

RAGGED MOUNTAIN FOREST

Located at the western base of Ragged Mountain, this conserved forest offers timber, recreation, and a private building envelope with long-distance views of New Hampshire's rolling forested landscape, all within minutes of Sunapee Lake and two popular family ski resorts.



**701 GIS Acres
Wilmot & Danbury, Merrimack County, New Hampshire**

Price: \$395,000

LOCATION

Ragged Mountain Forest is located in central New Hampshire, approximately twenty minutes equidistant between the Sunapee Lakes Region to the southwest and the Newfound Lake Region to the northeast.

The parcel rests on the western slope of the Ragged Mountain Range, a small collection of peaks clustered in the nearby town of Danbury with the highest peak at nearly 2,300' above sea level (ASL). The northern slope of this peak is dominated by Ragged Mountain Ski Resort, a popular family ski area for mostly "local" skiing enthusiasts. The resort entrance is less than fifteen minutes from the parcel via New Canada Road.

Wilmot is a small, rural community with a year-round population of about 1,400, formerly part of nearby New London, home to the "little ivy" college of Colby-Sawyer, and a modest but vibrant downtown of small shops, restaurants and local businesses.



A view from the forest captures a glimpse of Sunapee Mountain Ski Resort to the southwest. Sunapee Lake State Park is less than 30 miles from the forest.

A variety of forest product markets - pulp, chips and sawlogs - are readily available in this corner of New Hampshire and accessible via a well-established local road system. This system includes Route 4, which passes close to the property, and nearby Interstate 89, connecting the west side of the state between Concord and the Upper Connecticut River Valley. Concord, New Hampshire is located 30 miles to the south via local roads or the interstate, White River Junction, VT is about 41 miles to the northwest via I-89, while Boston, Massachusetts is 96 miles to the south via Route 4 and Interstate 93.

ACCESS

Access is provided by town-maintained New Canada Road, a well-maintained gravel road that commences off NH Route 4 and bisects the parcel as it travels towards Ragged Mountain Resort. Electric power and other utilities extend along this road from Route 4 up to the parcel boundary but do not extend the entire length of the parcel frontage.

To visit the property from the south: Take I-93 to Exit 17 onto Rt. 4 West for about 20 minutes into Wilmot. New Canada Road will be on the right. Alternatively, take I-93 to I-89 to Exit 11 onto Route 11 East; travel a short distance on Route 4 West to New Canada Road.

From the north: Take I-93 South to Exit 23 onto Route 104 for about 20 minutes through the towns of Bristol and Hill before connecting into Route 4. Travel south on Route 4 for approximately five miles to New Canada Road on the left.



The forest enjoys nearly a mile of frontage on New Canada Road, a town-maintained gravel road.

SITE DESCRIPTION

The topography varies from flat near the parcel center, where the 4-acre building envelope is located, to moderately steep just short of the Buswell Ridges on the east side of New Canada Road. As the terrain rises in elevation, serene ridgeline views open to the west. There are three forest openings created in the southeast corner to establish more favorable tree species regeneration and promote early successional wildlife habitat. A third benefit of these openings are the long-distance views available to the recreating public that utilizes a hiking trail across the property. The trail begins at the town road and traverses easterly over the Buswell Ridges and on to Ragged Mountain. The trail is part of the Sunapee-Ragged-Kearsarge Greenway trail system that includes the summits of these three prominent peaks in the area.

A small brook bisects the upper slope, cascading down a rocky channel before dissipating into smaller brooks and seeping into the ground near parcel center. A small wetland exists in the parcel's northern corner, feeding another small brook that gently flows off the property. Both brooks and the wetland are well-defined with forested buffers retained during the last timber harvest operation.

The terrain on the west side of New Canada Road has a moderate slope all the way down to Route 4 where a small portion fronts the road. Overall, soils are well-drained throughout the majority of the parcel and conducive to year-round forest management.

The 4-acre building lot is located on the west side of the road near parcel center, surrounded by conserved acreage, ensuring a significant degree of privacy. The terrain slopes gently downward from the parcel boundary, allowing for long-distance views of the rolling countryside to south, west and north. Parcel boundaries exist as stone walls that extend into the forest. (pink flagging hangs at each corner near the road.)

The building lot has approximately 200' of frontage on New Canada Road.

The rocky upper reaches of the central brook.



Western views abound from the upper slopes.



A foot trail leads to the summit of Ragged Mountain.



FOREST RESOURCE

The forest supports a mix of white pine, eastern hemlock, red oak and a variety of hardwoods with good stem quality and a pole to small sawlog diameter distribution. Red maple and red oak dominate the hardwood species. Overall, there is nearly an equal mix of softwood and hardwood volume.

The majority of the forest was thinned a few years ago, leaving a mix of age classes. On the east side of New Canada Road, stocking is evenly -distributed and interspersed with small patch cuts of various acreage. The patches were prescribed to establish more desirable regeneration and early successional wildlife habitat. The two largest openings on the uppermost slopes near the Buswell Ridges offer compelling long-distance views.

On the lower (west) side of New Canada Road, the forest was harvested with the same goal as the upper patch cuts. Regeneration, particularly in the smaller openings, is already well established and attracting wildlife such as deer, moose and bear, in addition to a host of songbirds that favor dense sapling forests, including the chestnut-sided warbler and the white-throated sparrow.

2015 Timber Inventory:

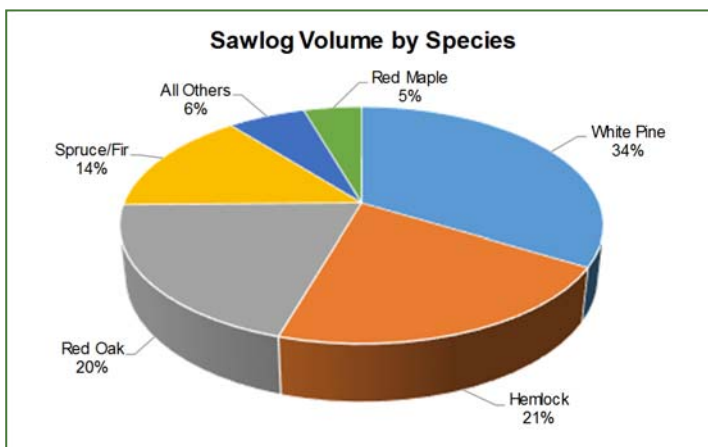
Data in this report are based on a December 2015 timber inventory conducted by Wagner Forest Management, the owner's forest manager. The data were processed using Assisi Inventory software. A total of 135 random points were collected on commercial ground using a BAF 15 prism. At a 95% confidence interval, the inventory resulted in a standard error of $\pm 25.1\%$ for all sawlog volumes and $\pm 16.8\%$ for total volume of all products. The number of plots and variability of volume between the plots contributes to these margins.

Volumes were grown forward for two (2) growing seasons, using a weighted average of FIA growth rates for Belknap, Grafton, Merrimack and Sullivan Counties in New Hampshire.

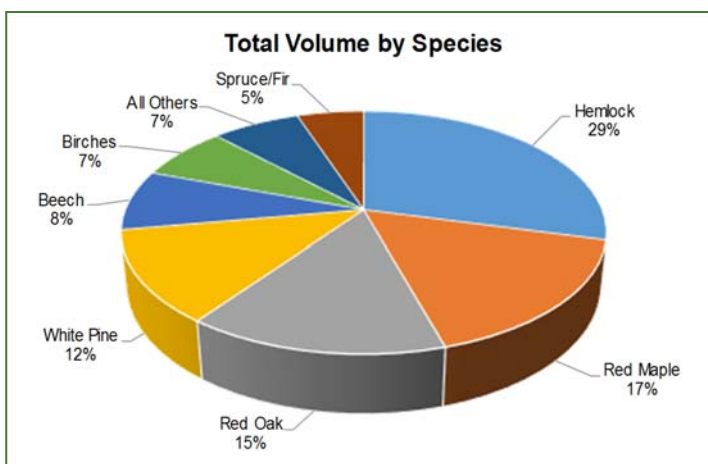
The resulting sawlog volume is 1,311 MBF International 1/4" scale (1.951 MBF/commercial acre) and 10,250 pulpwood cords (15.3 cords/commercial acre). Combined total commercial per acre volume is 19.2 cords. Current stumpage values were assigned, producing a property-wide Capital Timber Value (CTV) of \$365,700 (\$522/acre).



A group of red oak trees with good form grows within a hemlock stand at mid-slope.



White pine dominates the sawlog volume by species, followed by hemlock (21%) and red oak (20%).



Total volume by species warrants a silvicultural approach that will promote more red oak and white pine.

FOREST RESOURCES

Species Composition:

Eastern hemlock comprises 29% of the total volume by species, red maple 17%, red oak 15% and white pine 12%. Beech, birch, spruce-fir and other hardwoods collectively account for 27% of the remaining volume.

White pine, hemlock and red oak dominate the sawlog category, followed by spruce-fir. Based on the chart below, red oak commands nearly half of all sawlog value. White pine is a distant second, comprising over 25% of the value.

Diameter Distribution:

There is a strong concentration of stems in the 6" to 12" DBH size class, indicating a significant portion of the forest is young and expected to shift into higher-value sawlog sizes in the next decade.

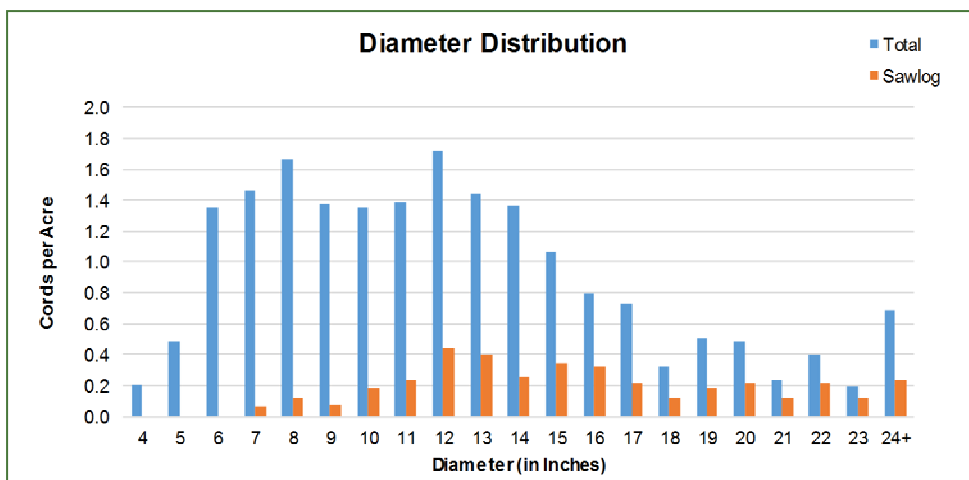
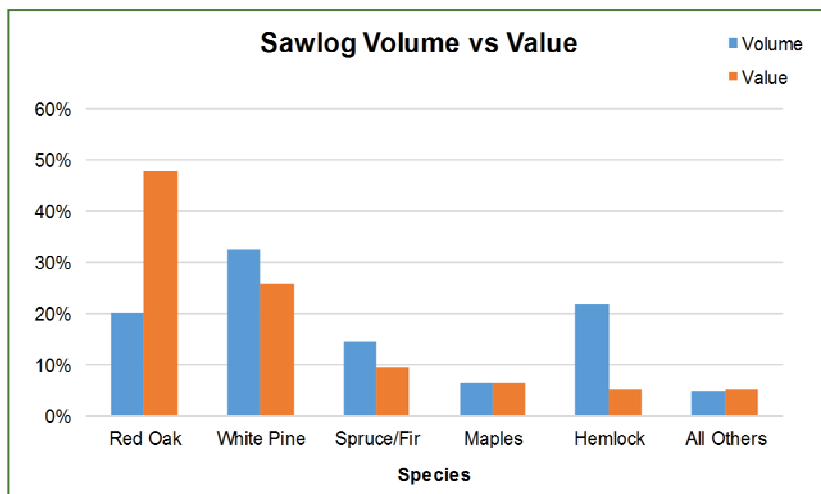
Future Silviculture:

Current species composition is a reflection of recent harvesting where the mature red oak and white pine was removed, leaving a greater concentration of hemlock and red maple as evident in the total volume by species pie chart.

Site conditions clearly favor white pine, hemlock, red oak and red maple. With the exception of hemlock (which will remain an associated species), future management should focus on increasing the white pine, red oak, and even spruce-fir composition. The commercial white pine sawlog component is concentrated near the road and could be harvested within the next 5-10 years. However, the next major thinning would not be warranted for another 10 to 15 years, given the abundance of pole and small sawlog size classes.



An opening on the lower slope is regenerating nicely to white pine, red spruce and balsam fir.



CONSERVATION EASEMENT

With the exception of two small, unrestricted lots, the tract is conserved by a “working forest” easement held by the State of New Hampshire. The primary purposes of the easement are to “assure that the property is retained forever in its undeveloped, scenic, and open space condition; (and) preserve the land for outdoor recreation.” There can be no development on the property with the exception of ancillary structures (barns, sugar shacks, etc.) related to agriculture or forestry activities. The landowner reserves the right to post against any motorized vehicular access and hunting in certain areas around livestock and agricultural cropland, including Christmas trees, and during timber harvesting operations.



A small pool in the rocky upper reaches of the brook that cuts through the parcel.

Forestry and agricultural management activities shall be conducted under “current scientifically based practices recommended by the “US Cooperative Extension” or other private or public natural resource management entities. The conservation easement is compatible with managing a small timberland investment that will allow for reasonable financial returns while practicing sound forestry. A copy of the conservation easement is available from Fountains Land upon request.

Building Envelopes:

There are two unencumbered lots that are excluded from the SPNHF easement. A non-contiguous, 0.6-acre lot exists on the west (lower) side of New Canada Road approximately 1,000’ up from Route 4. A 4-acre lot is located near the parcel center, which also fronts the west side of New Canada Road, and is surrounded by conserved acreage on all sides.

ZONING

Wilmot has municipal zoning and planning boards that regulate development under an established set of regulations. The town-wide minimum building lot size for the residential district is two (2) acres with a minimum of 150’ of road frontage. The parcel’s 4-acre building lot has approximately 200’ of road frontage and would qualify for building a single-family residence. The 0.6-acre lot appears not to qualify.

TAXES, ACREAGE AND TITLE

Municipal property taxes in 2015 for eight separate tax parcels (two in Danbury and six in Wilmot) were collectively \$1,473.20. All eight parcels are enrolled in New Hampshire’s Current Use Tax Program. For more detailed information regarding taxes for each parcel, please contact Fountains Land.

The deed and portions of a survey plan describe the bounds of each tax lot contained within the subject parcel; however no total acreage is noted. Danbury and Wilmot tax maps indicate a total of 717.1 acres. Fountains’ GIS acres reference 701 acres. For purposes of marketing, the GIS acres serve as the primary reference.

The property is owned by NFTI Limited Partnership, managed by its agent, Wagner Forest Management based in Lyme, NH, and recorded June 6, 1992 in Deed Book, 1884 Page 2145-2155 in the Merrimack County Registry of Deeds.

Fountains Land 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.

Ragged Mountain Forest

Timber Valuation

Prepared By

FOUNTAINS FORESTRY INCORPORATED

Danbury & Wilmot, Merrimack County, New Hampshire
November 2017

701 Total Acres
672 Commercial Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
<i>Sawtimber - MBF (International 1/4")</i>					
Red Oak	256	300.00	450.00	380.00	97,400
White Pine	448	110.00	165.00	140.00	62,700
Red Oak Veneer	35	600.00	900.00	800.00	28,300
Spruce/Fir	196	100.00	160.00	120.00	23,500
Hemlock	299	35.00	60.00	45.00	13,500
Red Maple	71	100.00	180.00	150.00	10,600
White Ash	33	150.00	275.00	250.00	8,100
Sugar Maple	19	325.00	425.00	375.00	7,100
White Birch	17	75.00	180.00	150.00	2,500
Yellow Birch	6	175.00	300.00	275.00	1,700
Red Pine	11	40.00	75.00	55.00	600
<i>Pulpwood - Cords</i>					
Hardwood	6192	10.00	18.00	13.00	80,500
Hemlock	3303	5.00	12.00	7.00	23,100
Other Softwood	719	3.00	10.00	6.00	4,300
Spruce/Fir	308	5.00	12.00	6.00	1,800

Totals			
Sawtimber Total	1,311 MBF		\$256,000
Sawtimber Per Acre	1.870 MBF		\$365
Sawtimber Per Comm. Acre	1.951 MBF		\$381
Cordwood Total	10,250 Cords		\$109,700
Cordwood Per Acre	14.6 Cords		\$156
Cordwood Per Comm. Acre	15.3 Cords		\$163
Total Per Acre			\$522

Total Value	Low	High	Likely
	\$315,000	\$404,000	\$365,700

The volumes and values reflect estimated total capital value of merchantable timber.

Based on a December 2015 inventory by Wagner Forest Management.

135 cruise plots were taken. % Error: Sawlog Volume 25.07%, Total Volume 16.78%, at 95% Confidence Level

Volumes have been grown forward two growing seasons using a weighted average of FIA rates for Belknap, Grafton, Merrimack and Sullivan Counties

The volumes and values are not a liquidation value.

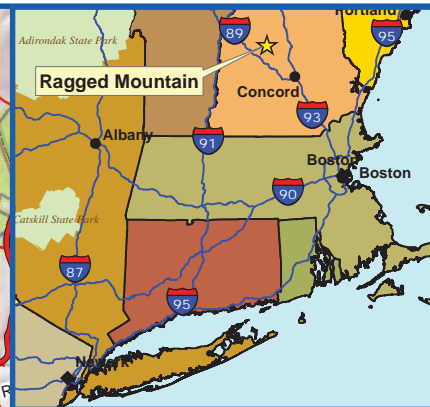
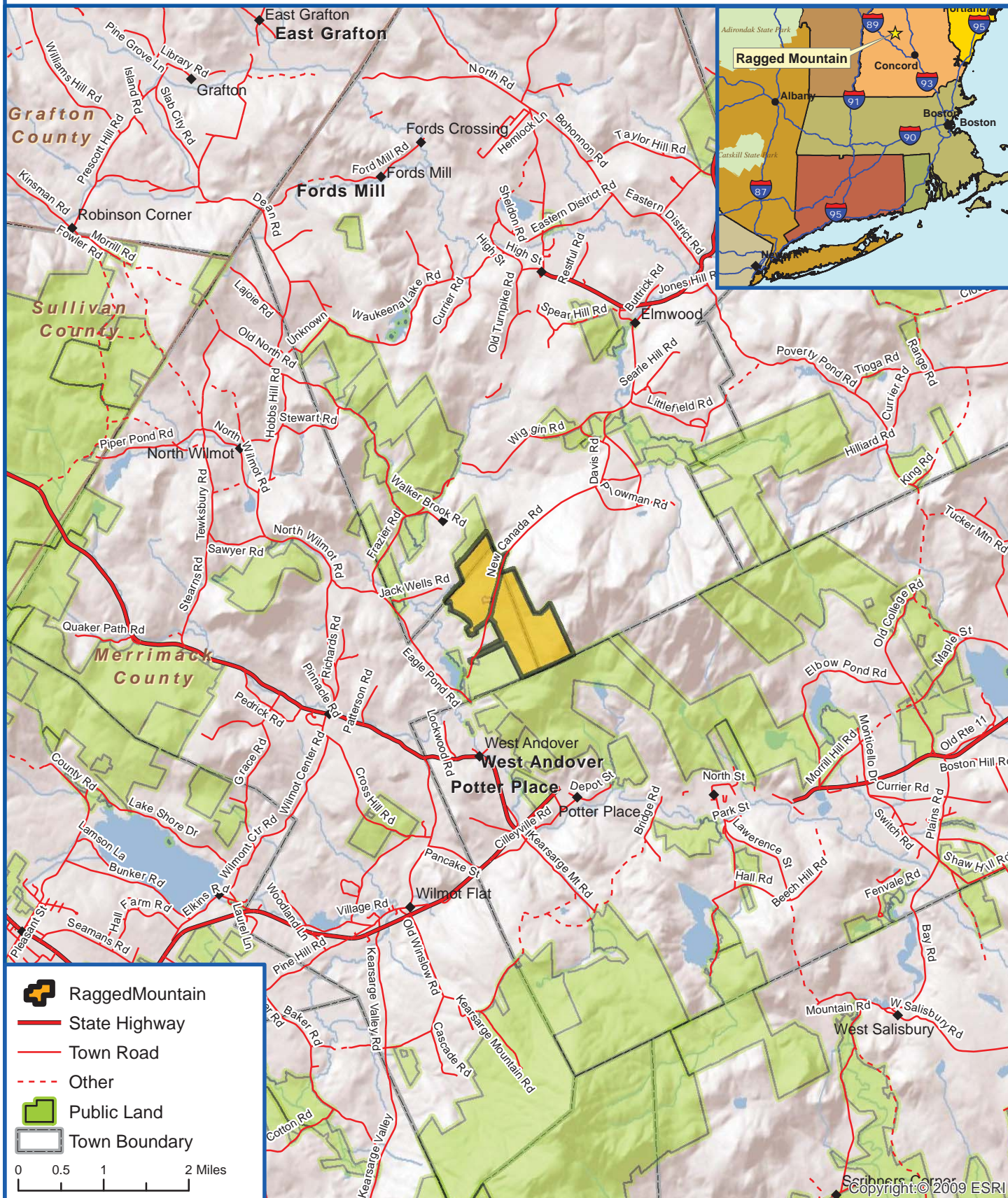
Prices are averages for the area and are adjusted to reflect, access, quality and operability of the site.



Locus Map Ragged Mtn Forest

701 GIS Acres
Danbury & Wilmot, NH

fountains

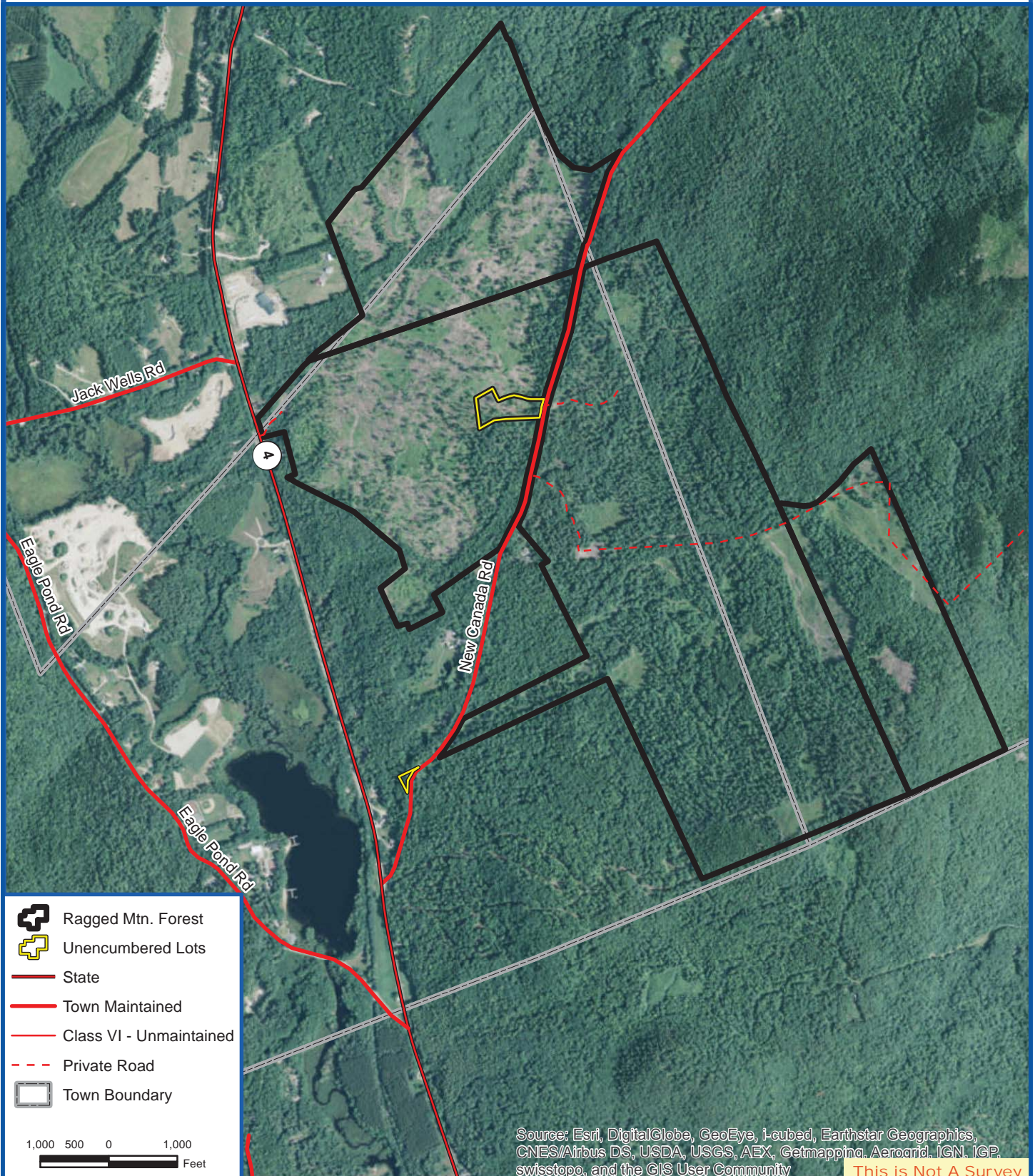




Ragged Mtn. Forest

701 GIS Acres
Danbury & Wilmot, New Hampshire

fountains



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.



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.