INFRASTRUCTURE

The property is located in the unorganized town of Greenfield, Maine, not far from the regional economic hub of Bangor and closer still to the University of Maine's flagship campus in Orono. Greenfield, primarily supported by a forest- and farm-based economy, is a rural setting with intermittent residential and recreational development amid large tracts of timberland. Central Maine offers abundant forest product markets and services. The property is accessible via the county-maintained Myra Road and encompasses nearly 11 miles of solid interior road infrastructure.

TIMBER RESOURCE

The Olamon Pond Forest resource is characterized by its impressive species diversity, growth and appreciation potential, and location to markets. Positioned in the Spruce-Fir-Northern Hardwood Forest Ecosystem, the property's species diversity is strong resulting in the investment benefit of market flexibility. Among the most common softwood species present include areas of spruce-fir mixed with white pine. Cedar and hemlock also contribute a mentionable amount of volume. Maples, birches, and aspen are the most significant hardwood contributors. A comprehensive timber inventory is available to potential buyers.

The current timber resource of Olamon Pond Forest is dominated by younger age classes represented by vigorous sapling and pole

timber which are expected to achieve steady biological growth and value appreciation during the next investment horizon. As noted in the timber inventory, 38% of the basal area occurs in pre-merchantable growing stock.

RECREATIONAL RESOURCE

Collectively, the multitude of recreational opportunities coupled with the large scale of the asset creates a superb and picturesque setting for private use and development opportunities. Olamon Pond, a secluded 14-acre pond rimmed by hemlock and pine and tucked into hardwood hills offers a picturesque focal point for recreational development. Numerous beaver ponds, dead waters, and wetlands associated with the Olamon Stream drainage provide fishing opportunities and excellent wildlife habitat. To that end, the most common game species found on the property include deer, moose, bear, grouse, and turkey. Miles of roads and trails and thousands of acres offers something for everyone.

TAXES

The property is enrolled in Maine's Tree Growth Tax Law Program. Estimated total taxes for 2012 were \$4,300.

ADDITIONAL INFORMATION

For more information, please visit the property data room on the LandVest website. Here you will find a current property inventory, a detailed field map among other property details.

