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BIRD HILL FOREST

Located minutes from Bethel Village, Sunday River Ski Resort, and the Androscoggin River Valley, this hilltop location offers privacy, good access, and scenic vistas of Maine's western mountains.



202 Acres
Bethel, Oxford County, Maine

Price: \$195,000

PROFILE

Birds Hill Forest offers an outstanding opportunity to own a well-stocked forest with excellent access, gentle terrain, and the possibility of creating a compelling private home site within one of western Maine's most popular villages. The property's high terrain allows sweeping views of many prominent local mountains and river valleys as well as various high peaks of the White Mountain National Forest.

LOCATION

The property is located within a ten minute drive of Bethel Village, a popular resort destination nestled along the Androscoggin River Valley. Bethel provides a host of hospitality services for the area's thriving tourism industry, most notably Sunday River Ski Resort just north of the village. Mt Abram Ski Center provides an additional downhill ski venue situated just four miles south of the parcel. The Bethel region has welcomed permanent and seasonal residents from distant places for over a century. Most visitors are drawn by the area's scenic mountainous landscape, significant water resources and, more recently, its diverse cultural history, including many local artisans.



Bird Hill Forest offers several west-northwest views of area mountain peaks, particularly from the shoulder of Bird Hill.

ACCESS

From the junction of US Routes 2 and 26 in Bethel, proceed southeast on Route 26 from the village and travel about 4.5 miles to East Bethel Road, a paved, town-maintained road with power and utilities. Turn left on this road and travel approximately 2.75 miles to a gravel road just before a year-round home on the right. (If you pass a large field on your left, you have gone too far.) The gravel road is gated, but the parcel boundary is only about 1,000' from the East Bethel Road. This road is a legal right-of-way and serves as main access.



The legal access road commences off East Bethel Road, a scenic, town-maintained road with power and utilities. A recently built gravel spur extends into the parcel.

A second legal access road exists off the East Bethel Road just before this gated road; however, it is less developed and would require extensive improvements to be passable. A third "historical" access point, previously used only for hauling forest products, exists off the unmaintained portion of Bird Hill Road, which enters the parcel through the southeast boundary.

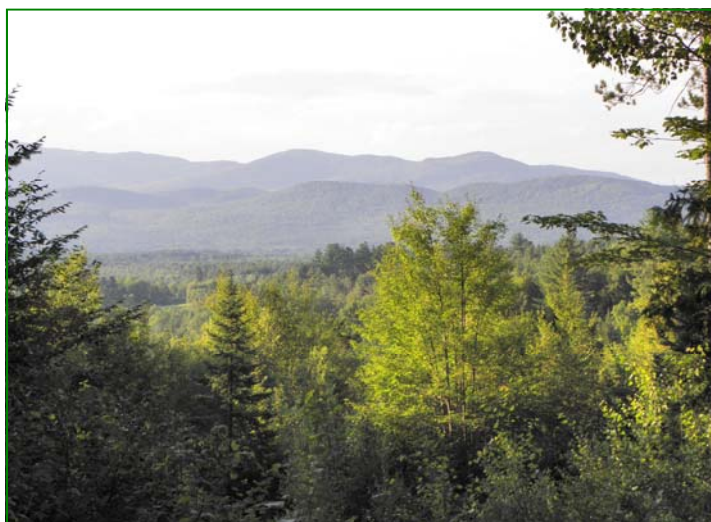
A gravel spur was recently extended off of the East Bethel Road gated entrance providing additional interior access. It ascends a short slope to where mountain views to the north and west as well as the year-round brook can be enjoyed.

SITE DESCRIPTION

The parcel is defined by Bird Hill, a 1,445' knoll located at the parcel's southern end. From the hilltop, the terrain slopes gently to the north while providing sweeping views of the area. Near the parcel center, the slope increases modestly to form the banks of a seasonal stream. The northern third of the parcel offers moderate slopes similar to those found at the southern end but also providing mountain views to the north. The land's upland location supports predominately well-drained soils.

The parcel was thinned within the past five years leaving ample opportunity for continued forestry options in white pine, hemlock, spruce/fir, and a mix of northern hardwoods that thrive on this site. A significant portion of white pine exists in the small sawlog size class.

The most compelling sites for potential housing can be found along Bird Hill where terrain is nearly flat. This area was formally pastured in early to late 1800's. Naturally reverted to forest, this potential building site offers commanding views of the Androscoggin Valley and the high peaks of the White Mountain National Forest to the west.



The lower slopes, along the parcel's northern end, offer attractive mountain views.

TAXES, ACREAGE AND TITLE

There is no survey for the tract. Property boundaries are noted in the field as red tree blazes. Town tax records indicate a total of 202 acres, which correlates to GIS maps produced for this report. The property is depicted on Tax Map 9, Lot 36.

Municipal property taxes for 2015 are \$612.50. The property is enrolled in the State of Maine's Tree Growth Tax Program, a municipal tax that is based on the land's capacity to grow timber rather than the fair market value. The Tree Growth Tax rate is calculated for each county from tree growth rates measured by the U.S. Forest Service. This makes for a much lower property tax (in most cases). If the land has little potential for any use besides timber, the tax savings may be very small or not at all. The higher the property values in the town, the greater the savings. For more information, contact the Maine Forest Service at (207) 287-2791.



This white pine stand is located on the parcel's northern portion near the landing.

The property is owned by Timbervest Partners whose deed is recorded in Book 3546, Page 194 of the Oxford County Registry of Deeds. A copy of the deed, title policy, tax bills, tax maps and other related documents are available upon request from Fountains.

Fountains Land Inc. is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



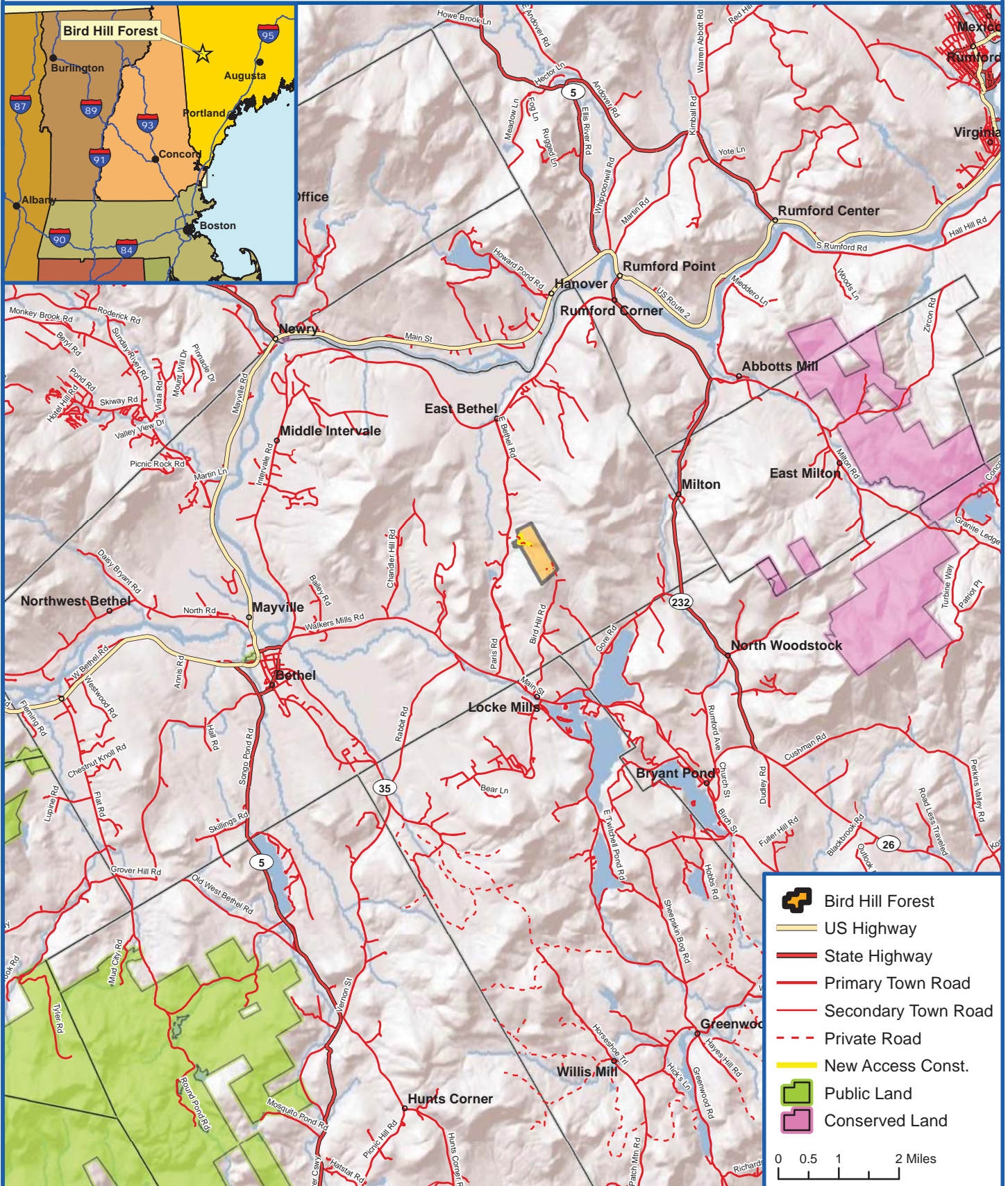
Locus Map

Bird Hill Forest

202 Acres

Bethel, Maine

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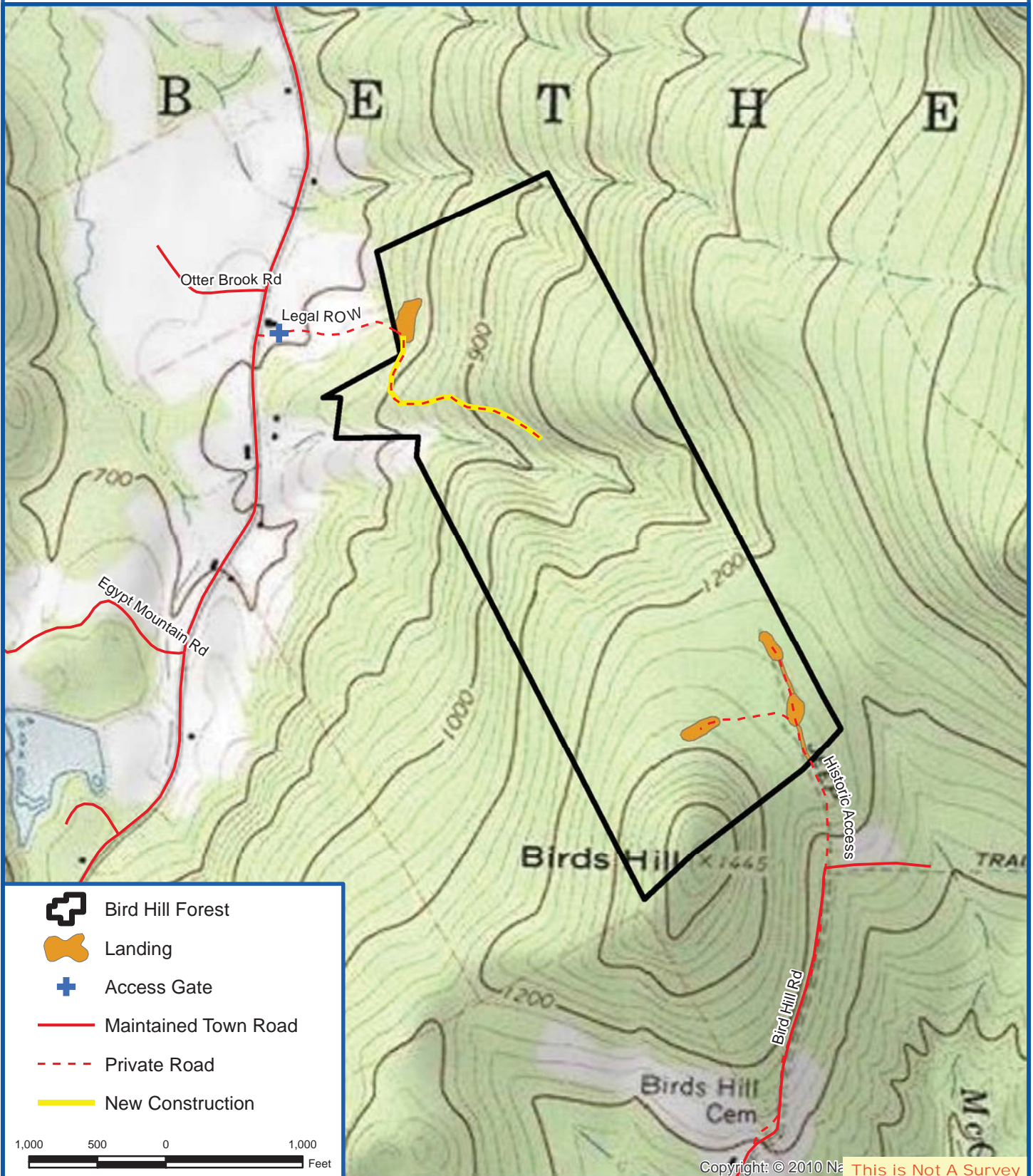




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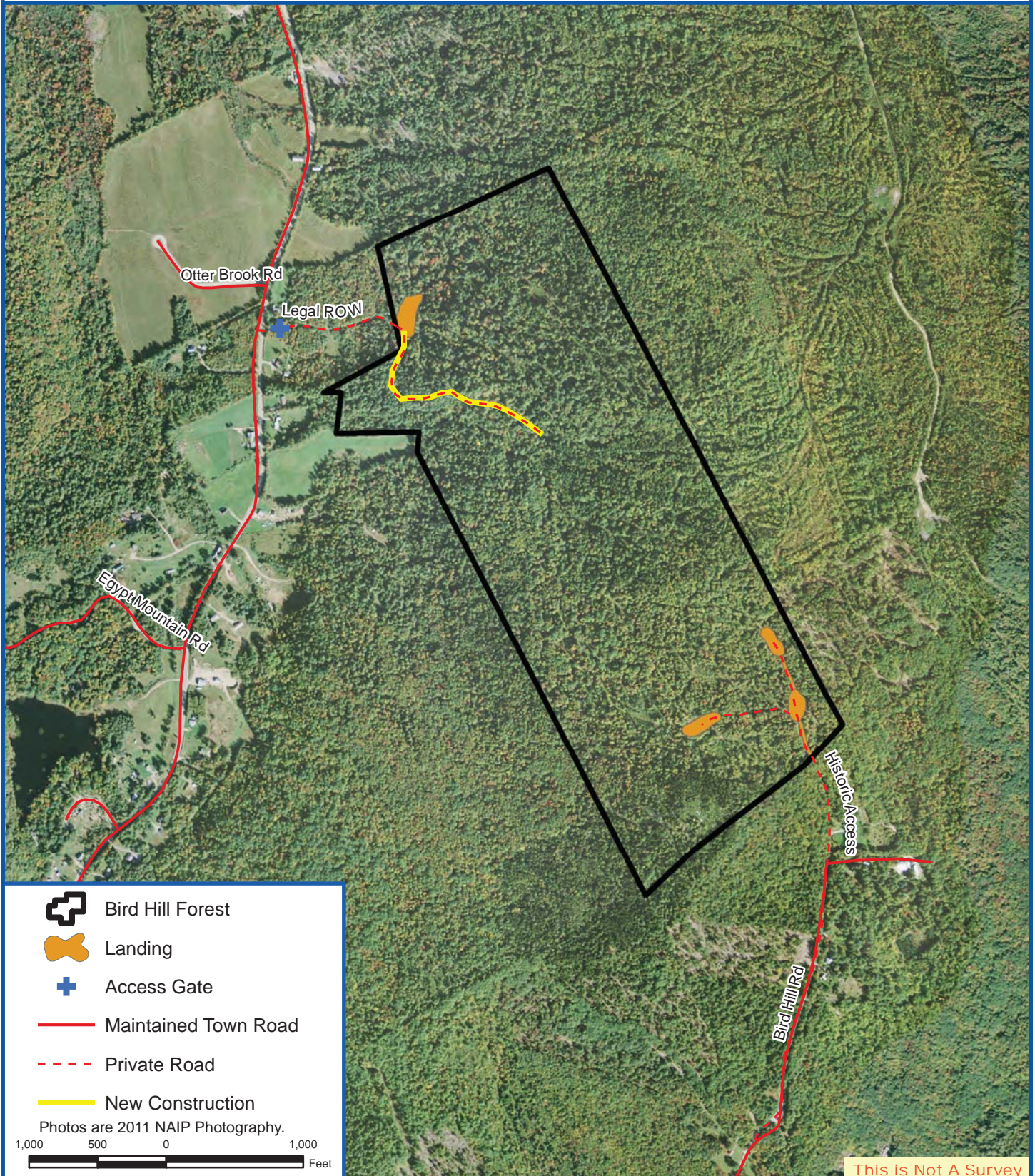
Map produced from information supplied by Seller, aerial photography and reference information obtained from ME GIS.
Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



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MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee may not act as your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the

following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called **"single agency"**);
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called **"appointed agency"**); or
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations, a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. The possibilities and consequences of dual agency representation must be explained to you by the licensee. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party. Also, a dual agent may not be the advocate for either party and cannot negotiate for nor advise as to the price or terms of the transaction.

THIS IS NOT A CONTRACT

Remember!

Unless you enter into a written agreement for agency representation, a licensee is not allowed to represent you!

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by Patrick Hackley
Licensee's Name

on behalf of Fountains Land Inc.
Company/Agency