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MAINE FORESTLAND OWNERSHIP: TRENDS AND ISSUES

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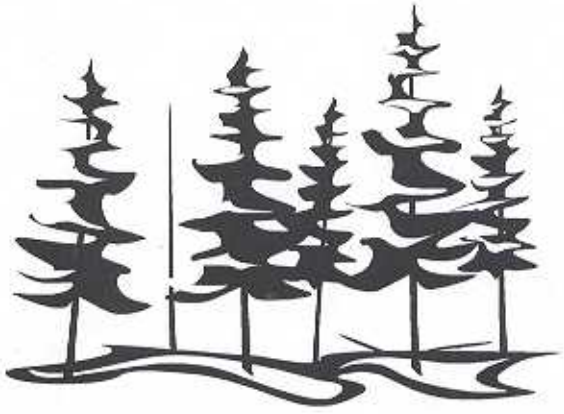

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TABLE OF CONTENTS

Page

EXECUTIVE SUMMARY i

I. INTRODUCTION 1

A. Background 1
B. Data Sources 2

II. MAJOR FORESTLAND TRANSACTIONS 3

A. Brief Review: The 1990s 3
B. Overview: 1990 – 2005 7
C. Closer Look: The Current Decade 11

III. DISCUSSION 19

IV. CASE STUDY 23

A. Attean Township 23

V. CONCLUSION 25

VI. REFERENCES 26

VII. APPENDICES

A. Land Area in the State of Maine: 1982, 1997, 2003 (US Forest Service Data)
B. Area of Forestland in Maine, 1660 – 2003, and Forestland Acreage by Owner Group, Maine (1959, 1971, 1982, 1995, 2003)
C. Letter to Legislative Leadership from the Chairs of the Joint Standing Committee on Agriculture, Conservation and Forestry Requesting the Staff Study on Forestland Ownership in Maine
D. Tracking Ownership and Use of Forestland, Legislative Directives
E. Maine Forestland Transactions – 10,000 Acres and Greater – January 1990 through August 2005
F. Figures from Report, "Changing Forestland Ownership Patterns in the Northern Forest and Implications for Biodiversity," Pathways of Timberland Ownership Fragmentation (Great Northern Paper and Hancock Timber Resources Group)
G. Maine Forestland Conservation Transactions – 10,000 Acres and Greater – January 1990 through August 2005

EXECUTIVE SUMMARY

This report examines changes in ownership of forestland in Maine from January of 1990 through August of 2005. The data analyzed is limited to transfers of 10,000 acres or more. The number of transactions, acreages transferred, and types of landowners active in the market are compared for periods within the 15-year and 8-month study period.

The divestiture of forestland by large industrial landowners observed in the 1990s continued into the present decade with International Paper and MeadWestvaco exiting as forest landowners in Maine. J.D. Irving remains the largest landowner in the State and the only industrial landowner with over one million acres.

The number of forestland transactions rose steadily looking at the period January 1990 through August 2005 in roughly four-year increments. The distribution of sales by acreage categories indicates a steady trend towards more sales in the 10,000- to 99,999-acre range.

The attraction of financial investors to timberland has continued. Additional timber investment management organizations (TIMOs) and real estate investment trusts (REITs) have entered the market in Maine since 2000. TIMOs have been active both as sellers and buyers in the period January 2000 through August 2005. Logging contractors who also engage in real estate sales and development have increased their holdings in the past five years and are particularly active in sales of 10,000 to 50,000 acres. The State of Maine and private non-profit conservation organizations increased their acquisition of forestland and interest in forestland between 1998 and 2005 with easement acres greatly exceeding fee purchases.

I. INTRODUCTION

Maine continues to be the most heavily forested state in the nation with roughly 90 percent of the State's land area covered by forests (Appendix A). Total forested acres, approximately 17.7 million acres, has not changed for the last several decades, however, the face of Maine's landownership has changed significantly over the last 20 years (Appendix B). Maine's pulp and paper companies have ended their 100-year history as the State's predominant forestland owners. Large domestic industrial landownership no longer exists in the State of Maine, leaving the question, "Who are the new landowners?" The answer appears to be large private investors, logging-contractor-related entities, timber investment management organizations (TIMOs), and real estate investment trusts (REITs).

All sources indicate that the number of sales of large tracts of forestland in Maine in the first half decade of the 21st century exceeded the number of transfers for the entire decade of 1990 through 1999. The rise in land transfer activity in Maine is part of a nationwide trend with approximately 50 percent of the industrial forestland in the United States changing hands during the past 10 years (Timber Mart-South 2005). This report builds on previously published Maine data for the period of 1990-1999 to provide an overview of major land transactions from January 1990 through August 2005, and more detailed information on changes in ownership for the period January 2000 through August 2005.

A. Background

In March of 2000, a report entitled "Forestland Ownership in Maine: Recent Trends and Issues" was issued under the auspices of the Office of Policy and Legal Analysis (OPLA). This report identified significant land transactions (10,000 acres and larger) that occurred in the 1990s and explored factors causing major changes in ownership of forestland.

During the First Regular Session of the 122nd Maine Legislature, the Joint Standing Committee on Agriculture, Conservation and Forestry (ACF Committee) directed OPLA to update the March 2000 study (Appendix C). The purpose of this update is to provide a better picture of recent land transactions and a basis for assessing the perceived threat to Maine's working forests and public access for outdoor recreation. In requesting this study, the ACF Committee expressed particular interest in information on subsequent sales and use of land purchased in the 1990s. This report attempts to provide that information in the "Closer Look: The Current Decade" section of this report and in the case study which follows.

B. Data Sources

James W. Sewall Company, a natural resource mapping and appraisal firm headquartered in Old Town, Maine, provided a database of forestland transactions of 10,000 acres and larger for use in the 2000 report and a similar database of transactions for the time period beginning January 2000 through August 2005 for use in this report.

This report relies heavily on the Sewall database. We compared Sewall's data with sources such as newspaper and other media accounts; lists that other organizations are developing; and land transfers reports produced by the State of Maine's Bureau of Revenue Services (MRS). No two datasets were alike. In developing this report, we used Sewall's database as a baseline from which to work and added to that database as we became aware of, and confirmed, other forestland transactions.

While the interest in changes in ownership of forestland is intense, no state agency systematically collects and compiles land transaction information in a manner that facilitates analysis. A synopsis of the Legislature's recent interest and directives to monitor changes in ownership and use of forestland is found in Appendix D.

As we were working on this study, we became aware of two other efforts underway to document changes in land ownership. First, the Maine Land Use Regulation Commission (LURC) has contracted with a consulting firm to research and prepare a report on patterns of land ownership within LURC's jurisdiction. This work is part of LURC's effort to update its comprehensive plan. Secondly, the Manomet Center for Conservation Sciences was researching changing forestland ownership patterns in the northern forest. Manomet's report to the National Commission on Science for Sustainable Forestry dated July 8, 2005 documents timberland ownership changes in the northeastern United States from 1990-2005 with a section specific to Maine for the period 1994-2005. An extensive database on land sales has been created by Manomet and further published reports are anticipated.

The data set found in Appendix E was used to generate the tables, graphs and other quantitative information in this report. It corresponds closely to the Sewall database but is not identical to it. It contains real estate transactions involving both fee purchases and purchases of development rights, conservation easements and in one instance an easement for recreational access. In graphs and sections of the text pertaining specifically to purchases by the State of Maine or non-profit conservation groups, the distinction between fee ownership and less than fee interest is made. Both types of transactions are important to consider in assessing the impact of land sales and policy implications.

II. MAJOR FORESTLAND TRANSACTIONS

A. Brief Review: The 1990s

"Forestland Ownership in Maine: Recent Trends and Issues," the report published in 2000, identified large land transactions that occurred in the 1990s and explored factors causing changes in ownership. Three major trends were identified:

1. Industrial landowners were the primary sellers of forestland;
2. Timberland investors became major buyers of forestland and a significant presence in the State; and
3. Public and private non-profit organizations became more involved in forestland conservation through unprecedented large land acquisitions and conservation easements.

From January of 1990 through December of 1999 approximately 11.1 million acres of forestland changed hands in transactions of 10,000 acres or more.[1] The enormous holdings amassed by Great Northern Paper (approximately 2.1 million acres) were sold intact by Georgia Pacific to Bowater along with the Millinocket and East Millinocket paper mills in 1992. Seven years later in 1999, Bowater sold roughly one million acres to Irving of New Brunswick; 416,877 acres to Inexcon of Quebec (with the mills); and 655,327 acres to McDonald Investments of Birmingham, Alabama. The breakup of these lands was a keystone land transaction in the Maine Woods. Appendix F contains a flow chart detailing the breakup of the Great Northern Lands.

The sales to Irving and Inexcon were transactions in which both the sellers and buyers were or by virtue of the purchase became industrial landowners. The sale to McDonald Investments was an example of a growing trend of forestland acquisitions by investors. Timber investment entities were buyers in approximately 37 percent of the transactions, representing approximately 23 percent of the acreage sold during this time period.

Timber investment management organizations (TIMOs), real estate investment trusts (REITs), and other investors were attracted to forest industry's undervalued timberland in the Northeast during the 1990s and emerged as major timberland owners in Maine (Figure A). Resource Investments Incorporated and John Hancock Mutual Life Insurance Company made their first timberland investments in Maine during this time. In 1998, a Seattle-based company, Plum Creek Timber

[1] The total number of transactions and corresponding acres are slightly different than those published in the March 2000 report. A few changes to the transaction data set for the 1990s have been incorporated into the data set used for this report. The transfer of over 10,000 acres of blueberry barrens included in the earlier report has been removed from the data set. Additional transactions that occurred in the 1990s but were not included in the 2000 report have been added to database used for this report.

Company, purchased 905,000 acres from South African Pulp and Paper (SAPPI) and became the first publicly-traded timberland REIT with ownership in Maine.

Varied approaches to forestland acquisition for conservation and public recreation were evident in the 1990s. Some examples include:

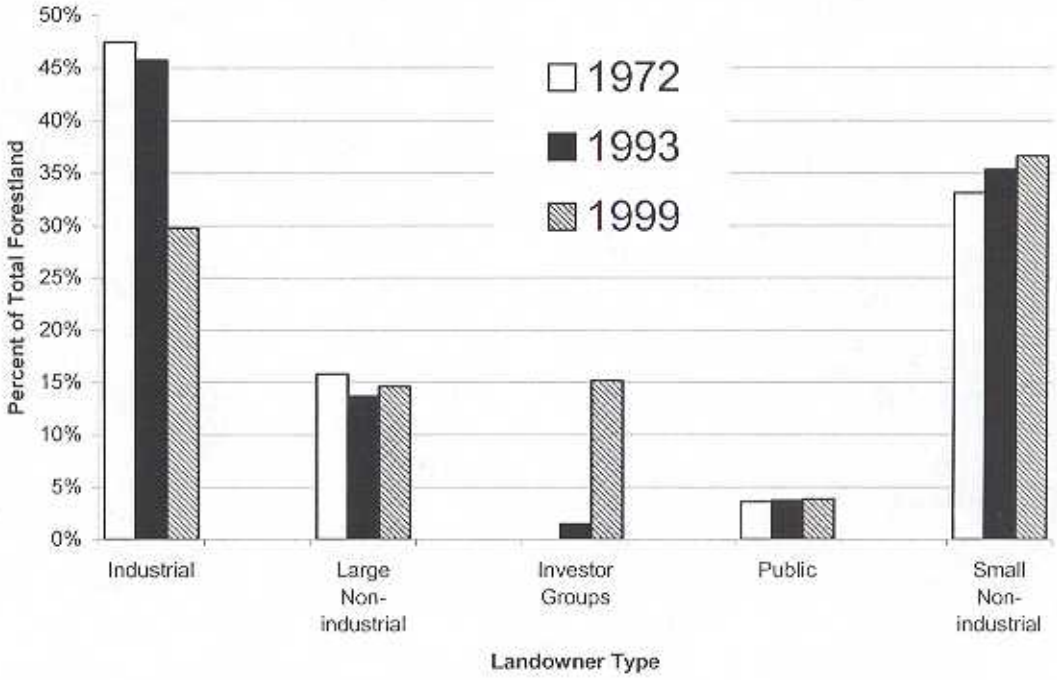
- The 1990 purchase by the State of Maine of 29,692 acres in the vicinity of Nahmakanta Lake from Diamond Occidental. This land continues to be managed for multiple use as part of the Nahmakanta Unit managed by the Bureau of Parks and Lands within the Department of Conservation.

- The 1998 purchase by the Nature Conservancy (TNC) of 185,000 acres along the headwaters of the St. John River from International Paper. Conserving the headwaters of the St. John River is a primary landowner objective. The timber resource is managed for TNC by Huber Resources Corporation.

- In 1999, the New England Forestry Foundation, a private non-profit group, entered into an agreement with the Pingree Heirs to purchase development rights on 754,673 acres of forestland in northern Maine. This conservation easement was finalized in 2001.

The emergence of investor groups as owners of forestland in the 1990s is illustrated in Figure A below, replicated from the 2000 report.

Figure A. Comparison of Forestland Ownership in Maine (1972, 1993, and 1999)



Source: Maine Forest Service.

The next section of this report presents data for the entire study period from January 1990 through August 2005, followed by a closer look at the subset of transactions occurring from January 2000 through August 2005. Landowner categories are further differentiated to better describe recent trends in ownership. The categories used are described in the glossary below followed by a key to the abbreviations used in tables and graphs.

Glossary – Landowner categories in alphabetical order:

Conservation Organization: A non-profit organization with primarily an environmental conservation interest in the land (e.g., The Nature Conservancy, The Forest Society of Maine, and the New England Forestry Foundation, and Appalachian Mountain Club) (Hagan et. al. 2005).

High-Net-Worth Individual: Wealthy individuals who purchase large parcels of forestland (referred to as "kingdom lots"), typically 10,000 acres or larger.

Industrial Landowner: A forestland owner that also owns a manufacturing facility.

Large Private Investor: This category is a catch-all for organizations or individuals that purchase timberland as a financial investment, but that have not explicitly been identified as a TIMO or REIT. This owner type does not own mills. This category includes: Wagner Forest Management clients and McDonald Investments.

Logging-Contractor-Related Entity: A logging contractor who is also a landowner and land developer or subdivider.

Non-industrial Private Forest Landowner (NIPF): A forestland owner that does not own any manufacturing facilities.

Public: State- or federally-owned land.

Real Estate Investment Trust (REIT): A company, usually traded publicly, that manages a portfolio of real estate to earn profits for shareholders. REITs combine the capital of many investors to acquire or provide financing for all forms of real estate. A REIT generally is not required to pay corporate income tax if it distributes at least 95 percent of its taxable income to shareholders each year.

Timber Investment Management Organization (TIMO): Acquires and manages timberland investment properties with the goal of optimizing financial returns for their clients, namely institutional investors and wealthy individuals. Institutional investors include such entities as bank trust departments, insurance companies, mutual funds, pension funds, and university endowment funds.

Utility: Privately-owned business entity, subject to government regulation that provides an essential commodity or service, such as water, electricity, transportation, or communication to the public.

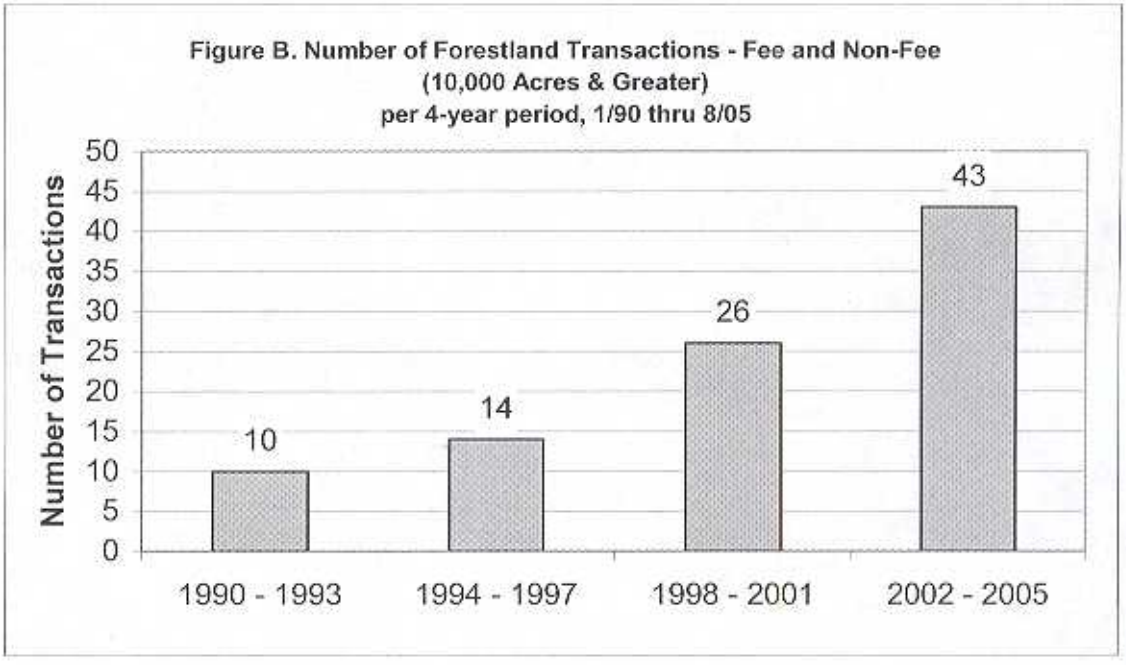
Key of Forest Landowner Categories (alphabetical order)

Category	Abbreviation
Conservation Organization	CONS
High-Net-Worth Individuals	HNWI
Industrial Landowner (both domestic and foreign)	IND
Large Private Investor	LPI
Logging-Contractor-Related Entities	LC
Non-industrial Private Forest Landowner (including family ownerships)	NIPF
Public	PUBL
Real Estate Investment Trust	REIT
Timber Investment Management Organization	TIMO
Utility	UTIL

B. Overview: 1990 - 2005

From January 1990 through August 2005 (a 15-year plus 8-month period), 93 land transactions of 10,000 acres and larger took place in the State of Maine involving a total of 17.4 million acres. It is important to note that many of these forestland acres have been counted more than once as the same tract or portions of the same tract were sold multiple times within the 15-year, 8-month period. It is also important to note that the list of transactions includes both the purchase of fee ownership and less than fee ownership such as the purchase of development rights or an easement for public access.

Land transfer activity has increased over the last 16 years. Breaking the study data into four time periods illustrates a progressive increase in the number of transactions 10,000 acres and greater (Figure B).



The total acres sold in each of the four time periods fluctuate markedly. The number of transactions for acreage categories in each of the four time periods may be more helpful in understanding the fluctuation (See Table 1).

Table 1. Number of Transactions by Acreage Categories
Maine Forestland Transactions – Fee and Non-Fee
10,000 Acres & Greater
January 1990 thru August 2005

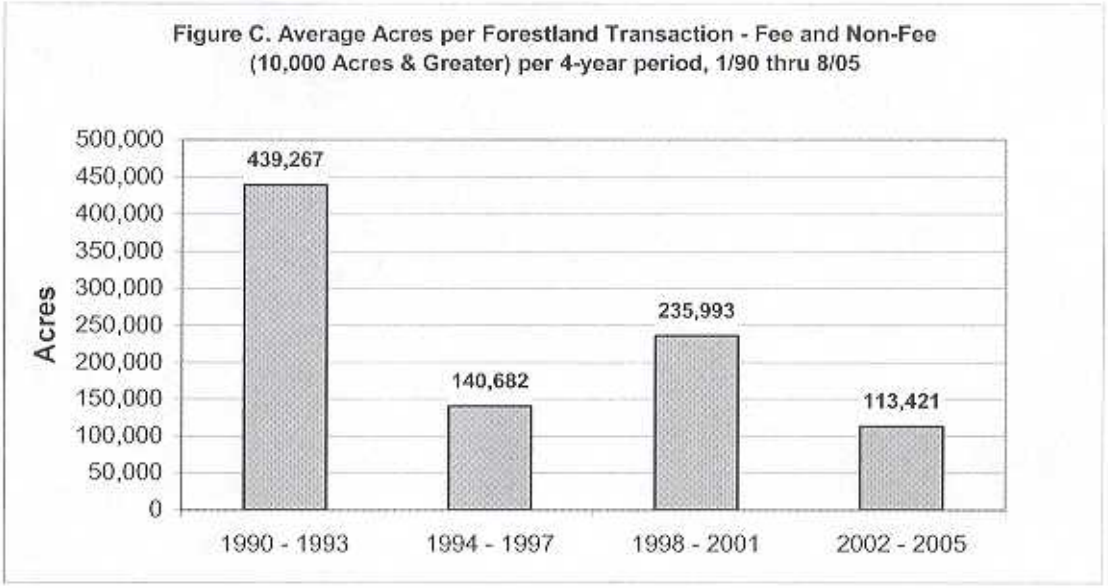
Acreage Category	1990-93	1994-97	1998-2001	2002-05
10,000 – 99,999	7	10	16	32
100,000 – 499,999	1	2	5	8
500,000 – 999,999	0	2	4	2
1 million ≤	2	0	1	1
Total Transactions	**10**	**14**	**26**	**43**
Total Acres	**4,392,667**	**1,969,544**	**6,135,816**	**4,877,099**

Figure C presents the average acreages for each time period graphically. During the first four-year time period (1990 through 1993), the average acres per transaction was almost 440,000 acres. This average is skewed by the transfer of two million acres when Georgia Pacific Corporation took over Great Northern Paper in 1990, which was then followed by the sale of the same two million acres by Georgia Pacific Corporation to Bowater Incorporated in 1992.

The average acres per transaction plummeted for the 1994-1997 time period when no individual transaction of one million or more acres occurred. The average rose for the period 1998-2001 due to one sale in excess of one million acres (1.01 million acres from Bowater to J.D. Irving) and four sales between 500,000 and 900,000 acres (including International Paper's purchase of approximately 887,000 acres of Champion land).

The drop in average acreage per transaction to 113, 421 for the last four years (January 2002 through August 2005) reflects a large number of sales in the 10,000 – 99,999 acre category. The one transaction over one million acres was the sale of International Paper Company's lands to GMO Renewable Resources.

There are no ownerships in excess of 1.3 million acres at the time of this report. As of October 2005, only two entities owned more than one million acres of forestland in Maine: 1) J.D. Irving, an industrial landowner; and 2) GMO Renewable Resources, a timber investment management organization (TIMO). Although Wagner Forest Management manages over 1.2 million acres of forestland in Maine that land is owned by several clients contracting with Wagner for services. Table 3 in the next section of this report gives further detail on acres owned by landowner category.

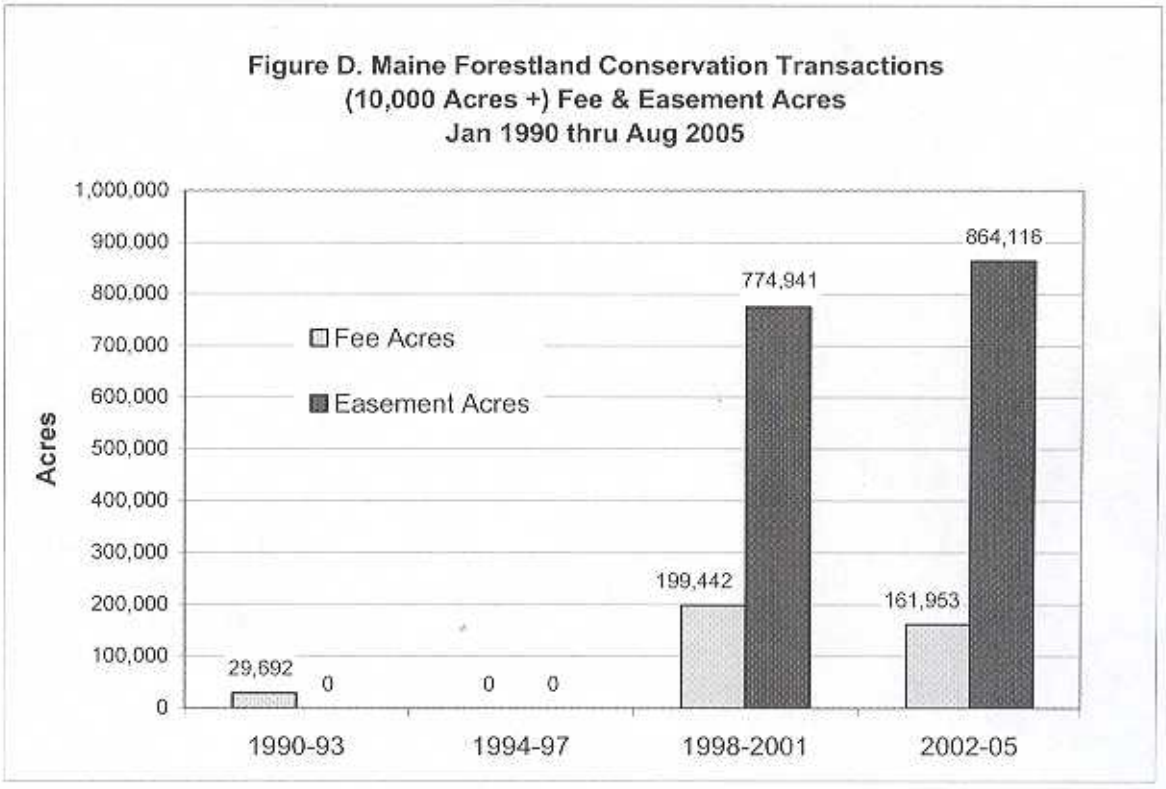


During the past 16 years industrial landowners have been the primary sellers of forestland – on the ledger as grantors (sellers) in 62 percent of all transactions 10,000 acres and over. These transactions represent 86 percent of the forestland acres sold. Industrial landowners were buyers in roughly 20 percent of the transactions for the same time period. These purchases represent 54 percent of acres sold. Table 2 presents the numbers on which these percentages are based, i.e. transactions by landowner category for the entire 15-year, 8-month study period. Again, these numbers include fee transactions and less than fee transfers.

Table 2. Maine Forestland Transactions – Fee and Non-Fee
(10,000 Acres & Greater)
January 1990 through August 2005
Number of Transactions and Acres by Landowner Category

Landowner Category	Grantors (Sellers)		Grantees (Buyers)	
	# Transactions	Acres	# Transactions	Acres
IND	58	14,874,952	19	9,433,187
TIMO	14	312,152	12	1,818,798
LPI	8	777,245	7	2,075,187
NIPF	8	1,334,609	4	30,754
LC	4	61,726	26	569,862
UTIL	1	14,442	0	0
REIT	0	0	5	1,278,702
HNWI	0	0	3	97,620
PUBL/CONS	0	0	15	2,030,144
Unknown	0	0	2	40,872
Total	**93**	**17,375,126**	**93**	**17,375,126**

The appearance of public and conservation groups as buyers in 15 transactions totaling over two million acres between January 1990 and August of 2005 is worthy of note. The State of Maine, private non-profit organizations, and one sporting club were involved in 16 percent of the total number of transactions, acquiring interest in almost 12 percent of the total acres. Roughly 81 percent of their acquisitions were easements as opposed to fee ownership of forestland (Appendix G). Figure D shows the amount of acres transferred in fee ownership and easement ownership for each four-year period from January 1990 through August 2005.



The next section of this report focuses on the period January 2000 through August 2005, providing a look at transactions within landowner categories.

C. Closer Look: The Current Decade

In the new millennium, the pace of large land sales has accelerated. Fifty-eight land transactions of 10,000 acres and larger, took place from January of 2000 through August of 2005 for a total of 6.3 million acres. In comparison with the previous decade, 23 more forest land transfers occurred in just over half the time. As noted earlier, the transaction database includes a mix of fee acquisitions and conservation easement purchases.

Details on major transactions in the current decade are provided in a bulleted format by landowner category. The percentages referred to in the text are illustrated graphically in the discussion section of this report along with a graphic representation of relative activity by landowner category for the period 1990-1999.

1. Industrial Owners Continue to Shed Forestland

From January of 2000 through August of 2005, over half of the sellers were industrial landowners (Figure F1). Twenty of the sellers in these transactions were domestic industrial landowners and 11 were foreign industrial landowners. Industry sold almost 76 percent of the acres during this same time period (Figure F2).

- International Paper (IP), a domestic industrial landowner, has divested all of its Maine lands (roughly 1.4 million acres) in the last five years. In 2000, IP merged with Champion International and acquired not only Champion's three mills, but also approximately 887,000 acres in Maine, primarily in Washington and Hancock Counties. At that time, IP became the second largest landowner in Maine. The next year, IP began selling its landholdings in Maine. IP exited Maine completely as a forestland owner in 2004 with the sale of almost 1.1 million acres (1,087,775 acres) to GMO Renewable Resources, the timberlands investment division of GMO LLC, a privately-held global investment company based in Boston. Sustainable Forest Technologies (SFT), a wholly-owned subsidiary of IP, continues to be the forest management consulting group for the land that GMO acquired.

  IP also sold 195,563 acres to logging-contractor-related entities in the last five years. The majority was sold to H.C. Haynes Incorporated, and its real estate entity Lakeville Shores, based in Winn, Maine. IP was also involved in four conservation transactions during this time. IP sold 43,095 acres in fee ownership and 40,363 acres in conservation easements to nonprofits and the State of Maine. IP also sold a 21,920-acre recreational easement to a sporting club. More information on

those conservation deals is in the "Conservation Transactions" section of this report.

- MeadWestvaco, another domestic industrial landowner, also exited forest landownership in the State of Maine during this time period.

  In 2000, Mead Oxford owned approximately 550,000 acres in Maine. In 2001, Mead Oxford sold 20,013 acres to Richard Brown, a high-net-worth individual from Texas. Less than one year later, The Mead Corporation and Westvaco Corporation announced the completion of a merger of equals. Forestland in Maine previously under Mead ownership was now under MeadWestvaco ownership.

  In 2003, MeadWestvaco sold its remaining Maine forestland (approximately 519,000 acres) to Bayroot LLC, which is a business entity represented by Wagner Forest Management of Lyme, New Hampshire.

- Irving, a Canadian forest products company, sold 346, 932 acres in six transactions during this time period. Most of the lands sales (88,736 acres) were to logging-contractor-related entities, namely H.C. Haynes and Gardner Land Company. In 2004, Irving also sold roughly 24,000 acres to Roxanne Quimby, a high-net-worth individual with preservation interests. Early in 2005, Irving sold 234,113 acres to TimberStar, a subsidiary of iStar Financial which is a real estate investment trust (REIT) headquartered in New York City. Despite these land sales, Irving remains the largest forest landowner in the State with over 1.2 million acres (Table 3) and the only industrial landowner with a land base in excess of 400,000 acres. Irving owns sawmills in Maine, and both sawmills and pulp and paper mills in Canada.

Industrial landowners were buyers in 10 percent of the forestland transactions, and purchased over 30 percent of the acres (Figures H1 and H2). The percent of acres acquired by industry is affected by two mergers in particular: 1) International Paper's acquisition of approximately 887,000 acres of Champion International land in 2000, and 2) the 500,000 acres in Maine acquired when Mead Corporation became Mead Westvaco in 2002.

Table 3. Forest Landowners in Maine with Fee Ownership of 100,000 Acres or More, 2005

Landowner Category	Acres
Industrial Landowners	
Irving	1,256,872
J.M. Huber	366,223
Katahdin Forest Management	293,037
Clayton Lake Woodlands	245,758
	2,161,890
Large Non-industrial Private Forest Landowners	
Pingree Associates (Seven Islands Land Co.)	838,547
Prentiss & Carlisle (P&C)	305,021
Webber Heirs (managed by P&C)	237,264
J. Cassidy (managed by P&C)	110,276
Dunn Heirs	109,224
Kruger Daaquam	107,080
	1,707,412
Large Private Investors	
Wagner Forest Management Clients	1,241,318
McDonald Investments	375,533
	1,616,851
Timber Investment Management Organizations	
GMO Renewable Resources	1,186,971
The Forestland Group	243,904
	1,430,875
Real Estate Investment Trusts	
Plum Creek Timber Company	927,634
TimberStar	344,734
	1,272,638
Public	
State	958,824
Federal	182,906
	1,141,730
Logging Contractor Entities	
H.C. Haynes/Lakeville Shores	273,686
Gardner Land Company	111,268
	384,954
Conservation Organizations	
The Nature Conservancy	257,083
	257,083
Tribal Lands	
Penobscot Indian Nation	124,870
Passamaquoddy Tribe	118,478
	243,348
TOTAL	**10,216,511**

Sources: James W. Sewall Company (private acres) current as of October 1, 2005 & Maine State Planning Office (public acres) current as of December 31, 2004.

2. Investment-oriented Owners of Forestland

Investment-oriented landowners continued to be active in the new decade as both buyers and sellers of timberland. Large private investors, TIMOs, and REITs purchased 38 percent of the acres sold from January 2000 through August 2005 (Figure H2). Almost 19 percent of the transactions involved these investment groups as buyers of forestland (Figure H1).

- The St. Aurelie Timberlands in Somerset County has had four different owners in the last five years. First, Daishowa Paper of Japan sold shares of Daishowa Forest Products, including a paper mill and approximately 61,000 acres, to Enron Industrial Markets LLC, a wholly-owned subsidiary of Enron Corporation (Nippon Paper Group 2001). White Birch Land LLC, an investor group from Connecticut, took ownership of the timberlands from bankrupt energy giant Enron early in 2004 (Paper Money 2004). Later that same year, White Birch Land sold the land to TimberVest, a TIMO headquartered in Atlanta, Georgia.

  In 2005, TimberVest purchased an additional 22,859 acres in Somerset County from a logging contractor, Up North Corporation.

- As mentioned in the preceding section, GMO Renewable Resources, a TIMO based in Boston, purchased approximately 1.1 million acres from International Paper in 2004.

- Heartland Forestland Fund V, a partnership owned by The Forestland Group, purchased 238,706 acres from Fraser Papers in 2005. This transaction marked the end of forestland ownership in Maine for Fraser, and the entrance of The Forestland Group as a timberland investor in New England. The Forestland Group, a TIMO based in Chapel Hill, North Carolina, owns and manages approximately two million acres in the eastern United States (Timber Mart-South 2005).

- As mentioned in the preceding section, TimberStar, a REIT headquartered in New York City, purchased 234,113 acres from Irving in January 2005. TimberStar also purchased approximately 100,000 acres from the Seven Islands Land Company (the Pingree Heirs) in July 2005.

Almost 35 percent of the sellers can be characterized as investment-oriented owners and/or managers, including 13 transfers with TIMOs as the sellers and 7 transfers including large private investors as the sellers of both fee ownerships and conservation easements (Figure F1).

- The Hancock Timber Resource Group (HTRG) sold 177,511 acres forestland in the majority (10) of these transactions. In the last six years, HTRG sold:

    - 72,604 acres to logging-contractor-related entities in six transactions;
    - 39,589 acres to one REIT (Plum Creek) in two transactions;
    - 11,794 acres to Hancock Land Company, a Maine-owned family business; and
    - 53,524 acres to John Malone, a high-net-worth individual from Denver, Colorado.

- Clients of Wagner forest management were sellers in six transactions.

    - New River-Franklin LLC and Buckfield Timber LLC (McDonald Investments' entities) sold a total of 31,901 acres to logging-contractor-related entities: 12,687 acres to Lakeville Shores, the real estate arm of logging contractor Herb Haynes and 19,214 acres to Thomas Dillon.

    - Wagner Timber Partners (also known as Typhoon LLC) and Merriweather LLC sold interest in approximately 668,000 acres (594,000 acres in development rights and 74,080 acres in fee rights) to a mix of public and private conservation interests. See the section "Conservation Transactions" for a more detailed description.

3. Logging Contractors as Timberland Owners

During this same time period, almost 40 percent of the buyers were logging-contractor-related entities, purchasing over half a million acres (Figure H1). Names like Haynes and Gardner – traditionally thought of as logging contractors – have become major landowners and developers as well.

- In at least nine transactions, H.C. Haynes, including his associated real estate entity Lakeville Shores, purchased by far the most forestland, within the logging contractor category, totaling 253,837 acres[1]. Haynes's largest acquisition was 50,079 acres in three eastern Maine townships in Hancock and Washington Counties. Haynes purchased these lands from International Paper in 2004. According to Sewall data, these purchases in the last five years have made Haynes the eleventh largest forest landowner in the State (see Table 3). H.C.

[1] Haynes, as a partner with Prentiss and Carlisle investors, also purchased some Pierce-Webber estate lands in 2004. However, not knowing Haynes's ownership interest, we could not provide equivalent acres in fee ownership. Therefore, this transaction is not included in the total acres purchased by Haynes.

Haynes is a wood supplier, logging contractor, landowner and developer based in Winn, Maine.

- Gardner Land Company acquired 78,780 acres in five large land transfers during the same time period. In 2000, Gardner purchased 11,235 acres in the South Branch Lake area in Penobscot County from Sylvan Properties – the real estate arm of another logging contractor, McPherson Timberlands. The largest tract Gardner acquired was 25,000 acres in two townships abutting Baxter State Park. Irving sold the land to Gardner in November of 2003 for $25 million or $1,000 per acre. In that same month, Irving then sold another 22,545 acres abutting the park to Haynes.

- Carrier Timberlands purchased two parcels for a total of 65,193 acres. In 2003, Carrier acquired 49,213 acres from Great Eastern Timber Company LLC, a John Hancock Timber Resource entity. Carrier also purchased a 15,980-acre parcel in Attean in 2004 from Up North Corporation, another logging-contractor-related business. The Attean parcel owned by Carrier carries with it some overlapping conservation easements. More information on the Attean easements may be found in the "Case Study" section of this report.

4. Conservation Transactions

After logging-contractor-related entities, the next largest group of buyers was public and private entities with conservation interests. Eleven conservation transactions of 10,000 acres and larger took place between January of 2000 and August of 2005. The State of Maine and nonprofits purchased easements or fee rights on 1,046,337 acres of forest land[2]. The vast majority (85 percent) of the conservation efforts by the State of Maine and nonprofits involved the purchase of easements (884,384 acres), as opposed to fee ownership of the land (161,953 acres).

The State of Maine acquired 57,180 acres in fee and 46,544 acres in conservation easements.

- Early in 2000, the State of Maine purchased the development rights from Robbins Lumber on 20,268 acres of forestland surrounding Nicatous Lake in northern Hancock County. In 1996, Diamond Occidental, the parent company of James River Corporation, sold

[2] In terms of total acres and easement acres, we chose to count both 21,920-acre easement transactions between International Paper (IP - grantor) and the Forest Society of Maine (FSM -grantee), and IP (grantor) and the Megantic Fish and Game Club (MFGC - grantee). IP sold FSM a conservation easement on 21,920 acres in the following townships: Chain of Ponds, Seven Ponds, and Mass Gore. IP also sold MFGC a recreational easement on the same 21,920 acres. In essence, we are double-counting those acres; however, it is important to note that two separate and different easements were sold to two different groups.

Robbins Lumber 22,203 acres of land and the white pine resource on that land while Champion International purchased the non-pine timber rights on the land. Robbins and Champion agreed that Champion would manage the timberland for Robbins. When International Paper (IP) acquired Champion International in 2000, IP acquired the non-pine timber rights and also continued as the land manager. When GMO Renewable Resources, a TIMO, purchased all of IP's Maine lands in 2004, the non-pine timber rights did not transfer to GMO as part of that transaction. The non-pine resource continues to be owned by IP and managed by a forester associated with IP's paper mill in Buckport, Maine. The underlying land and white pine resource are still owned by Robbins Lumber.

- In 2002, the State purchased 3,778 acres in western Maine including the summit of Tumbledown Mountain, and purchased the development rights to roughly 7,833 acres in the area from Hancock Land Company. This acquisition and easement were part of a larger project to protect lands in the Mount Blue Region.

- The State also acquired fee ownership of land (roughly 47,000 acres) around Seboomook Lake and Pittston Farm in 2003 from Merriweather LLC, a Wagner Forest Managment entity. In addition, the Forest Society of Maine (FSM), a non-profit conservation organization, purchased a 282,000-acre conservation easement from Merriweather LLC in the Maine Highlands of Piscatquis and Penobscot Counties. These transactions are part of what is known as The West Branch Project, which conserves a total of 329,000 acres in the region bordering the West Branch of the Penobscot River.

- Later that same year, the State purchased a roughly 6,400-acre tract of land and an 18,443-acre conservation easement in Downeast Maine from International Paper with the goal of protecting a key recreational and wildlife corridor along the Machias River and several key tributaries. The State's Maine Atlantic Salmon Commission holds and monitors the easement.

In addition to FSM, other nonprofits played a key role during this time as well.

- In 2002, The Nature Conservancy (TNC) and Great Northern Paper (GNP) entered into an unprecedented agreement to protect nearly a quarter of a million acres near Baxter State Park. TNC is a private, nonprofit organization dedicated to land conservation. TNC agreed to purchase $50 million of existing loans made to Great Northern Paper in exchange for 41,000 acres in fee ownership in the Debsconeag Lakes area as well as a conservation easement on roughly 200,000

acres (Jiang 2002). The agreement is called the Katahdin Forest Project.

Late in 2005, TNC transferred the conservation easement to the State of Maine Bureau of Parks and Lands within the Department of Conservation. Because the transfer of the easement was not final at the time this report was being written, we did not include it in our data set of transactions.

- In 2003, the Appalachian Mountain Club (AMC) purchased fee ownership of 36,693 acres from International Paper. AMC paid $14.2 million for the land that sits between Greenville and Baxter State Park, and is planning to sell a conservation easement to help pay off some of its debt.

- In the last five years, the Downeast Lakes Land Trust (DELLT) has acquired 27,080 acres in fee in northern Washington County from Typhoon LLC (also known as Wagner Timber Partners). In December 2004, 11,784 acres in the upper Machias River watershed were purchased by DELLT, and the remaining 15,296 acres were acquired in May of 2005. On top of DELLT's fee ownership, the New England Forestry Foundation (NEFF) and the Sweet Water Trust hold permanent, no-development conservation easements. In addition, NEFF acquired a 311,684-acre conservation easement in the region. The roughly 312,000-acre conservation easement deal between Typhoon LLC and NEFF was completed in May 2005 as well.

- Finally, FSM purchased the development rights on 21,920 acres in Franklin County from International Paper (IP) in 2004. FSM paid $2.3 million for the conservation easement or $105 per acre. Known as the Boundary Headwaters project, these lands include the headwaters of the Kennebago and Dead Rivers, and abut the Maine-Quebec border. The Megantic Fish and Game Club purchased a recreational easement on the same 21,290 acres from IP for $1.276 million or $60 per acre. A short time later, IP sold the fee ownership of all its Maine forestlands to GMO Renewable Resources, a TIMO subsidiary of GMO LLC which is a global investment company. GMO continues to hold fee ownership of the underlying land.

The information above on specific land transfers along with the case study at the end of this report provides a picture of an active market with many players. This report does not attempt to predict future markets or landowner behavior in relation to those markets. The next section does re-examine previously identified trends and offers some comments on recent activity.

III. DISCUSSION

This report has attempted to quantify and characterize changes in ownership of Maine's forestland as ably as possible using resources available. Changes in ownership may have broad implications for Maine's working forests, rural economies and public access for outdoor recreation. This report does not offer an assessment of potential impacts. It does offer comments on accelerated activity and notable differences between the period 1990-1999 and January 2000 through August 2005.

Relative activity by landowner category is compared in Figures E and F for sellers, and Figures G and H for buyers of forestland. In looking at these graphs, keep in mind that the total activity for the 1990s represents 35 transactions and 11.1 million acres. The total activity for 2000-2005 includes 58 transactions and 6.3 million acres of land. Data sets for both periods include transactions in which less than fee ownership was transferred. Also keep in mind that only transactions of 10,000 acres or more are included in the database used to construct these charts.

Maine Forestland Transactions – Fee and Non-Fee (10,000 Acres & Greater)
SELLERS by Landowner Category

Figure E. January 1990 through December 1999

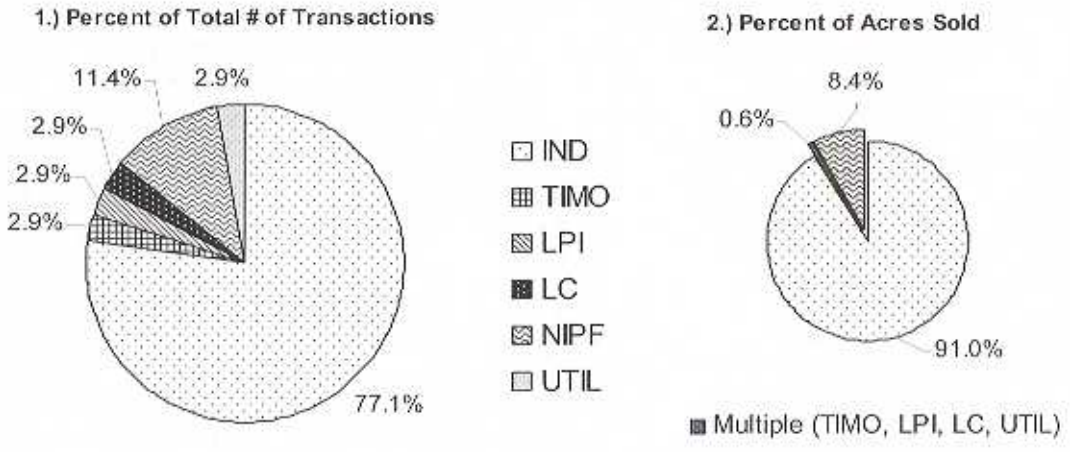
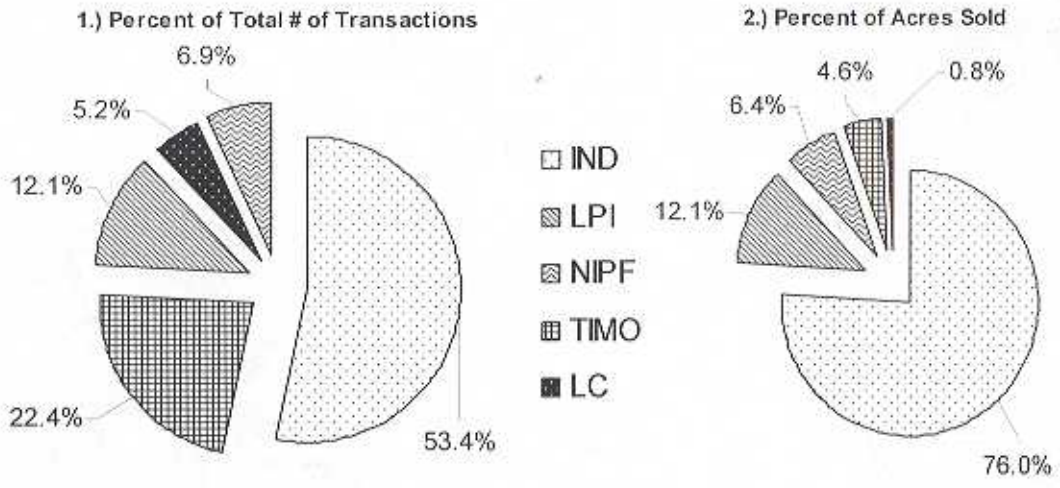


Figure F. January 2000 through August 2005



Maine Forestland Transactions – Fee and Non-Fee (10,000 Acres & Greater)
BUYERS by Landowner Category

Figure G. January 1990 through December 1999

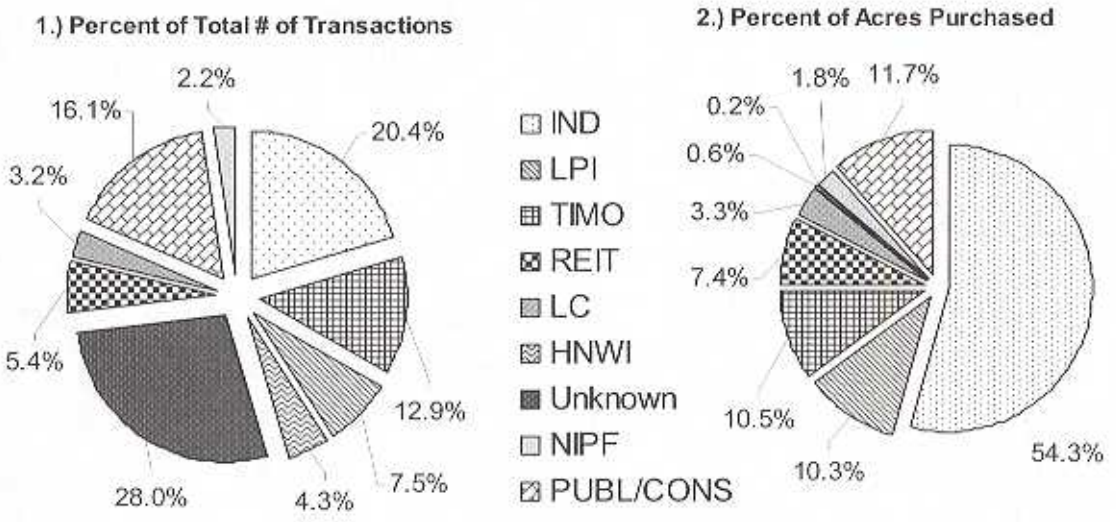
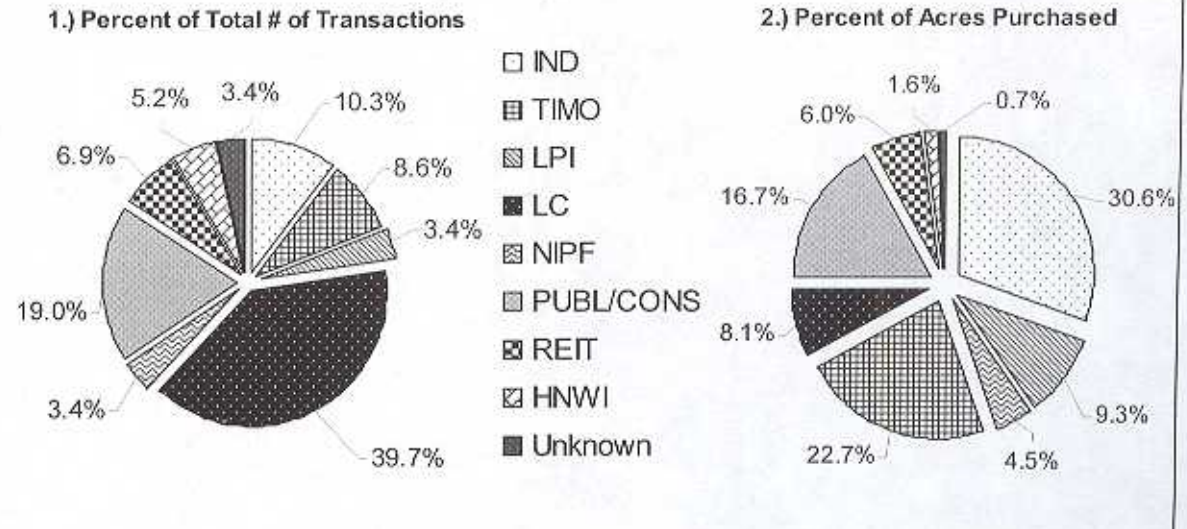


Figure H. January 2000 through August 2005



The March 2000 report identified industrial landowners as the primary sellers of large tracts of forestland in the 1990s. This trend has continued into the first decade of the 21st century. However, expressed as a percent of the total number of transactions or total acres transferred, the relative activity of industrial landowners is shrinking. This is likely to continue with the diminished number and size of industrial ownerships. In 2005, industrial landowners with collective holdings of over two million acres continue to control more forestland than any other landowner category (Table 3). The stability or disposition of the currently held industrial land base will undoubtedly be part of future discussions on forestland ownership.

Institutional investors emerged as major buyers of forestland in the 1990s. The pie charts illustrate TIMOs and other private investors continued to be active in the market both as buyers and sellers of forestland from January of 2000 through August of 2005. In 2005, TimberStar became the second REIT to be active in Maine acquiring land from an industrial owner and a non-industrial private forest landowner (NIPF). The relative status of REITs as buyers and sellers may be of particular interest for future reports.

The increase in logging-contractor-related entities as buyers is perhaps the most notable contrast. Logging contractors acted as buyers in only nine percent of transactions in the 1990s and buyers in almost 40 percent of transactions occurring between January 2000 and August 2005. Logging contractors are purchasing timberland to secure wood supply, not for mills, but for themselves. Owning land ensures work for their employees and sub-contractors. Some logging contractors also subdivide and develop real estate, making a profit not only on the wood they cut, but also on the underlying land.

Activity of public and private conservation entities in large forestland transactions continued in the recent study period. This report does not examine the specifics of conservation easements held or interest purchased. It notes only that a preponderance of the acquisitions for conservation purposes are in the form of easements rather than fee acquisitions.

The data presented and observations made in this report can be summarized as follows:

1. The transfer of tracts of forestland of 10,000 acres and greater continued to increase from January of 1990 through August of 2005.
2. The distribution of land transactions by acreage category are increasingly weighted toward the 10,000- to 99,999-acre category.
3. The profile of buyers has changed markedly. Industrial buyers represent a much smaller percentage of buyers of forestland. Their dominance in the market both as buyers and sellers has been replaced by a variety of investment-oriented landowners and logging contractors.

IV. CASE STUDY

Property rights are often described as a "bundle of sticks," and those sticks can be parceled out in many ways. The following example demonstrates how forestland ownership is changing and highlights the many layers of property rights – fee ownership and various kinds of easements.

The Township of Attean is illustrative of what is happening in the Maine Woods overall. Fee ownership was held by a non-industrial private family (the Coburns), then by private investors (Lowell Associates of Boston), and then logging-contractor-related entities (first Up North Corporation, now Carrier Timberlands). Furthermore, the township carries with it multiple easements.

A. Attean Case Study

In the late 1800s, Abner and Philander Coburn acquired all of Attean Township except for a public lot east of Attean Pond. Over one hundred years later, in 1984, the Coburn heirs deeded the property (18,067 acres) to the Forest Society of Maine (FSM). Conservation restrictions were placed on the land and most of it was deeded back to the Coburn Land Trust. FSM retained most of the islands in Attean Pond, a bog, and a jack pine stand. FSM was established by the Society for the Protection of New Hampshire Forests specifically to accept this conservation easement and lands in Attean Township. The Attean conservation easement was the largest in the nation at the time. Approximately one year later, a 1,200-acre tract was conveyed to the State of Maine.

In 1987, the Coburn heirs sold approximately 17,000 acres to Lowell Associates, a group of private investors from Boston. A 790-acre parcel north of Mud Pond was sold to Great Northern Paper, which was under Great Northern Nekoosa Corporation ownership at the time.

In 1993, the Land Use Regulation Commission approved a concept plan permit application submitted by Lowell Associates. The conservation provisions included:

- The transfer of shorefront areas on Attean Pond and Moose River to the State;
- A right-of-way to Bureau of Parks and Lands forestland between Attean and Holeb Ponds;
- The conveyance of an easement to the Chewonki Foundation on the "Benjamin Valley Ecological Preserve," which prohibits development and timber harvesting;
- The conveyance of a 3,400-acre easement to Chewonki on the "Benjamin Valley Conservation Area," which prohibits development, but allows timber harvesting; and

- Conveyance of a campsite to Chewonki, comprised of two acres near Mud Pond, Wood Stream or Wood Cove.

The Chewonki Foundation is a non-profit education institution based in Wiscasset, Maine. These were in exchange for cluster development on Attean, Wood and Little Big Wood Ponds. The concept plan allowed up to 45 building sites on Wood Pond, two on Mud Pond, 16 on Little Big Wood Pond, and two on Attean Pond for a total of 65 sites.

In 1994, the State of Maine acquired Moose River shoreline in Attean Township, and Attean Pond shoreline. Later that same year, Great Northern Paper, which was under Georgia Pacific Corporation ownership, sold its 790-acre parcel north of Mud Pond to John Hancock Mutual Life Insurance Company. It was one of John Hancock's first timberland purchases in the Northeast on behalf of institutional investors. In 1996, most of Lowell's holdings in Attean were sold to Up North Timberlands, a logging contractor from Fort Kent.

In 2002, Hancock Timber Resources Group, through its investment vehicle Great Eastern Timber Company, sold the 790-acre parcel north of Mud Pond to John Malone, a billionaire media executive from Texas. Approximately a year later, Up North Timberlands sold its holdings (15,980 acres) to Carrier Timberlands.

The Attean parcel owned by Carrier carries with it some overlapping easements. As described earlier, one is held by FSM and the other is held by the Chewonki Foundation. The Chewonki easements were part of Lowell Associates' lake concept plan in 1993. The FSM easement on the entire 15,980-acre parcel was conveyed by the Coburn Heirs in 1984. The FSM and Chewonki are currently in discussions about the possibility of transferring easements to one organization.

Sources: The Forest Society of Maine and James W. Sewall Company.

V. CONCLUSION

As changes in ownership have accelerated over the past five years, so has the demand for information on these changes. The 2000 precursor to this report concluded with the statement:

> "The policymakers, scientists, researchers and analysts of our state may benefit from a greater understanding of the changing landownership patterns in Maine and their implications on natural resources of the state for the future."

The desire for this greater understanding was readily apparent in 2005 as lawmakers addressed a variety of issues from the cost of providing services in the Unorganized Territories to maintaining jobs in the north woods to continuing public access to private lands for recreation.

In 2005, the Maine Land Use Regulation Commission (LURC) contracted for an analysis of land ownership patterns in support of its efforts to update its Comprehensive Land Use Plan in 2007. In December of 2005, the Manomet Center for Conservation Sciences concluded a privately funded study on changes in timberland ownership in the northeast with a discussion of implications for biodiversity (Hagan et al. 2005). The confluence of these efforts along with this report provide a relative wealth of timely information in January 2006 including hard data on major land transactions, an overview of landowner types, and insight into trends. However, increased awareness of how rapidly the ownership landscape is changing begs the questions:

- How long will this information be current?
- Who will produce the next comprehensive report on changes in landownership and when?

Current statutory provisions for ongoing monitoring and reporting on landownership changes yield inadequate information. The Maine Forest Service within the Department of Conservation is required to incorporate this information into its biennial State of the Forest report. In its 2005 report, a footnote at the end of the section on land ownership changes advises that: "The information reported in this section does not tell the full story of land sales in the state." The footnote goes on to detail the shortcomings of currently collected information (Department of Conservation, 2005).

In proposing the monitoring and reporting provisions in 2001, the Committee to Study Access to Private and Public lands in Maine wrote: "We did not want to create a new reporting requirement for landowners and did not want to impose a burden on state agencies that would require additional staff or data management capabilities."

If data on landownership is increasingly recognized as valuable for public policy discussions, perhaps it is time to revisit the issue of resources and to develop a process for periodically providing meaningful information.

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APPENDIX A

Land Area in the State of Maine: 1982, 1997, 2003
(US Forest Service Data)

Land Area in the State of Maine: 1982, 1997, 2003			
Land Class	**1982**	**1995**	**2003**
	Thousands of Acres		
Timberland:			
Rural	17,121.0	17,014.6	17,148.5
Urban	2.0	39.5	54.1
Total Timberland	17,123.1	17,054.1	17,202.5
Forested land:			
Productive Reserved	290.3	253.9	280.4
Unproductive Reserved		13.1	33.2
Other Forestland[a]	248.0	370.2	201.4
Total Forestland	**17,661.3**	**17,691.3**	**17,717.5**
Non-forestland			
Cropland	827.4	532.7	495.3
Pasture	249.0	169.2	81.2
Other	887.1	1,332.7	1,381.7
Non-census water	126.5	25.6	75.7
Total Non-forestland	**2,090.0**	**2,060.1**	**2,033.8**
Total Land Area[b]	**19,751.4[c]**	**19,751.4**	**19,751.4**
Source: USDA Forest Service.			

Glossary (in order of appearance in table):

Timberland: Forestland producing or capable of producing crops of industrial wood (more than 20 cubic feet per acre per year) and not withdrawn from timber utilization by statute (Acadia National Park and Appalachian Trail Corridor) or administrative designation (Baxter State Park and Bureau of Parks and Lands Ecological Reserve). The statutes and designations apply to publicly-owned land only. Timberland was formerly known as commercial forestland. Timberland may be "non-stocked" so long as no natural condition or human activity prevents or inhibits the establishment of tree seedlings.

Timberland includes the following components:

a) **Rural Timberland**: The historical and traditional acreage classified as timberland in previous inventories.

---

[a] "Other forestland" formerly known as "unproductive forestland."
[b] Source: 2000 United States Department of Commerce, Bureau of Census.
[c] Rows and columns in all tables may not sum due to rounding.

b) **Other forestland**: Defines a subset of forestland that is producing or capable of producing crops of industrial wood, but is associated with or part of a non-forest land use. In the past, these areas would have been treated as inclusions in the non-forest land use because they were considered part of a development. The minimum area for classification as "other forestland" is one acre. These strips of timber must have a crown width of at least 120 feet. Examples of land that could be classified as "other forestland" are forested portions of city parks, forested land in highway medians and rights-of-way, forested areas between ski runs, and forested areas within golf courses. Generally, although surrounded by non-forest development, these areas have not been developed and exhibit natural, undisturbed understories.

c) **Urban timberland**: A subset of forestland that now is grouped into timberland. Includes land that except for its location would be classified as rural timberland. This land is nearly (surrounded on three sides) or completely surrounded by urban development, whether commercial, industrial or residential. This land meets all the criteria for timberland, that is, at least one acre capable of producing at least 20 cubic feet per acre per year of industrial wood, is not developed for other than timber production, and is not reserved by a public agency. It is highly unlikely that such land would be used for timber products on a continuing basis. Such land may be held for future development, or scheduled for development. (The timber that is present may be utilized only at the time of development.) The land may be undeveloped due to periodic flooding, low wet sites, steep slopes, or its proximity to industrial facilities that are unsuitable for residential development. Forested areas within city parks are not urban forestland; they may be "other forestland" if all requirements are met. City parks cannot be classified as "urban timberland" as it is currently defined.

Forestland (or Forested Land): Land that is at least 10 percent stocked with trees of any size, or that formerly had such tree cover and is not currently developed for a non-forest use. The minimum area for classification of forestland is one acre. The components that make up forestland are timberland and all non-commercial forestland.

Reserved productive forestland: Forestland sufficiently productive to qualify as timberland but withdrawn from timber utilization through statute or administrative designation; land exclusively used for Christmas tree production.

Unproductive forestland: Forestland that is incapable of producing 20 cubic feet per acre per year of industrial wood under natural conditions due to adverse site conditions.

Non-forest land: Land that has never supported forests, or land formerly forested but now in non-forest use, e.g., cropland, pasture, residential areas, marshes, swamps, highways, industrial or commercial sites, or non-census water.

> **Cropland**: Land that currently supports agricultural crops including silage and feed grains, bare farm fields resulting from cultivation or harvest, and maintained orchards. Includes cropland used for cover crops and soil improvement.
>
> **Pasture land**: Includes pasture land other than cropland and woodland pasture. It can include lands that have had lime fertilizer or seed applied, or that had been improved by irrigation, drainage, or control of weeds and brush.

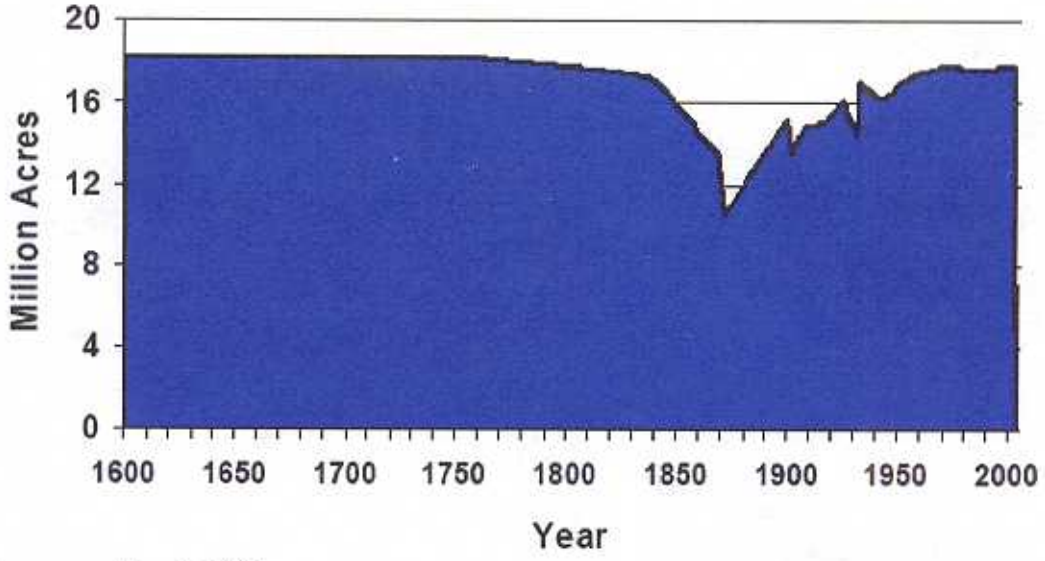
Land area: (a) Bureau of Census: The area of dry land and land temporarily or partly covered by water, such as marshes, swamps, and river flood plains; streams, sloughs, estuaries, and canals less than 200 feet wide; and lakes, reservoirs, and ponds less than 4.5 acres in area; (b) Forest Inventory and Analysis: same as (a) except that the minimum width of streams, etc. is 120 feet, and the minimum size of lakes, etc. is one acre.

> **Non-census water**: Streams/rivers 120 to 200 feet wide and bodies of water one to 4.5 acres in size. The Bureau of the Census classifies such water as land.

APPENDIX B

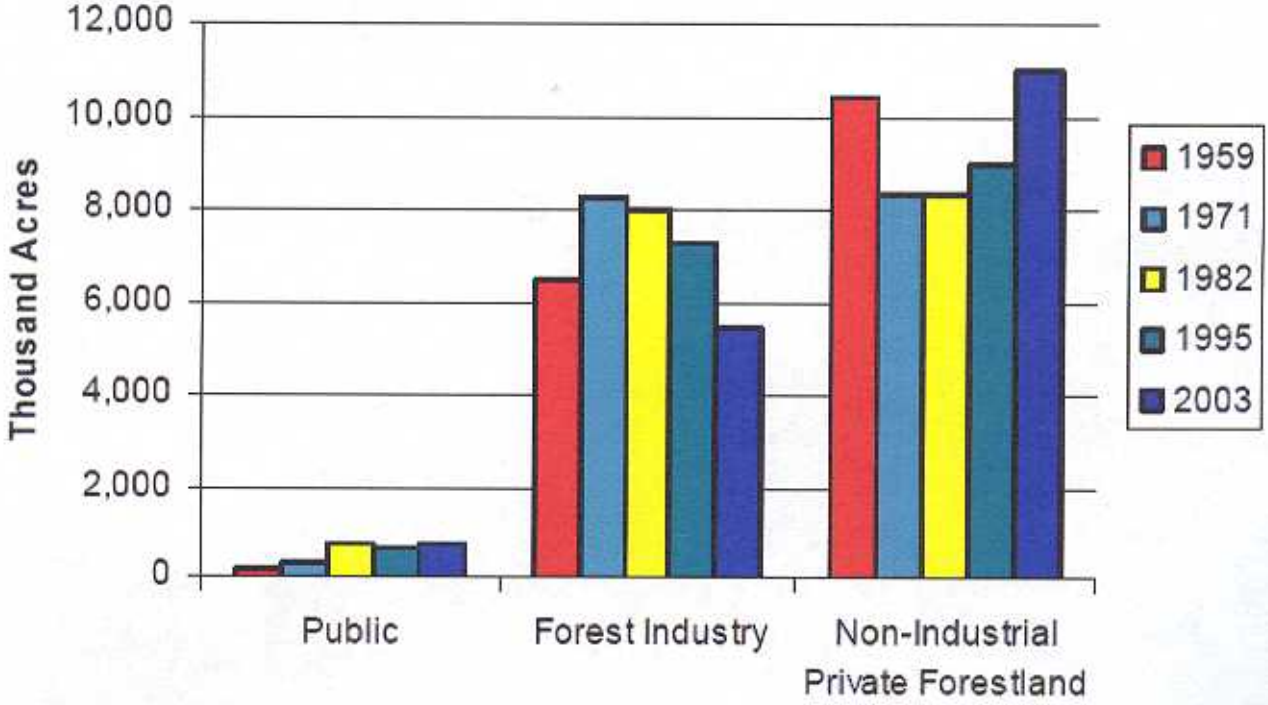
Area of Forestland in Maine, 1660 – 2003
and
Forestland Acreage by Owner Group, Maine
(1959, 1971, 1982, 1995, 2003)

Area of Forestland, Maine, 1660 – 2003



Sources: Irland 1998.

Forestland Acreage by Owner Group, Maine (1959, 1971, 1982, 1995, 2003)



Source: McWilliams et al. 2005.

APPENDIX C

Letter to Legislative Leadership from the Chairs of the Joint Standing Committee on Agriculture, Conservation and Forestry Requesting the Staff Study on Forestland Ownership in Maine

SENATE

JOHN M. NUTTING, DISTRICT 17, CHAIR
BRUCE S. BRYANT, DISTRICT 14
KEVIN L. RAYE, DISTRICT 29

JILL IPPOLITI, LEGISLATIVE ANALYST
DARLENE SIMONEAU, COMMITTEE CLERK

STATE OF MAINE

HOUSE

JOHN F. PIOTTI, UNITY, CHAIR
JACQUELINE A. LUNDEEN, MARS HILL
RAYMOND G. PINEAU, JAY
ROONEY C. JENNINGS, LEEDS
RICHARD D. BLANCHARD, OLD TOWN
RODERICK W. CARR, LINCOLN
ARLAN R. JODREY, BETHEL
ROGER L. SHERMAN, HODGDON
PATRICK S. A. FLOOD, WINTHROP
DONALD G. MAREAN, HOLLIS

ONE HUNDRED AND TWENTY-SECOND LEGISLATURE

COMMITTEE ON AGRICULTURE, CONSERVATION AND FORESTRY

To: Beth Edmonds, President of the Senate
John Richardson, Speaker of the House

From: Senator John M. Nutting, Senate Chair
Representative John F. Piotti, House Chair
Joint Standing Committee on Agriculture, Conservation and Forestry

Date: April 26, 2005

Re: Carryover Request

The Joint Standing Committee on Agriculture, Conservation and Forestry held a public hearing on **LD 1406, An Act to Preserve Public Access and Job Opportunities in the North Woods** on April 4, 2005. On April 6, the committee unanimously voted to carry this bill over until the Second Session for final action. For the past several years, this committee has received bills that attempt to address concerns surrounding the change in ownership of vast tracts of forestland in Maine. LD 1406 presents a thoughtful approach to address perceived threats to public access for outdoor recreation and wood supply for forest industry.

In March of 2000, a report entitled Forest Ownership in Maine: Recent Trends and Issues was printed under the auspices of the Office of Policy and Legal Analysis. This report was the product of a legislative intern working for this committee. We are asking that the Office of Policy and Legal Analysis update this study to provide information on land transfers since that report and particularly to provide information on the management of and subsequent sale or offerings for sale of land acquired by Timber Management Investment Organizations (TIMO's). We are asking to carry over LD 1406 pending the described staff study. This study will provide a better picture of recent land transactions and a basis for assessing the perceived threat to Maine's working forests.

At this time, LD 1406 is the only bill that we are requesting to carry over. We anticipate voting all of the bills referred to date by May 6th. There is a chance that in working the bills remaining in committee we may be requesting to carry over additional bills. We will advise you immediately upon voting for any additional carry over requests.

cc. David Boulter
David Elliott
Teen Griffen

100 STATE HOUSE STATION AUGUSTA, MAINE 04333-0100 TELEPHONE 207-287-1312 FAX 207-2871457

APPENDIX D

Tracking Ownership and Use of Forestland
Legislative Directives

Tracking Ownership and Use of Forestland
Legislative Directives

In 2000 and 2001 respectively, the Maine Legislature created two study commissions in response to changes in landownership that brought uncertainty to the tradition of public access to private lands for recreation and the leasing of lakefront lots for seasonal camps or year-round residences. These committees were the Committee to Study Access to Private and Public Lands in Maine and the Committee to Study Issues Concerning Changes to the Traditional Uses of Maine Forests and Lands.

Since no state agency was systematically tracking land transfers, both study reports called for improved information on landownership. The Access Committee recommended that State agencies use information collected for other purposes to monitor and report to the Legislature on changes in ownership of forestland (Ippoliti and Fox 2001). The Committee to Study Issues Concerning Changes to the Traditional Uses of Maine Forests and Lands unanimously endorsed the Access Committee's recommendation in their own report (Friedman and Ippoliti 2001).

In the Second Regular Session of the 120th Maine Legislature, An Act to Implement the Recommendations of the Committee to Study Access to Private and Public Lands in Maine (L.D. 2097) was enacted as Public Law 2001, chapter 564. Chapter 564 requires Maine's Bureau of Revenue Services (MRS) to report on land transfers of parcels 10,000 acres and greater in the Unorganized Territory (UT) of Maine. The Bureau of Revenue Services must submit its report to various state agencies and the joint standing committee of the Legislature having jurisdiction over public lands. The Bureau's first mandated report was in September 2003. However, MRS's reporting requirement does not include organized towns and includes only contiguous acres equaling or exceeding 10,000 acres. While the report provides some information on large land transfers, it is far from comprehensive.

Chapter 564 also requires the State Tax Assessor to report annually:

- on the number of parcels in the UT taxed under the Maine Tree Growth Tax Law with a breakdown by parcel size categories; and
- on the number of landowners owning 500 acres or more of commercial forestland, including a breakdown of the number of landowners by acreage categories.

In addition, chapter 564 requires the Director of the Bureau of Forestry within the Department of Conservation to include information on changes in ownership of forestland and parcel size in the biennial state of the forest report using information available from the Bureau of Revenue Services and municipalities.

With concerns over change in landownership, conservation easements have emerged as a common tool for conservation of forestland. Resolve 2001, chapter 31 encourages certain state agencies to pool existing resources to monitor and manage conservation easements held by these agencies. It also directs the Executive Department, State

Planning Office to coordinate the state monitoring and management of conservation easements.

The Land for Maine's Future Program (LMF) is required to report biennially to the Legislature on expenditures from the fund and revisions to the program's strategy and guidelines. The Land for Maine's Future Board (LMFB) is also required to include in its biennial report to the Legislature a description of access to acquisitions made during the report period. LMF, the Department of Conservation, Bureau of Parks and Lands and the Department of Inland Fisheries and Wildlife are directed to consider public vehicular access to land proposed for acquisition and to provide justification for land or interest in land purchased without public vehicular access.

Copies of P.L. 2001, chapter 564 and Resolve 2001, chapter 31 are included in this Appendix.

PUBLIC LAWS OF MAINE
Second Regular Session of the 120th

CHAPTER 564
H.P. 1594 - L.D. 2097

An Act to Implement the Recommendations of the Committee to Study Access to Private and Public Lands in Maine

Be it enacted by the People of the State of Maine as follows:

Sec. 1. 5 MRSA §6207, sub-§5 is enacted to read:

5. Estimation of monitoring and management costs. Prior to final approval of a project under this chapter, a person submitting a proposal to acquire property or an interest in property with funding from the Land for Maine's Future Fund or the Public Access to Maine Waters Fund shall provide:

A. A description of the management envisioned for the property for the first 10 years following acquisition. When the application proposes acquiring an interest in property, the application must provide a description of the anticipated management responsibilities retained by the landowner and those to be assumed by the State or a cooperating entity;
B. Preliminary estimates of the costs to the State or a cooperating entity of managing the land for the uses proposed in the application; and
C. Preliminary estimates of the costs associated with monitoring compliance with an easement when an interest in land is acquired.

Sec. 2. 12 MRSA §8879, sub-§1-A is enacted to read:

1-A. Report on changes in ownership of forest land. Using information received under Title 36, section 581-E, the director shall monitor changes in ownership of parcels of forest land that are 1,000 acres or greater in area within the municipalities of the State and classified under the Maine Tree Growth Tax Law. Using information received under Title 36, sections 581-E and 581-F, the director shall monitor the number of parcels classified under the Maine Tree Growth Tax Law and the distribution of parcels by size. The biennial report must include information on the number of parcels, classified by size categories, for the organized and unorganized territories of the State. The information must be presented in a manner that facilitates comparison from year to year.

In assessing changes in forest land ownership, the director shall also consider information reported pursuant to Title 36, sections 305 and 2728. The director shall provide a summary of changes in ownership of forest land in the biennial report.

Sec. 3. 36 MRSA §305, sub-§5, as enacted by PL 1973, c. 620, §10, is amended to read:

5. Rules and regulations. Promulgate, after appropriate notice and hearing, all rules and regulations necessary to carry into effect any of its duties and responsibilities-; and

Sec. 4. 36 MRSA §305, sub-§6 is enacted to read:

6. Report on changes in land ownership. On or before September 1st of each year, report to the Commissioner of Conservation, the Commissioner of Inland Fisheries and Wildlife, the Director of the State Planning Office within the

Executive Department and the joint standing committee of the Legislature having jurisdiction over public lands on the transfer in ownership of parcels of land 10,000 acres or greater within the unorganized territory of the State. Using information maintained by the State Tax Assessor under section 1602 and section 4641-D, the bureau shall provide information for each transfer that includes:

A. Name of the seller;
B. Name of the buyer;
C. Number of acres transferred;
D. Classification of land;
E. Location by township and county;
F. Sale price; and
G. A brief description of the property.

Sec. 5. 36 MRSA §581-F is enacted to read:

§581-F. Report to the Bureau of Forestry on land in unorganized territory

On or before September 1st of each year, the State Tax Assessor shall provide to the Department of Conservation, Bureau of Forestry information on land within the unorganized territory taxed according to this subchapter. The information must include the number of parcels enrolled, classified by parcel size categories. The State Tax Assessor shall consult with the Director of the Bureau of Forestry in determining the parcel size categories and shall provide the information in a consistent format to facilitate comparison from year to year.

Sec. 6. 36 MRSA §2728 is enacted to read:

§2728. Report on ownership of commercial forest land by size of ownership

On or before September 1st of each year, the State Tax Assessor shall provide the Director of the Bureau of Forestry within the Department of Conservation with information on the number of landowners filing tax returns in accordance with this chapter, including a breakdown of the number of landowners by acreage categories. The State Tax Assessor shall consult with the Director of the Bureau of Forestry in determining the acreage categories and shall provide the information in a consistent format to facilitate comparison from year to year.

Effective July 25, 2002, unless otherwise indicated.

Revisor of Statutes Homepage	*Subject Index*	*Search*	*120th Laws of Maine*	*Maine Legislature*

About the 2001 Laws Of Maine

PAGE < | TOP ^ | TOC ≡ | PAGE >

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Maine Revenue Services Land Transfers Report - 10,000 Acres and Greater
April 2002 through March 2003

Book	Page	Month	Year	Account #	Grantor	Grantee	Map	Plan	Lot	Acreage	assessed value land only	Assesed value bldg only	Sale Price	Notes
2629	298	6	2002		SP Forest	Lakeville Shores	WA034	1	8 14...	13,069.00	$1,133,493		$2,670,000	Tree Growth
1412	8	9	2002	sevl	Maine Timberlands	Nature Conservancy	sevl			44,123.00			$28,000,000	Tree Growth
2695	162	12	2002	298200018	SP Forest	Lakeville Shores	WA002	1	1	24,327.00	$1,992,958		$3,741,440	Tree Growth

Maine Revenue Services Land Transfers Report - 10,000 Acres and Greater
April 2003 through March 2004

Book	Page	Month	Year	Account #	Grantor	Grantee	Map	Plan	Lot	Acreage	Code	assessed value land only	Assesed value bldg only	Sale Price	Useable Sale	Notes
1489	1	8	2003	sevl	Great Eastern Timber	Carrier Timberlands	sevl			49469.00	15			$12,212,880	No	tree growth
9074	245	11	2003	198180012 &0031	Aroostook Timberlands	R A Crawford & Son	PE022	1	1 3	11500.00	15			$4,538,600	No	tree growth
9097	250	11	2003	198280002	Aroostook Timberlands	Elliotsville Plt	PE025	1	1 2 3	24083.00	15	$2,418,339		$12,041,500	No	tree growth
9074	237	11	2003	new '04	Aroostook Timberlands	Lakeville Shores	PE023	1	1.1 2.1	11555.00	15			$4,661,400	No	tree growth
9073	290	11	2003	sevl	Aroostook Timberlands	Gardner Land Co	PE024			27092.00	15			$25,000,000	No	tree growth
3247	11	12	2003	sevl	Merriweather	Maine State of	SO-sevl			133716.00	15			$20,674,048	No	tree growth
2387	196	12	2003	sevl	MeadWestVaco	Bayroot LLc	FR-sevl			135417.00	15			$34,646,500	No	
3428	28	12	2003	sevl	MeadWestVaco	Bayroot LLc	OX-sevl			118812.00				$41,877,500	No	
3237	181	12	2003	sevl	MeadWestVaco	Bayroot LLC	SO-sevl			63773.00				$26,428,000	No	
9110	52	12	2003	sevl	MeadWestVaco	Bayroot LLC	PE			22880.00				$4,898,000	No	
1518	239	12	2003	sevl	MeadWestVaco	Bayroot LLc	PI-sevl			13626.00				$2,918,000	No	
1519	71	12	2003	sevl	SP Forest	Appalachian Mt Club	sevl			28839.00	15			$14,200,000	No	tree growth

Maine Revenue Services Land Transfers Report - 10,000 Acres and Greater
April 2004 through March 2005

AR= Aroostook; FR-= Franklin; HA=Hancock; PE=Penobscot; PI= Piscataquis; SO= Somerset; WA= Washington

ALL LANDS ARE PRIMARILY CLASSIFIED AS TREE GROWTH "CURRENT USE" PARCELS

UNORGANIZED TERRITORY OF Maine - JULY 2005

Book	Page	Month	Year	Account #	Grantor	Grantee	Map	Plan	Lot	Acreage	Sale Price
3309	133	5	2004	258040004	Up North Timberlands	Carrier Timberlands	SO035	1	1 1.23	15,589	$8,110,000
1566	262	6	2004	218800005	Aroostook Timberlands	Gardner Land Co	PI034	1	1	12,100	$5,750,000
2882	181	6	2004	298290022	Penobscot Forest	Haynes Timberlands	WA013	1	1 2 3	22,088	$4,000,000
3934	127	6	2004	098070024	SP Forest	HC Haynes	HA007	1	1 4 11 13 14	19,006	$4,850,000
3936	18	6	2004	098070024	HC Haynes	Five Islands Land Co	HA007	1	1 4 11 13 14	19,006	$475,124
3988	46	8	2004	098140009	Robbins Lumber	Eagle Cove Corp	HA014	1	1 10 11	24,401	$840,000
3394	40	10	2004	258800020	White Birch Land LLC	New Forestry LLC	SO079	1	1	10,814	$18,800,000
3394	40	10	2004	258760014	White Birch Land LLC	New Forestry LLC	SO078	1	1	24,611	INCL ABOVE
3394	40	10	2004	258790009	White Birch Land LLC	New Forestry LLC	SO074	1	1	19,392	INCL ABOVE
3401	100	11	2004	258540005	Forestree 96 Ltd	John Hancock Life Ins	SO029	1	2 5	12,841	$0
2950	195	11	2004	290800051	SP Forest	Guptill, Lyle	WA035	1	1	13,330	$2,267,850
3426	252	12	2004	258540005	John Hancock	Plum Creek Maine	SO029	1	2 5	12,841	$11,000,000
1615	1	12	2004	sevl	John Hancock	R A Crawford & Son	sevl			20,167	$11,676,165
1624	34	1	2005	sevl	SP Forest	Kennebec West	PI CTY			27,926	$22,380,678
2551	302	1	2005	sevl	SP Forest	Kennebec West	FR CTY			96,408	$30,663,175
2966	38	1	2005	sevl	SP Forest	Kennebec West	WA CTY			129,938	$37,010,588
3432	35	1	2005	sevl	SP Forest	Kennebec West	SO CTY			105,807	$23,992,417
3654	322	1	2005	sevl	SP Forest	Kennebec West	OX CTY			34,259	$14,432,637
4071	225	1	2005	sevl	SP Forest	Kennebec West	AR CTY			62,670	$29,174,690
4107	70	1	2005	sevl	SP Forest	Kennebec West	HA CTY			94,210	$46,434,998
9702	206	1	2005	sevl	SP Forest	Kennebec West	PE CTY			90,685	$36,672,050
1626	55	1	2005	sevl	Aroostook Timberlands	TSM I LLC	PI	1	1	119,843	$58,755,920
4076	251	1	2005	sevl	Aroostook Timberlands	TSM I LLC	sevl			99,083	$45,492,453
9717	304	1	2005	sevl	Aroostook Timberlands	TSM I LLC	PE			22,080	$10,441,709
2985	193	3	2005	sevl	Kennebec West	Penobscot Forest LLC	WA CTY			129,938	$0
3458	61	3	2005	sevl	Kennebec West	Penobscot Forest LLC	SO CTY			105,807	$0
9778	224	3	2005	sevl	Kennebec West	Penobscot Forest LLC	PE CTY			90,685	$0
		3	2005	sevl	Kennebec West	Penobscot Forest LLC	AR CTY			62,670	$0
1636	230	5	2005	sevl	Kennebec West	Penobscot Forest LLC	PI CTY			27,926	$0
NON CONSIDERATION TRANSFERS ARE RELATED ENTITY TRANSFERS (ex Kennebec West to Penobscot Forest LLC)											$423,220,455

PAGE < | TOC ≡ | PAGE >

RESOLVES
First Regular Session of the 120th

CHAPTER 31
H.P. 1252 - L.D. 1700

Resolve, to Encourage State Monitoring and Management of Conservation Easements

Sec. 1. Pooling of resources for monitoring and management of conservation easements. Resolved: That the Department of Inland Fisheries and Wildlife, the Department of Conservation, the Department of Agriculture, Food and Rural Resources and the Atlantic Salmon Commission are encouraged to pool existing resources for the purpose of monitoring and managing conservation easements held by each of those state agencies; and be it further

Sec. 2. Coordination by State Planning Office. Resolved: That the Executive Department, State Planning Office shall to the extent practicable within existing resources coordinate the state monitoring and management of conservation easements by:

1. Coordinating the pooling of agency resources; and

2. Encouraging state agencies pursuant to section 1 to compile and maintain monitoring information on all conservation easements they hold and to report annually to the State Planning Office regarding that information.

Effective September 21, 2001, unless otherwise indicated.

Revisor of Statutes Homepage	*Subject Index*	*Search*	*Laws of Maine*	*Maine Legislature*

About the 120th Laws Of Maine

PAGE < | TOP ∧ | TOC ≡ | PAGE >

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APPENDIX E

Maine Forestland Transactions
10,000 Acres and Greater
January 1990 through August 2005

Maine Forestland Transactions - 10,000 Acres and Greater - **JANUARY 1990 through AUGUST 2005**

Date	Grantor	Category	Grantee	Category	Location	Acres
10/11/90	Diamond Occidental Forest Inc.	IND-DOM	State of Maine	PUBL	T1 R11 WELS (Rainbow Twp); T2 R11 WELS	29,692
06/23/90	Great Northern Paper	IND-DOM	Georgia Pacific Corporation	IND-DOM	Central & Northern Maine	2,050,000
07/18/91	Chadbourne Lumber Co.	IND-DOM	Resource Investments Inc.	TIMO	Western Maine	10,581
03/01/92	Georgia-Pacific Corp. (GNP)	IND-DOM	Bowater Inc.	IND-DOM	Central & Northern Maine	2,100,000
06/02/92	Webber	NIPF	Prentiss & Carlisle et al.	NIPF	T3 R2, T3 R3	19,660
12/18/92	Scott Paper Co. (Skylark)	IND-DOM	Resource Investments Inc.	TIMO	Parsonsfield & Sebago	10,832
07/13/93	Macwahoc (Leadbetter)	LC	Irving (Consolidated Rambler Mines)	IND-FOR	Limestone, Connor, Caswell	11,652
07/28/93	Great Northern Nekoosa (Georgia Pacific Corp.)	IND-DOM	Moosehead Wildlands, Inc. (c/o John Willard)	NIPF	Moosehead Area - Tomhegan Twp	11,094
09/13/93	Scott Paper Co. (S.D. Warren)	IND-DOM	Campbell, Robie, Van Vleck	LPI	Cumberland, Oxford & York Counties	10,199
10/07/93	James River Timber Corp.	IND-DOM	John Hancock Mutual Life Insurance Co.	TIMO	several towns in ME	138,957
08/22/94	IP Timberlands Operating Co.	IND-DOM	John Hancock Mutual Life Insurance Co.	TIMO	Riley, Newry, Andover	22,920
09/30/94	Godsoe	NIPF	John Hancock Mutual Life Insurance Co.	TIMO	multiple central Penobscot County	43,899
12/01/94	Scott Paper Co.	IND-DOM	SAPPI Ltd.	IND-FOR	Westbrook, Skowhegan, Somerset County	911,000
12/12/94	Georgia-Pacific Corp. (Hudson Pulp & Paper)	IND-DOM	Dallas Company (Brochu of Stratton Lumber)	IND-DOM	Dallas & Reddington	25,777
12/15/94	Bowater Inc. (Great Northern Paper Division)	IND-DOM	John Hancock Mutual Life Insurance Co.	TIMO	Holeb, Dennistown, Forsythe, Attean	54,824
10/11/95	Hearst Corporation	IND-DOM	Champion International Corp.	IND-DOM	T25 MD BPP, Wesley, T31 MD BPP (Machias River)	28,814
06/25/96	Diamond Occidental Forest Inc. (James River Corp.)	IND-DOM	Robbins Lumber & Champion International	IND-DOM	All of T40 MD & part of T3 ND	22,203
11/01/96	Oxford Paper Company (Boise Cascade)	IND-DOM	Mead Oxford Corporation	IND-DOM		550,000
12/15/96	J.M. Huber Corporation	NIPF	John Hancock Mutual Life Insurance Co.	TIMO	Piscataquis & Somerset Counties	114,811
12/27/96	Lowell Associates	LPI	Up North Corporation (Leroy Martin)	LC	Attean	15,980
10/01/97	Crown Vantage	IND-DOM	Yankee LLC	LPI	Upton	18,000
10/27/97	Diamond Occidental Forest Inc.	IND-DOM	Champion International Corp.	IND-DOM	Central Maine	115,540
10/27/97	Diamond Occidental Forest Inc.	IND-DOM	Champion International Corp.	IND-DOM	Central Maine	22,776
12/20/97	International Paper Co.	IND-DOM	Up North Corporation (Leroy Martin)	LC	T6 R19 WELS (Big Six Twp), Somerset County	23,000

Sources: James W. Sewall Company, Maine Revenue Services, Maine State Planning Office, Seven Islands Land Company, and various newspaper and journal articles.

Maine Forestland Transactions - 10,000 Acres and Greater - **JANUARY 1990 through AUGUST 2005**

Date	Grantor	Category	Grantee	Category	Location	Acres
11/12/98	SAPPI Ltd.	IND-FOR	Plum Creek Timber Company	REIT	West-central Maine	905,000
12/30/98	International Paper Co.	IND-DOM	The Nature Conservancy	CONS	Upper St. John River	185,000
12/30/98	United Timber	IND-DOM	New River-Franklin Ltd., Buckfield Timber Co.	LPI	Western Maine	90,500
12/30/98	Central Maine Power Company	UTIL	Trust for Public Land	CONS	Bowtown, Somerset County	14,442
03/04/99	Pingree Heirs	NIPF	New England Forestry Foundation	CONS	Northern Maine	754,673
03/12/99	Bowater Inc.	IND-DOM	J.D. Irving Ltd.	IND-FOR	Aroostook County	1,015,565
04/09/99	The Timber Company	IND-DOM	Wagner Timber Partners LLC	LPI	Washington County	440,000
04/16/99	Bowater Inc.	IND-DOM	Great Northwoods LLC (McDonald Investments); Yankee Forest LLC	LPI	Piscataquis & Somerset Counties	655,327
08/17/99	Bowater Inc.	IND-DOM	Inexcon of Maine Inc.	IND-FOR	Piscataquis & Penobscot Counties	416,877
09/14/99	International Paper Co.	IND-DOM	Blanchet Lumber, Pelletier & Pelletier Logging	IND-FOR (LC)	Clayton Lake Unit - Arocstook County	245,000
12/03/99	Hancock Timber Resources Group	TIMO	Lakeville Shores (H.C. Haynes)	LC	Washington County	22,323
01/04/00	Webber	NIPF	McCrillis Timberland LLC, Prentiss & Carlisle Co., Greentrees Inc.	NIPF	central & eastern Maine	226,119
01/10/00	Lincoln Pulp & Paper	IND-DOM	Timberland Investment Services (TIS)	TIMO	Burlington, Lowell, etc.	11,350
06/30/00	Champion International	IND-DOM	International Paper	IND-DOM	Washington & Hanock Counties	887,000
03/15/00	Sylvan Properties (c/o McPherson)	LC	Gardner Land Company	LC	South Branch Lake, T2 R8 NWP	11,235
04/10/00	Robbins Lumber Co.	IND-DOM	State of Maine	PUBL	Nicatous Lake, T40 MD, T3 ND	20,268
09/30/00	Webber	NIPF	HC Haynes	LC	Grindstone, Lincoln, Prentiss	21,094
10/20/00	New River-Franklin; Buckfield Timber (McDonald)	LPI	Lakeville Shores (Herb Haynes)	LC	Freeman, Strong, Salem, Highland, Avon, Temple	12,687
10/30/00	John Hancock Mutual Life Insurance Co.	TIMO	Gardner Land Company	LC	Webster Plantation	18,842
11/30/00	John Hancock Mutual Life Insurance Co.	TIMO	Linkletter	LC	Kingsbury Plantation	11,886
03/31/01	New River-Franklin (McDonald)	LPI	Thomas Dillon	LC	Carthage, Dixfield, Mexico, Weld, Madrid, Sandy River	19,214
03/31/01	Daishowa Paper Manufacturing	IND-FOR	Enron Industrial Markets LLC	IND-DOM	St. Aurelie Timberlands, Somerset County	61,689
04/17/01	Mead Oxford Corporation	IND-DOM	East Middlesex Canal LLC (Richard Brown)	HNWI	East Middlesex Canal Grant (Piscataquis)	20,013

Sources: James W. Sewall Company, Maine Revenue Services, Maine State Planning Office, Seven Islands Land Company, and various newspaper and journal articles.

Maine Forestland Transactions - 10,000 Acres and Greater - **JANUARY 1990 through AUGUST 2005**

Date	Grantor	Category	Grantee	Category	Location	Acres
05/23/01	SP Forests (International Paper)	IND-DOM	Duane Jordan (Tree Top Mfg.)	LC	Eastbrook	11,972
06/21/01	SP Forests (International Paper)	IND-DOM	HC Haynes & Lakeville Shores	LC	various towns in eastern & central Maine	45,946
12/28/01	Hancock Timber Resources Group	TIMO	Hancock Land Company	IND-DOM	Twp 6 North of Weld	11,794
03/31/02	Mead Corporation	IND-DOM	Mead Westvaco Corporation	IND-DOM		550,000
05/15/02	Great Eastern Timber Co. (John Hancock)	TIMO	Linkletter	LC	Abbott, Kingbury, Parkman	10,015
05/15/02	Great Eastern Timber Co. (John Hancock)	TIMO	Frontier Forest LLC (John Malone)	HNWI	Forsyth, Attean, Holeb, Dennistown	53,524
05/30/02	SP Forests (International Paper)	IND-DOM	Lakeville Shores (Herb Haynes)	LC	Plantation 14, Danforth	19,378
08/28/02	Great Northern Paper (Inexcon)	IND-FOR	The Nature Conservancy	CONS	Debsconeag	241,000
12/10/02	Hancock Land Company	IND-DOM	State of Maine	PUBL	Twp 6 North of Weld	11,611
12/20/02	SP Forests (International Paper)	IND-DOM	Lakeville Shores (Herb Haynes)	LC	Brownville, Marion, T18 ED, T19 ED	38,894
12/27/02	New Forestry LLC (TimberVest)	TIMO	Gardner Land Company	LC	Argyle, Burlington, Lowell, Ludlow, Sebec	11,740
03/15/03	Wagner Timber Partners	LPI	Downeast Lakes Land Trust	CONS	T5 ND, T6 ND	27,080
03/15/03	Wagner Timber Partners	LPI	New England Forestry Foundation	CONS	Sunrise Tree Farm - easement option, Downeast	312,000
04/21/03	Great Northern Paper (Inexcon)	IND-FOR	Brascan	IND-FOR	Penobscot & Piscataquis Counties	299,500
05/23/03	Irving	IND-FOR	Haynes	LC	T4 R7, T5 R7	29,228
05/30/03	SP Forests (International Paper)	IND-DOM	Lakeville Shores (Herb Haynes)	LC	Edmunds, Bradley, Winn, Mattawamkeag	13,986
07/31/03	ForestTree (John Hancock)	TIMO	Les Bois Carthage	LC	Andover & Newry	10,493
08/07/03	Great Eastern Timber Co. (John Hancock)	TIMO	Carrier Timberlands	LC	TBR11 WELS, T7 R10 NWP, Blanchard	49,213
11/06/03	Irving	IND-FOR	Gardner Land Company	LC	T3 R8 (north half), T4 R8 (south half)	25,000
11/15/03	Irving	IND-FOR	HC Haynes	LC	T2 R8, T3 R8 WELS	22,545
11/24/03	Irving	IND-FOR	Elliotsville Plantation Inc. (Roxanne Quimby)	HNWI	T5 R8 WELS	24,083
12/02/03	MeadWestvaco	IND-DOM	Bayroot LLC (Wagner)	LPI	various towns in ME	519,000
12/04/03	SP Forests (International Paper)	IND-DOM	Appalachian Mountain Club	CONS	T7 R9, east half of T8 R10, west half of T7 R10	36,693
12/22/03	Merriweather LLC	LPI	State of Maine	PUBL	Piscataquis & Somerset Counties (West Branch)	47,000
12/22/03	Merriweather LLC	LPI	Forest Society of Maine (FSM)	CONS	Piscataquis & Somerset Counties (West Branch)	282,000
12/23/03	SP Forests (International Paper)	IND-DOM	State of Maine	PUBL	Hancock & Washington Counties	24,845
01/31/04	Daaquam Lumber	IND-FOR	Canfor	IND-FOR	fomer Stetson Timberlands	108,000

Sources: James W. Sewall Company, Maine Revenue Services, Maine State Planning Office, Seven Islands Land Company, and various newspaper and journal articles.

Maine Forestland Transactions - 10,000 Acres and Greater - **JANUARY 1990 through AUGUST 2005**

Date	Grantor	Category	Grantee	Category	Location	Acres
03/00/04	Enron Industrial Markets LLC	IND-DOM	White Birch Land LLC	LPI	St. Aurelie Timberlands	61,689
05/20/04	Up North Corp. (Leroy Martin)	LC	Carrier Timberlands	LC	Attean	15,980
05/28/04	SP Forests (International Paper)	IND-DOM	HC Haynes	LC	T16 MD, T37 MD, Wesley	50,079
06/15/04	Irving	IND-FOR	Gardner Land Company	LC	T9 R11 WELS (north half)	11,963
10/18/04	White Birch Land LLC	LPI	TimberVest	TIMO	St. Aurelie Timberlands	61,284
11/22/04	SP Forests (International Paper)	IND-DOM	Guptill Logging	LC	Centerville, Northfield, Whitneyville	15,308
12/03/04	SP Forests (International Paper)	IND-DOM	Forest Society of Maine (FSM)	CONS	Chain of Ponds, Seven Ponds, Mass Gore	21,920
12/03/04	SP Forests (International Paper)	IND-DOM	Megantic Fish & Game Club	CONS	Chain of Ponds, Seven Ponds, Mass Gore	21,920
12/03/04	John Hancock	TIMO	Robin Crawford (HC Haynes)	LC	Williamsburg, Barnard, Bowerbank, T6 R9 NWP	31,861
12/15/04	Pierce Webber Estate	NIPF	Prentiss & Carlisle Co., McCrillis Timberland LLC, Greentrees Inc., H.C. Haynes	NIPF (LC)	multiple towns & counties	54,353
12/17/04	John Hancock	TIMO	Plum Creek	REIT	Bowerbank	19,007
12/22/04	John Hancock	TIMO	Plum Creek	REIT	Indian Stream, Squaretown	20,582
12/31/04	SP Forests (International Paper)	IND-DOM	GMO Renewable Resources	TIMO	various towns in ME & NH	1,087,775
01/19/05	Irving	IND-FOR	Timberstar (TSM I, LLC)	REIT	Penobscot, Piscataquis, Aroostook Counties	234,113
05/20/05	Fraser Papers Inc.	IND-FOR	The Forestland Group	TIMO	Aroostook County	238,706
07/31/05	Seven Islands Land Company (Pingree Heirs	NIPF	Timberstar	REIT		100,000
07/18/05	Up North Corp. (Leroy Martin)	LC	Timbervest Partners LP	TIMO	T6 R19 WELS (Somerset)	22,859
08/23/05	GMO Renewable Resources	TIMO	LandVest Listing	unknown	Bancroft (Aroostook)	19,888
08/23/05	GMO Renewable Resources	TIMO	LandVest Listing	unknown	Hersey (Aroostook)	20,984

Fee Acres	15,736,069
Easement Acres	1,639,057
Total Acres	**17,375,126**
Number of Transactions*	93
Average Acres Per Transaction (Including Easements)	186,829
Average Acres Per Transaction (Excluding Easements)	169,205

*Note: In terms of total acres and easment acres, we chose to count both 21,920-acre easement transactions between International Paper (IP - grantor) and the Forest Society of Maine (FSM -grantee), and IP (grantor) and the Megantic Fish and Game Club (MFGC - grantee) . IP sold FSM a conservation easement on 21,920 acres in the following townships: Chain of Ponds, Seven Ponds, and Mass Gore. IP also sold MFGC a recreation easement on the same 21,920 acres.

Sources: James W. Sewall Company, Maine Revenue Services, Maine State Planning Office, Seven Islands Land Company, and various newspaper and journal articles.

APPENDIX F

Figures from Report, "Changing Forestland Ownership Patterns in the Northern Forest and Implications for Biodiversity:" Pathways of Timberland Ownership Fragmentation (Great Northern Paper and Hancock Timber Resources Group)

Table 1. Landowner types and descriptions used in this study. Many landowners did not fit cleanly into a single category. In such cases, we categorized the landowner according to our judgment of the best-fit category.

	Type	Description
1	Contractor	Landowner that is also a logging contractor; one who owns their own logging equipment and manages their own logging crews.
2	Developer	Forest landowners that have a primary interest in subdividing/developing the forestland for non-forest uses. Developers often have a combined timber and development interest; categorization can be difficult.
3	Federal	Federal forest owner (U.S. government). These include Department of Defense, National Park Service, USDA Forest Service, etc.
4	Financial Investors (e.g. Timber Investment Management Organizations)	A single organization or a collection of individuals or organizations that purchase timberland as a financial investment. This owner type does not own mills (in our classification system).
5	Individual or Family	Individuals or families that are relatively new landowners in Maine (1st generation owners). Usually the primary interest is having a large tract of forest available for private use. Timber management may or may not be a dominant landuse.
6	Industry	A forestland owner that also owns either a paper mill or pulp mill and/or sawmill.
7	New Timber Baron	Small in-state family-owned companies (usually logging contractors) that are acquiring large tracts of forest land as a long- or short-term investment.
8	Non Profit	An organization with primarily an environmental conservation interest in the land (e.g., The Nature Conservancy, The Trust for Public Land, Appalachian Mountain Club), and private individuals with a clearly-articulated conservation interest.
9	Old-line Family	A non-industrial forestland owner that goes back two or more generations.
10	Other	Other landowners that do not fit cleanly into any category, such as 'Resorts.'
11	Public (state)	State-owned land. Forest could be a state park (e.g., Baxter State Park) or land managed for multiple-use, including timber (e.g., Maine Bureau of Parks and Lands).
12	Real-estate Investment Trust (REIT)	A specialized type of business that is able to pass earnings directly to shareholders, thus avoiding double taxation at the corporate level. All profit must be re-invested in real estate (e.g., timberland).
13	Tribal	Native-American owners (e.g., Penobscot and Passamaquoddy tribes in Maine).
14	Various	Category used when the number of buyers(sellers) is too large to list separately, or the parcels are too small to warrant tracking separately, e.g. the Bayroot (former MeadWestvaco land) Highest-and-Best-Use sales presently underway.

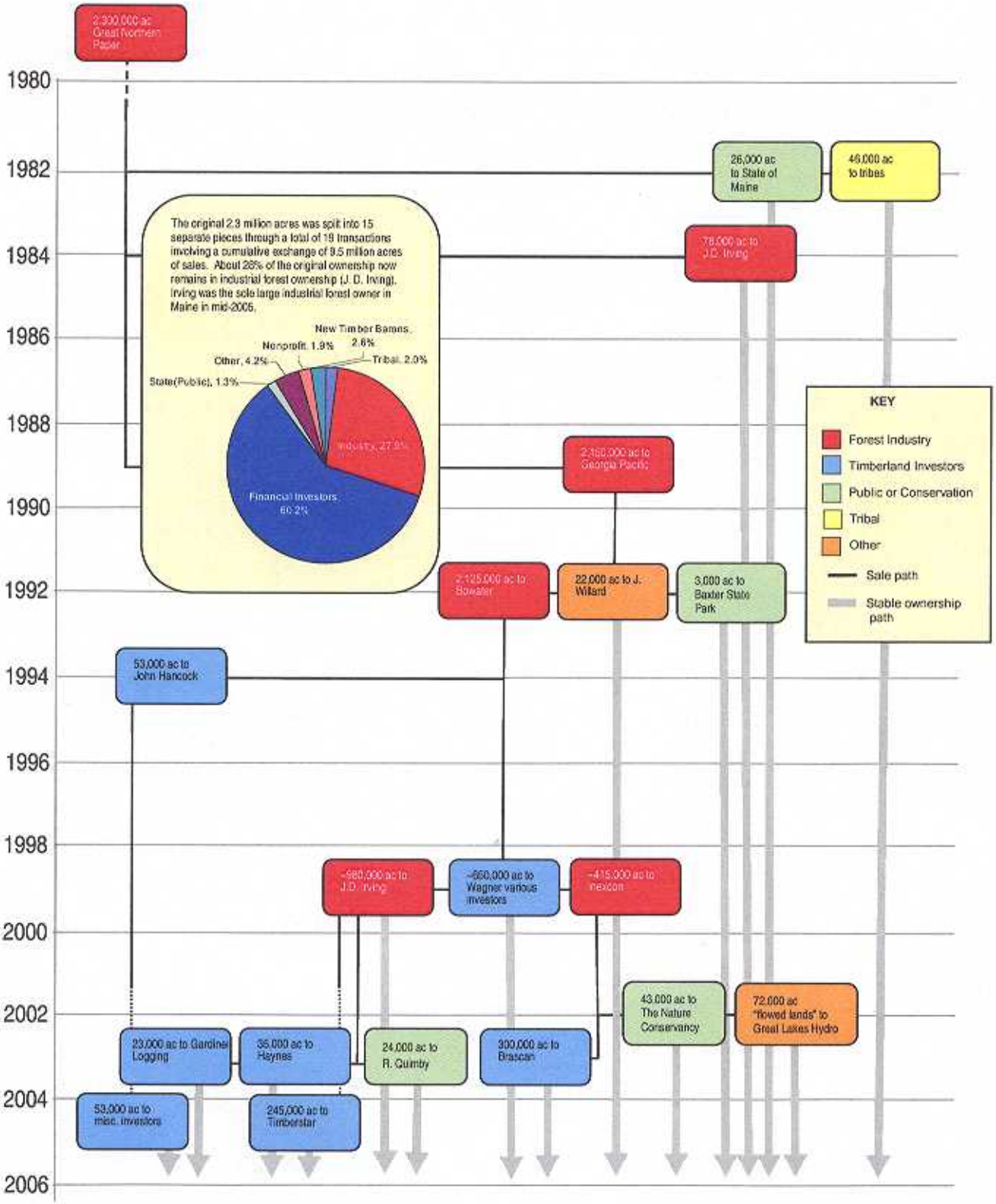
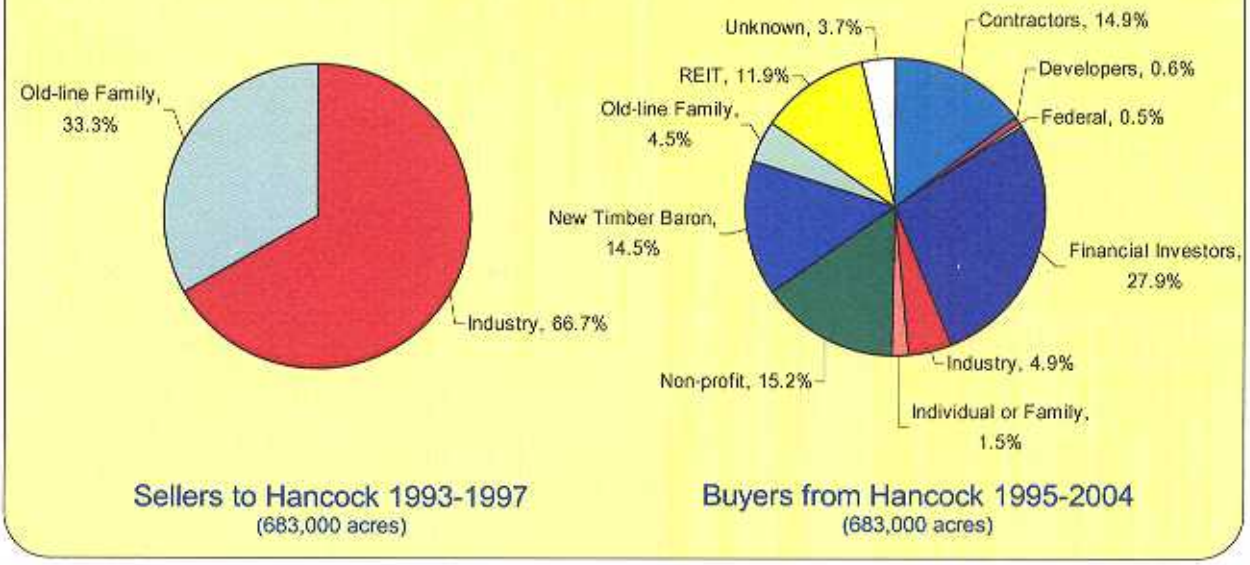


Figure 3. Pathways of timberland ownership fragmentation of Great Northern Paper's 2.3 million acres between 1980 and 2005. Acreages are approximate because they are based on the memories of key individuals.

Figure 4. Hancock Timber Resources Group (John Hancock Insurance Co.) timberland purchases and sales in the Northern Forest region. Hancock purchased timberland from two landowner types beginning in 1993 and sold the same land to 11 landowner types beginning in 1995.



Source:

Hagan, J.M., L. Irland, and A.A. Whitman. 2005. Changing Forestland Ownership Patterns in the Northern Forest and Implications for Biodiversity. Final Report to the National Commission on Science for Sustainable Forestry, Washington, D.C. (www.ncssf.org).

APPENDIX G

Maine Forestland Conservation Transactions
10,000 Acres and Greater
January 1990 through August 2005

Maine Forestland **Conservation** Transactions -- 10,000 Acres and Greater -- **JANUARY 1990 through AUGUST 2005**

Date	Grantor	Category	Grantee	Category	Location	Acres	Interest	E?	CE acres	RE acres	Fee acres
10/11/90	Diamond Occidental Forest Inc.	IND-DOM	State of Maine	PUBL	T1 R11 WELS (Rainbow Twp); T2 R11 WELS	29,692	100%				29,692
12/30/98	International Paper Co.	IND-DOM	The Nature Conservancy	CONS	Upper St. John River	185,000	85%				185,000
12/30/98	Central Maine Power Company	UTIL	Trust for Public Land	CONS	Bowtown, Somerset County	14,442	100%				14,442
03/04/99	Pingree Heirs	NIPF	New England Forestry Foundation	CONS	Northern Maine	754,673	100%	y	754,673		
04/10/00	Robbins Lumber Co.	IND-DOM	State of Maine	PUBL	Nicatous Lake, T40 MD, T3 ND	20,268	100%	y	20,268		
08/28/02	Great Northern Paper (Inexcon)	IND-FOR	The Nature Conservancy	CONS	Debsconeag	241,000		y	200,000		41,000
12/10/02	Hancock Land Company	IND-DOM	State of Maine	PUBL	Twp 6 North of Weld	11,611	100%	y	7,833		3,778
03/15/03	Wagner Timber Partners	LPI	Downeast Lakes Land Trust	CONS	T5 ND, T6 ND	27,080	100%				27,080
03/15/03	Wagner Timber Partners	LPI	New England Forestry Foundation	CONS	Sunrise Tree Farm - easement option, Downeast	312,000	100%	y	312,000		
12/04/03	SP Forests (International Paper)	IND-DOM	Appalachian Mountain Club	CONS	T7 R9, east half of T8 R10, west half of T7 R10	36,693	100%				36,693
12/22/03	Merriweather LLC	LPI	State of Maine	PUBL	Piscataquis & Somerset Counties (West Branch)	47,000					47,000
12/22/03	Merriweather LLC	LPI	Forest Society of Maine (FSM)	CONS	Piscataquis & Somerset Counties (West Branch)	282,000		y	282,000		
12/23/03	SP Forests (International Paper)	IND-DOM	State of Maine	PUBL	Hancock & Washington Counties	24,845	100%	y	18,443		6,402
12/03/04	SP Forests (International Paper)	IND-DOM	Forest Society of Maine (FSM)	CONS	Chain of Ponds, Seven Ponds, Mass Gore	21,920	100%	y	21,920		
12/03/04	SP Forests (International Paper)	IND-DOM	Megantic Fish & Game Club	CONS	Chain of Ponds, Seven Ponds, Mass Gore	21,920	100%	y		21,920	
									1,617,137	**21,920**	**391,087**
					Fee Acres	391,087					
					Easement Acres	1,639,057					
					Total Acres	**2,030,144**					
					Number of Transactions*	15					
					Average Acres Per Transaction (Including Easements)	135,343					
					Average Acres Per Transaction (Excluding Easements)	26,072					

*Note: In terms of total acres and easment acres, we chose to count both 21,920-acre easement transactions between International Paper (IP - grantor) and the Forest Society of Maine (FSM - grantee), and IP (grantor) and the Megantic Fish and Game Club (MFGC - grantee) . IP sold FSM a conservation easement on 21,920 acres in the following townships: Chain of Ponds, Seven Ponds, and Mass Gore. IP also sold MFGC a recreation easement on the same 21,920 acres.

Sources: James W. Sewall Company and Maine State Planning Office