

BARNARD PONDS FOREST

Encompassing two scenic ponds at the end of a private gravel road, this forest offers abundant recreational opportunity and a secluded retreat from which to explore the surrounding mountains and waters of the Flagstaff Lake Region.



338 Acres
Eustis, Franklin County, Maine

New Price: ~~\$375,000~~ \$342,500

LOCATION

Barnard Ponds is located in the sparsely populated town of Eustis in the northwestern corner of Maine. The region is dominated by some of Maine's highest mountain peaks and two major lake systems, Rangeley Lakes to the south and Flagstaff Lake to the east. The ponds are part of the Dead River's vast watershed formed by hundreds of brooks, remote ponds, and small lakes, many of which support a renowned native trout and land-locked salmon fishery favored by back country anglers for generations.

Stratton village is the nearest population center, part of the organized town of Eustis, and is located about 10 miles south, between State Route 27 and the western cove of Flagstaff Lake. Stratton offers a few motels and restaurants, a small grocery store and an outdoor sporting supplier.



The monolithic Bigelow Range looms across Flagstaff Lake, less than 10 miles from the property. This view is from Pepin's General Store in Eustis.

The Canadian border is just over 20 miles north of Eustis via Route 27, providing an opportunity to venture into the scenic countryside of southern Quebec and explore their mountains and lakes. Portland, Maine's largest city with an airport, is about two hours away to the south. Boston, Massachusetts, is roughly a four-hour drive.

ACCESS/BOUNDARIES

Access is provided by Tim Pond Road, the first half mile of which is town-maintained with electric power and utilities. Shortly after the residential section, the road becomes part of a large gravel road network maintained by a few major landowners for commercial timber hauling. Forest products trucks have right-of-way and care should be taken to stay alert and to the right while driving these roads.

To access the property off Route 27, take Tim Pond Road, staying left at the first fork. At about the 2.5 mile mark, bear right at a fork and travel another 0.7 miles to the first corner of the property boundary.

Road maintenance is handled cooperatively among the commercial timberland owners. The roads are closed to travel during the spring "mud season" each year to protect the surface from damage due to soft conditions.



Tim Pond Road is primarily part of a private gravel road network used by area timberland owners.

The property boundaries define 330± GIS acres based on a survey sketch commissioned by the seller. With the exception of the northern boundary, which follows the town line, the rest of the boundaries have yet to be surveyed. The survey will be finalized and the corners and internal lines will be established on the ground prior to conveyance to the new owner. A copy of the survey sketch is available upon request.

SITE DESCRIPTION

Fed by a stream originating in the Barnard Mountains to the north, the parcel's topography is shaped like a bowl, cradling both Little Barnard (8 acres) and Big Barnard (18 acres) Ponds. A stream connecting the two ponds, aptly named Barnard Brook, flows out of the big pond, joins with another brook and eventually flows into Tim Pond Brook, a major tributary of the North Branch of the Dead River. This network of brooks and streams offers anglers and canoeists a myriad of choices to enjoy these northern waters, known to host both native and stocked trout populations.

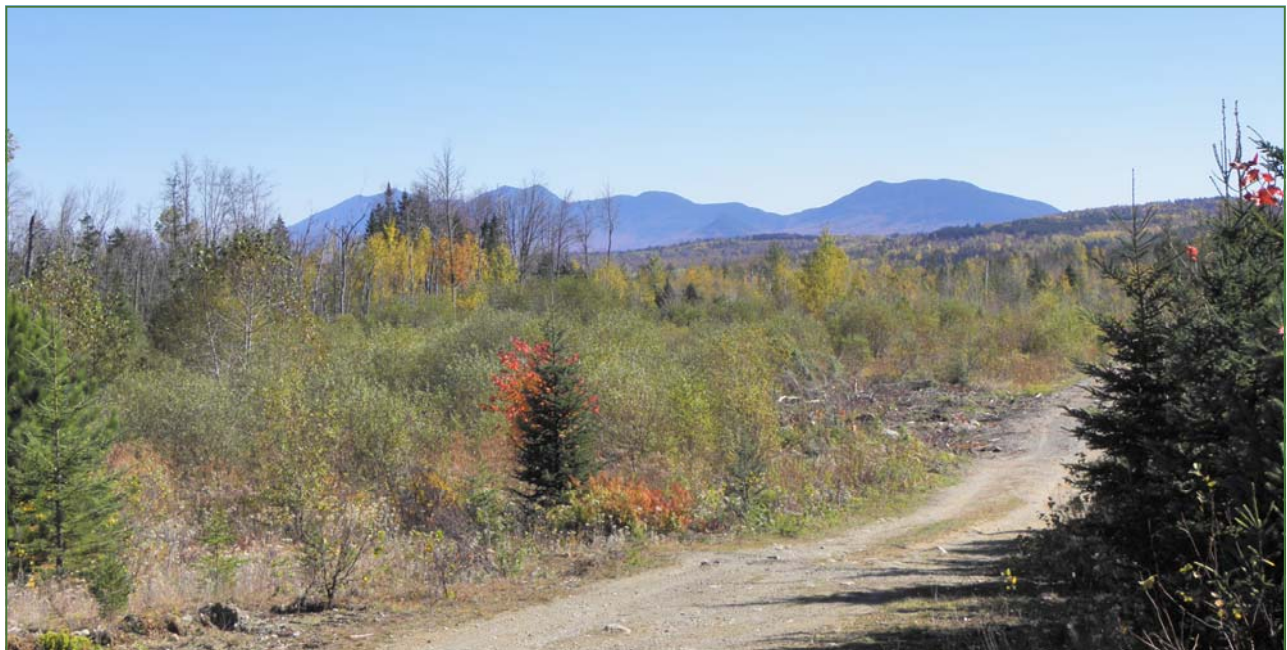
Soils are generally well-drained and gravelly throughout the tract, with the exception of some wetlands along the ponds, the central brook and one of its tributaries. These same areas are attractive to deer, bear and moose which browse on the vegetation in these openings.



The Barnard Mountains, which include three peaks from 1,700' to 2,200' ASL, rise behind Little Barnard Pond.

The terrain on the north side of Little Barnard Pond is limited given the proximity to the northern boundary (see maps at the end of this report). However, careful reconnaissance should reveal a place where a seasonal camp could be located within view of the pond. On Big Barnard Pond, there are three potential sites where a camp may be suitable - on one of two small knolls on the northern shore or on the west side of the pond, soils permitting.

Internal roads and former logging trails provide ample access to all corners of the property. The trails could be further improved or extended for year-round recreational activity.



The distinctive Bigelow peaks are visible from several areas on the forest.
 This is one of the main roads that leads through the property.

POND QUALITY & FISHERY

Water quality and habitat for coldwater gamefish are considered good in both Little and Big Barnard Ponds, according to Maine's Inland Fisheries & Wildlife Division (IF&W). Brook trout growth is also considered good with minimal competition from other fish species. Spawning success, however, is limited given the silty inlets, so the IF&W conducts annual stockings to sustain the desired trout fishery. Big Barnard's maximum depth is 27' while Little Barnard's depth is likely less than 20'.



Big Barnard Pond hosts both native and stocked trout populations.

FOREST RESOURCE

The forest is comprised of a mix of softwood and hardwood species - balsam fir, red spruce, cedar, and northern hardwoods (maple, birch, beech and poplars). The majority of the forest has been managed via even-aged silvicultural treatments over the past several years, resulting in a predominantly young forest of saplings, poles and residual sawtimber.

No recent timber information is available, although it would be worthwhile for the next owner to establish a new forest management plan. Spruce and fir comprise a significant portion of the forest. Having been thinned within the past two years, the forest is now in a regeneration phase with another commercial harvest not expected for the next 10 to 20 years, depending on objectives.

The tract's patchwork of varying age classes and small residual stands offers diverse habitat conditions for wildlife cover and forage options. Currently, favorable habitat exists for a number of game species including deer, partridge, moose, and black bear, all of which have left evidence of their presence on the property. With gentle terrain, good internal access and the two ponds, this property would make an excellent hunting and fishing retreat.



A red pine plantation was thinned in 2013 in the northeast corner of the forest. The timber resource is comprised of a mix of hardwoods and softwoods, with spruce and fir being the dominant species.

PROPERTY TAXES

As the boundaries for this tract have yet to be delineated and noted on municipal tax maps, the annual taxes are currently unavailable. However, all of the acreage associated with the forest in this township is enrolled in Maine's Tree Growth Tax program - a municipal tax that is based on the land's productivity to grow timber rather than the fair market value. Taxes on forest land enrolled in this program typically range from \$2 to \$6 per acre annually.

The Tree Growth tax rate is calculated for each county from tree growth rates measured by the U.S. Forest Service. This results in 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 non-existent. The higher the property values in the town, the greater the savings. For more information, contact the Maine Forest Service at (207) 287-2791 or go to www.maine.gov/doc/mfs/woodswise/text/growth.html.



A view of Big Barnard Pond from the south shore.

The tract to be conveyed is part of a larger ownership within Eustis that is recorded in a quitclaim deed in the Franklin County Registry of Deeds. Copies of the deed and tax information are available upon request.



Little Barnard Pond bathed in the late autumn sun.

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.

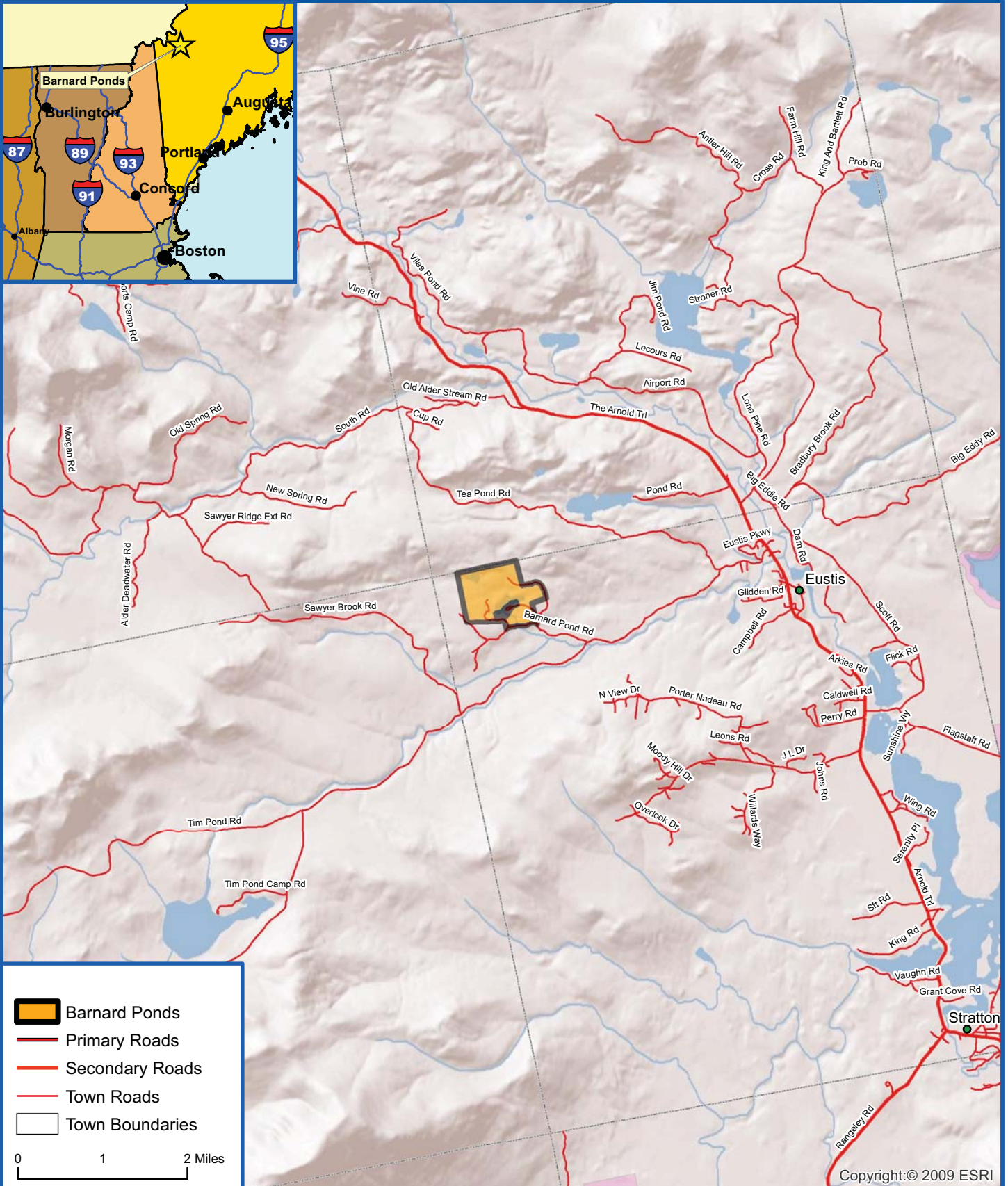
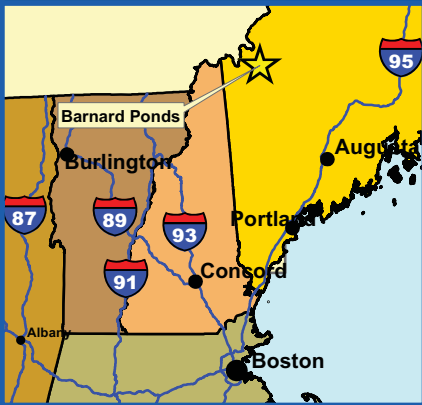







Locus Map

Barnard Ponds

338 Acres
Eustis, Maine

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-  Barnard Ponds
-  Primary Roads
-  Secondary Roads
-  Town Roads
-  Town Boundaries

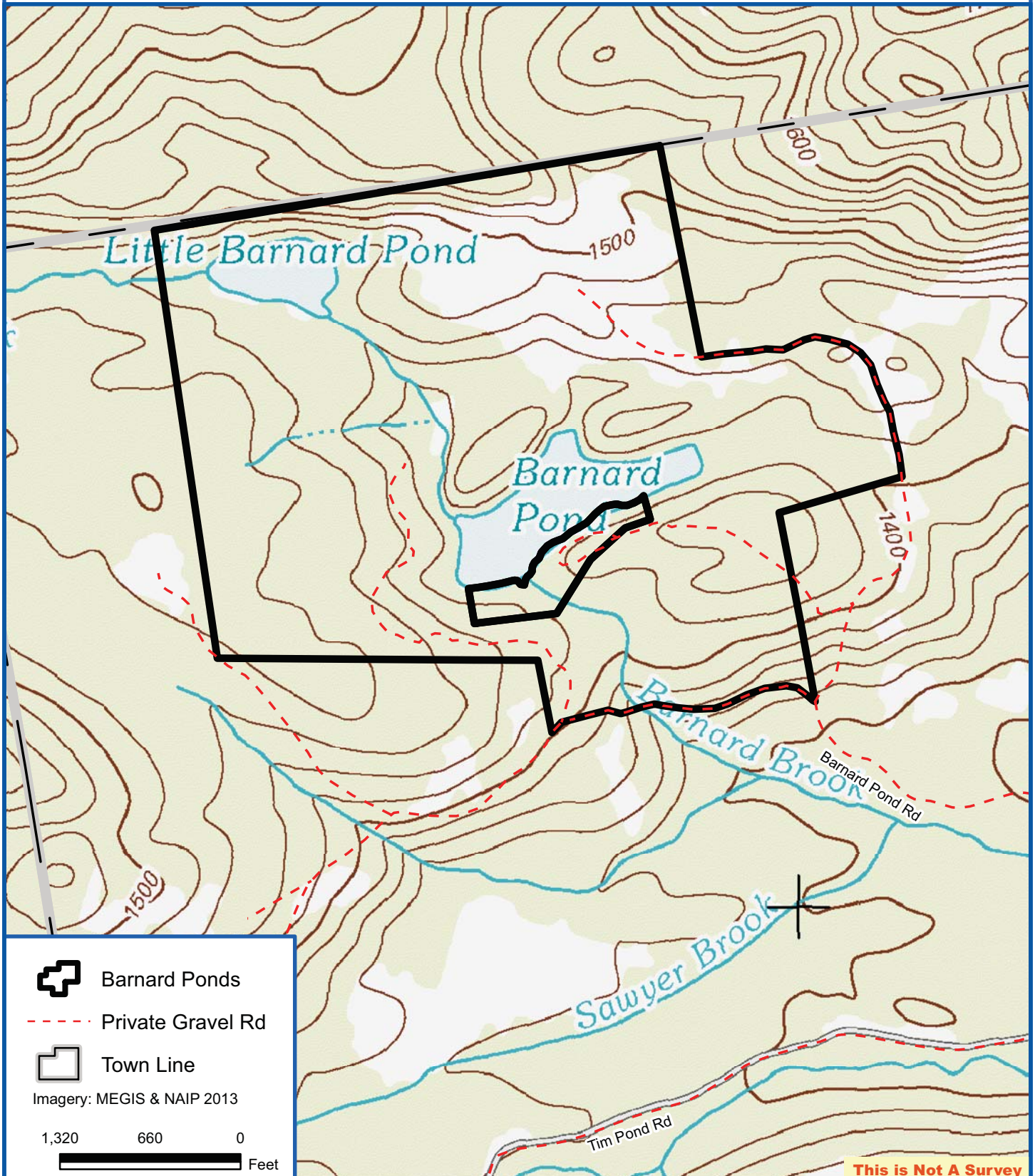
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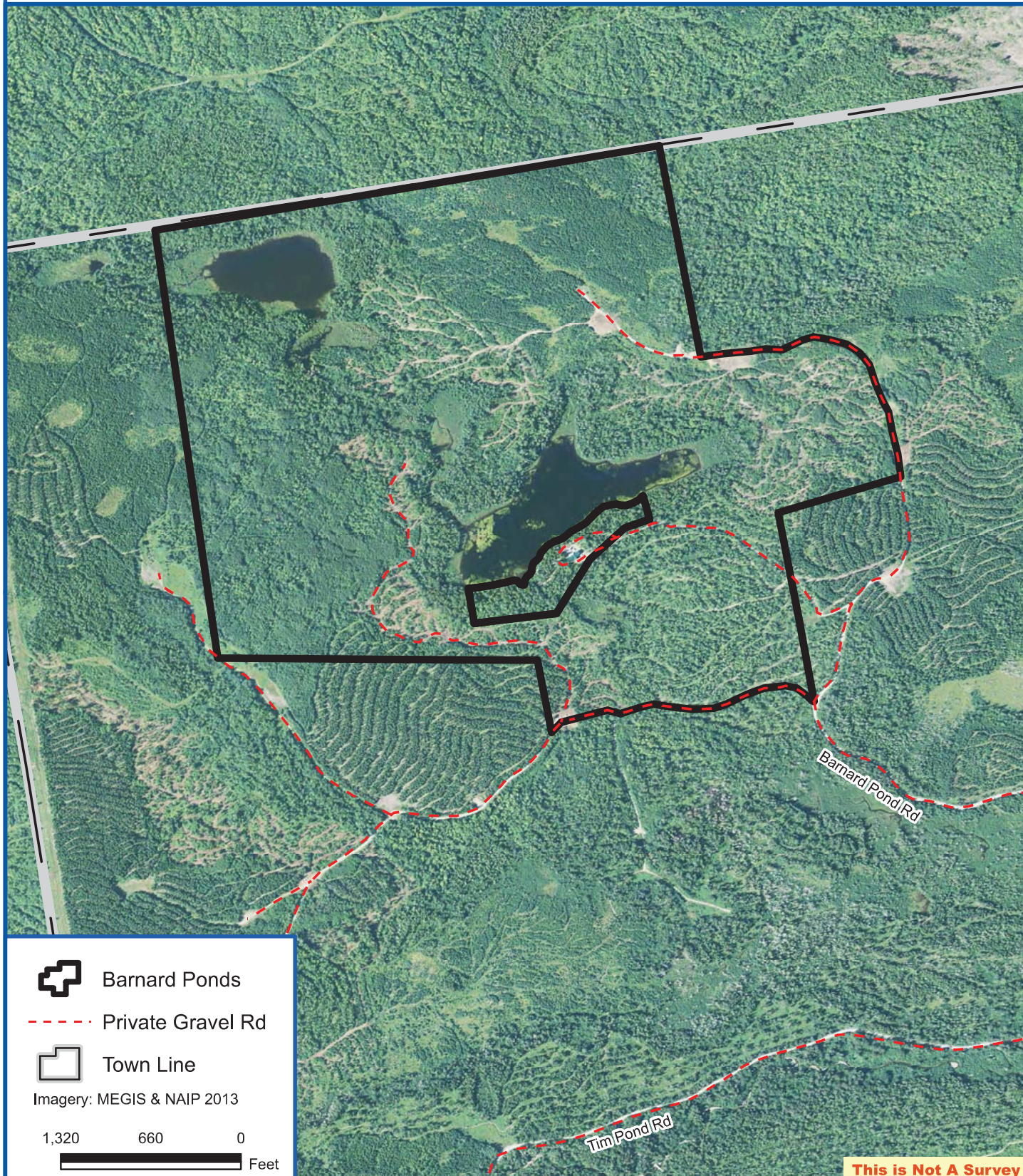
Map produced from information supplied by Seller, aerial photography and reference information obtained from ME GIS.
Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



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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