

ASCUTNEY VIEW FOREST

Scenic views of the Connecticut River Valley and Vermont's Mount Ascutney serve as the backdrop for this ridgeline parcel, inviting a host of recreational pursuits, forestry and wildlife habitat management opportunities.



412.7 Tax Acres
Claremont, Sullivan County, New Hampshire

New Price: ~~\$340,000~~ \$290,000

LOCATION

Ascutney View Forest is located on the northwest shoulder of Unity Mountain (1,400' ASL) in the rural outskirts of Claremont, New Hampshire, a pastoral area of modest homes, small family farms and working forests that checker the Sugar River Valley.

The city of Claremont is an historic mill town, founded along the banks of the Sugar River in the early 18th century. With a population of 13,000, Claremont has evolved into a major center of retail and commerce within the Connecticut River Valley serving rural communities in New Hampshire and Vermont. Mount Ascutney Ski Area in Vermont lies just over the border to the west; to the east is the scenic Sunapee Lake Region and home to another ski resort and state park.



Broad Street Park in nearby Claremont.

Interstate 91 provides easy access to the area from northern or southern New England. Interstate 89 is approximately 30 minutes to the east providing access to New Hampshire's major cities and Boston, Massachusetts, which is just over a two-hour drive to the southeast.

ACCESS/BOUNDARIES

Access is provided by 0.6 miles of the unmaintained (Class VI) portion of Alden Road which is drivable with high-clearance, 4-wheel drive vehicles in the summer and fall months. In the winter, this portion of road becomes a groomed snowmobile trail. Prior to this unimproved section, Alden Road is a town-maintained gravel surface with electric power roadside. The lower third of Alden Road is paved.

To get to the parcel from downtown Claremont, head west on Chestnut Street and travel about 1.5 miles to a left hand turn on Sugar River Drive, bearing right on Case Hill Road shortly after. Within a few tenths of a mile, bear right again on Alden Road. Travel up a gradual hill for about a half mile, just past a yellow house where the Class VI portion of the road begins. If the town gate is open and road conditions permit, continue another 0.6 miles to a former log yard on the left. The parcel's western boundary begins shortly after the yard and a fork in the road.



The Class VI portion of Alden Road offers good legal and physical access to the forest.

Property boundaries appear to be in fair condition and exist as old painted blazes, stone walls and barbed wire. There is no known survey of the property. Maps in this report are based on the deed, aerial photo interpretation and corresponding tax map acres. Town tax records indicate three tax lots totaling 412.7 acres; the deed description indicates 422 acres and GIS map acreage is calculated to be 459 acres. For marketing purposes, the tax acres serves as the primary reference.

SITE DESCRIPTION

The forest occupies a significant portion of Unity Mountain's northwest shoulder, where terrain ranges from nearly flat at a small plateau along the townline boundary to gently sloped with only a few grades above 15%. Elevations range from 1,000' ASL on the western boundary where Alden Road enters the tract to 1,700' near the southeast corner.

A year-round brook flows through the parcel, cascading in small waterfalls from the upper elevations, adding an attractive water amenity to the forest. A smaller seasonal brook joins the main brook on its way to the Sugar River less than a mile to the north.

Forest soils are generally well-drained (Monadnock-Marlow-Lyman) on the lower to mid slopes, with shallow and less fertile Lyman soils on the higher elevations.

Vermont's rolling hills and distant Green Mountains rise in a series of ranges directly across from the forest. Recent tree clearing offers a nearly 180 degree view across the Connecticut River Valley. Mount Ascutney sits across the river and takes center stage as it rises prominently in the foreground to present a dramatic focal point.

Terrain conditions along the plateau and in several other areas with mountain views appear favorable for locating a seasonal camp.

TIMBER

Tree species consist primarily of hardwoods (red oak, red maple, white and yellow birch and some beech), with a mix of hemlock, white pine and red spruce along the upper slopes.

Overall, the timber is in the pole to small sawlog size classes. Due to a timber harvest completed in 2008, most stands are in a re-growth phase where saplings are populating the openings. Wildlife dependent on such young habitat abounds, primarily deer but also grouse, snowshoe hare and various songbirds.

No current timber data is available on the property. Capital Timber Value (CTV) is \$375 to \$425/acre based on ocular estimates.



A bucolic view across the Connecticut River Valley as seen from the northern border of the forest.



Above: A healthy white pine stand on the lower slopes demonstrates the timber potential of the forest.

Below: A year-round brook carves its way from the plateau of Unity Mountain across the northern slope.



MUNICIPAL ZONING

The property is located in Claremont's Agricultural/ Residential zoning district where forestry, farming and single-family dwellings are permitted. Minimum building lot sizes are 5 acres with a minimum of 250' of frontage on a *Class V road*. Given the length of *Class VI* road access, this property is best-suited for recreational purposes (i.e. seasonal, off-grid camp) and woodlot management.

For more information on zoning, call Claremont Planning & Development Office (603) 542-7008 or visit the town's comprehensive website at www.claremontnh.org.

The property exists in three tax lots – Tax Map 184, Lot 1 (282 acres), Tax Map 184, Lot 2 (125 acres) and Tax Map 206, Lot 1 (5.76 acres). Annual property taxes on the Ascutney View Forest in 2014 were \$408.36.

The property is enrolled in New Hampshire's Current Use Program. This program reduces property taxes in exchange for a commitment by the landowner to maintain the land as open space.

Ten (10) acres is the minimum requirement for enrollment in the program. Two (2) acres surrounding dwellings, power line easements greater than two acres, commercial areas and other developed areas are ineligible.

A land use change tax is payable when development occurs. Development is defined as a subdivision into lots less than 10 acres, or the construction of dwellings or other non-agricultural or forestry structures. The land use change tax is 10% of the "fair market value" prior to development and is payable to the town where the property is located. For more information about New Hampshire's current use tax program, contact Fountains Land or the State of New Hampshire Department of Revenue Administration by visiting their website at: www.nh.gov/revenue/currentuse.htm.

The property is owned by Vermont Forestry Associates, whose deed is recorded in the Sullivan County Registry of Deeds in Book 1424, Page 479.

A sweeping view of the Connecticut River Valley unfolds from a forest opening on the lower slope.



Hardwood species dominate Ascutney View Forest.

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.



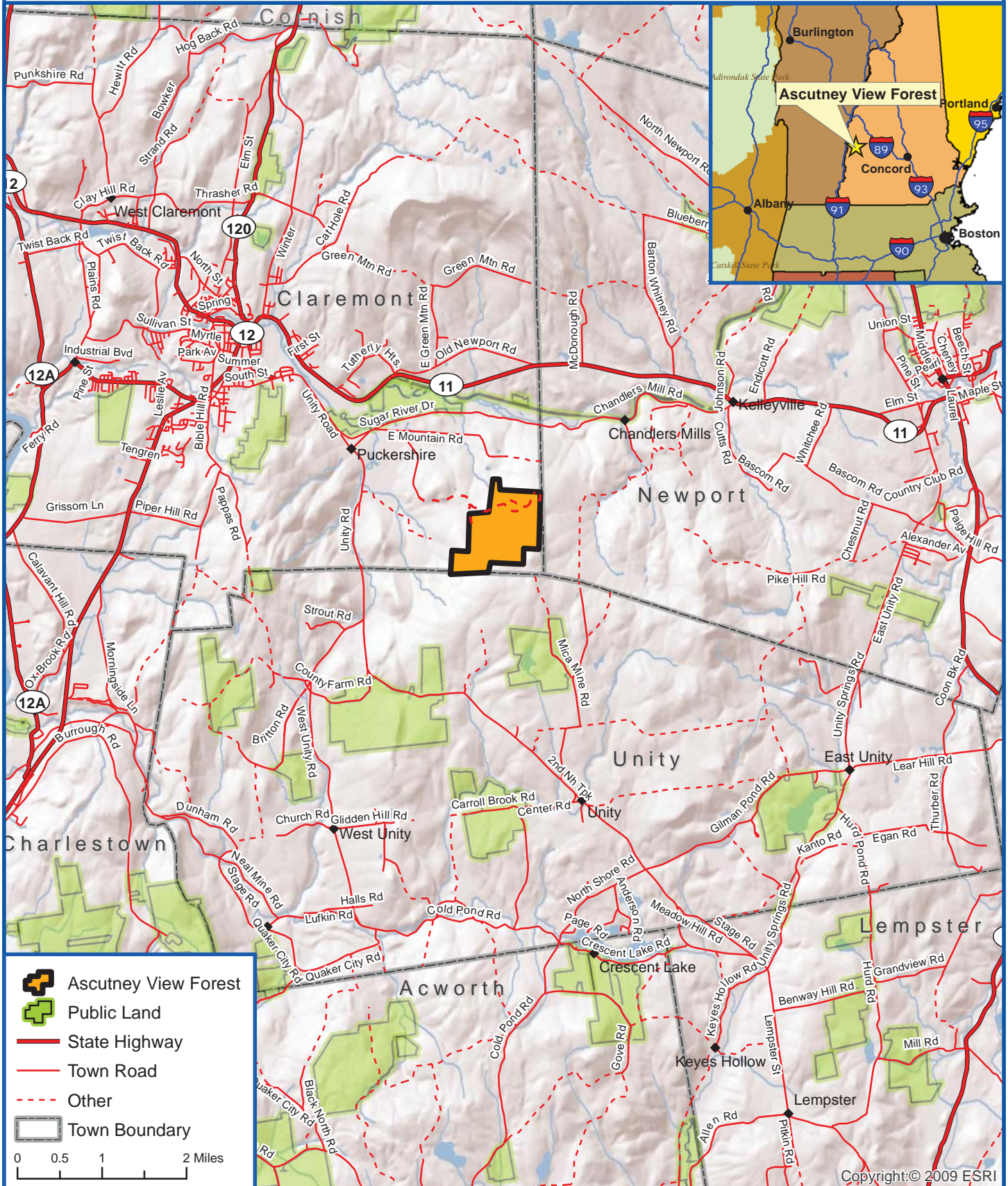
Locus Map

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Asccutney View Forest

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Claremont, New Hampshire



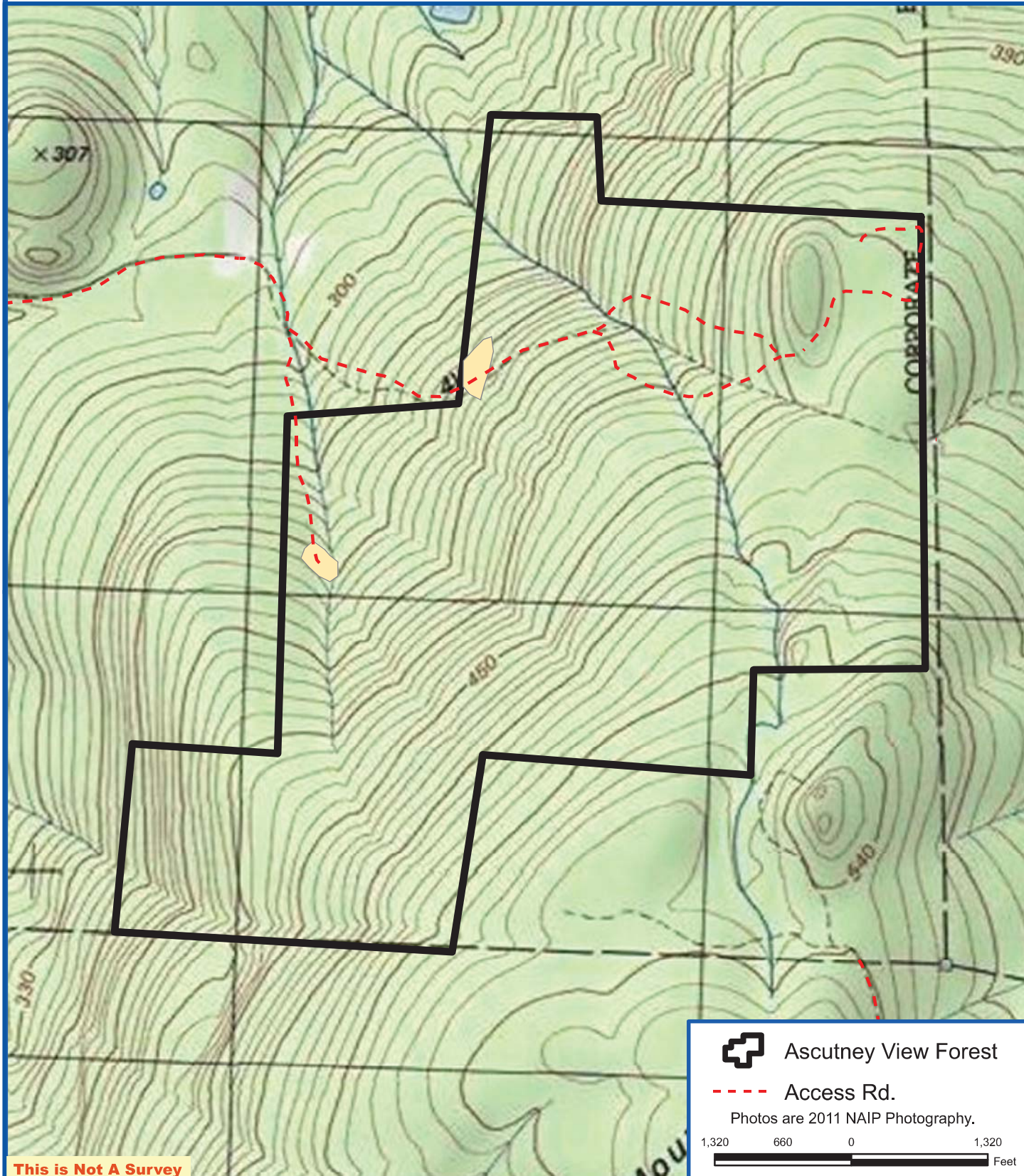


Ascutney View Forest

412.7 Tax Acres

Claremont, New Hampshire

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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from NHGC.
Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.

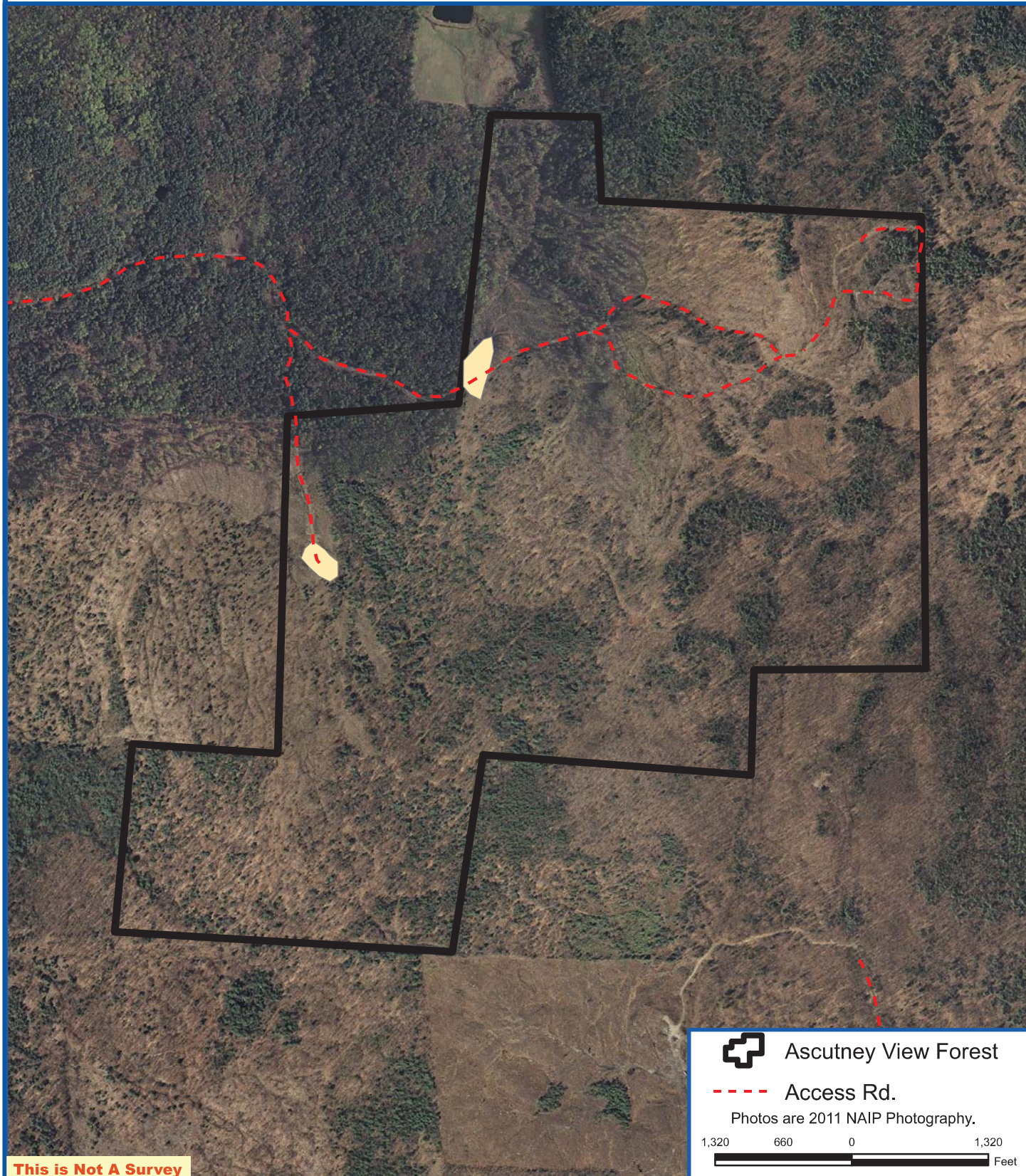


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NEW HAMPSHIRE REAL ESTATE COMMISSION

64 South Street, Concord, NH 03301 Tel.: (603) 271-2701

BROKERAGE RELATIONSHIP DISCLOSURE FORM

(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now You Are A Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects actually known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance.

To Become A Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services:

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.

For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.

For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).

I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by:

PATRICK D. HACKLEY

Licensee

Date

FOUNTAINS LAND INC.

(Name of Real Estate Brokerage Firm)

Consumer has declined to sign this form.
(Licensees Initials)

To check on the license status of a real estate firm or licensee go to www.nh.gov/nhrec. Inactive licensees may not practice real estate brokerage.

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never both in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm, but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the services and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.