

FRANCONIA MOUNTAIN FOREST

A multiple-use tract located in New Hampshire's scenic Monadnock Region, just minutes south of the vibrant college town of Keene. The tract has ample town-maintained road frontage, residential opportunity, and acres of backland with trails for year-round recreation and woodlot management.



***152 GIS Acres
Richmond, Cheshire County, New Hampshire***

Price: \$170,000

INTRODUCTION

Franconia Mountain Forest represents a sizable multiple-use property, offering residential options, outdoor recreation and long-term woodlot management.

LOCATION

The forest is located in Richmond, New Hampshire, a small, rural town of less than 1,200 year-round residents. The parcel is about 4 miles north of the town's well-known "4 Corners" intersection of Route 119 and Route 32. The parcel is seven miles south of Keene and nearly the same distance north of the state border with Warwick, Massachusetts. Nearby Keene is a classic New England town, home to Keene State University and Antioch University. Richmond serves as one of several rural bedroom communities surrounding Keene. Founded in 1735, Richmond was once home to grist mills, sawmills and other mills making various wood product. Sheep farming peaked in the mid-1800s and much of the cleared land, lined by stone walls, gradually reverted back to the forested landscape of today.



Richmond is located less than 10 miles south of Keene, a small, eclectic college town in southwest New Hampshire. *Photo: Jon Platek*

Regionally, the forest is located about 20 miles east of Brattleboro, Vermont in the Connecticut River Valley and near Interstate 91. Boston, Massachusetts is located 92 miles away, just under a 2-hour drive, while Hartford, Connecticut is 90 miles away or about a 1½ hour drive.

ACCESS

Access is via approximately 1,600' of frontage on Taylor Hill Road, a town-maintained gravel road off Route 32 to the east.

To visit the property, take Route 32 to Sandy Pond Road in Richmond, traveling in a westerly direction. After the pond, the road will turn sharply to the right. Continue on for about a mile. The only entrance to the property will be on your right—a short gravel driveway that leads into a small clearing. Pink flagging and a Fountains Land "For Sale" sign will mark the entrance.



Taylor Hill Road is a town-maintained road with electric power and utilities. The property enjoys about 1,600' of road frontage.

SITE DESCRIPTION

The terrain is gently rolling with a variety of aspects. The western boundary reaches up the shoulder of Franconia Mountain, a modest ridgeline at 1,400 ASL (Above Sea Level). Soils are well-drained across much of the parcel, with the exception of a small wetland associated with a year-round brook located in the parcel's southern corner.

The wetland shows evidence of being an open water "pond" at one time and is now growing in with trees. This reversion to a forested wetland is most likely due to beavers moving their dam engineering skills elsewhere.

The mixed species forest is comprised of red maple, the birches, beech, hemlock and pine. Hemlock and pine are concentrated along a small, intermediate brook channel near the parcel center and the year-round brook. Softwood species occupy nearly 40% of the forest, comprised mostly of hemlock, but also white pine and red spruce in lesser amounts. Harvested about 10 years ago, there are basically two age classes: a scattered overstory of medium sawlog-sized trees and a dense understory of mostly hardwood saplings. Given the young age class of the commercial species, it will likely be another 20 years before the next commercial timber harvest. In the meantime, the forest offers ample opportunity for annual firewood thinning with a small tractor.

The last timber harvest left a network of trails that offer ideal recreational access throughout the forest. Brush-hogging would be necessary to re-open the trails that have grown in with saplings. Deer (and other wildlife) have utilized the trails and have been browsing on the young hardwood growth.



Red maple, yellow birch and red oak often grow in association with thick stands of eastern hemlock as shown.



The former open-water wetland has gradually re-forested when the beavers moved on and their dam collapsed.



The unnamed brook has a deep channel and traverses the southern "panhandle" of the property not far from the town road.

MUNICIPAL ZONING

Richmond has a town-wide “rural residential” zoning ordinance that requires a minimum building lot size of 3 acres and minimum frontage of 250 feet on town-maintained road. Buyers should refer to the town subdivision ordinance to learn more about residential development requirements.

TAXES AND TITLE

Municipal property tax in 2018 for tax map and lot 403/27 is \$266.

The property is enrolled in New Hampshire’s Current Use Program, which reduces property taxes in exchange for a commitment by the landowner to maintain the land as “open space” - e. g. forest, field or working farmland.

Ten (10) acres is the minimum required for enrollment in the program. A land use change tax is payable when development occurs. Development is defined as the 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 “fair market value” prior to development and is payable to the town. For more information about New Hampshire’s current use tax program, contact the listing broker or the State of New Hampshire Department of Revenue Administration by visiting their website at www.nh.gov/revenue/currentuse/htm.



One of several trails traversing the property. With some brushing work, these trails provide access to many acres of private back-country recreation.

Tax maps indicate a total of 152 acres. GIS acres calculate approximately the same acreage. The warranty deed offers bearings and distances relative to an unrecorded survey plan entitled *Taylor Hill Area, Richmond, NH*, conducted by NH licensed surveyor William P. House. There is no hard copy of the survey available. Maps in this report reflect current total acreage based on GIS (152 acres). Boundaries are in fair condition in the form of painted tree blazes, stone walls and barbed wire.

The property is described in a 2007 Warranty Deed — Stephen Munson, Marion Munson-Jamrog, and Debra Jamrog to H & H Investments, LLC — and recorded in the Cheshire County Registry of Deeds, Book 2407, Page 152.

The deed indicates the following exceptions:

- the Mattson spring lot, so-called, on the easterly line of Taylor Hill Road. See deed from J. Buffum recorded in Vol. 175, Page 615 of the Cheshire County Registry of Deeds.
- the burying ground on said premises and the right to pass and repass, Bennett to Perry, February 13, 1880, and recorded in Vol. 265, Page 93.
- a right-of-way one rod wide (16.5') for all necessary purposes, Perry to Hallas, June 20, 1947, recorded in Vol. 533, Page 319.

Copies of the deeds, tax bills, tax maps and other related documents are available upon request.

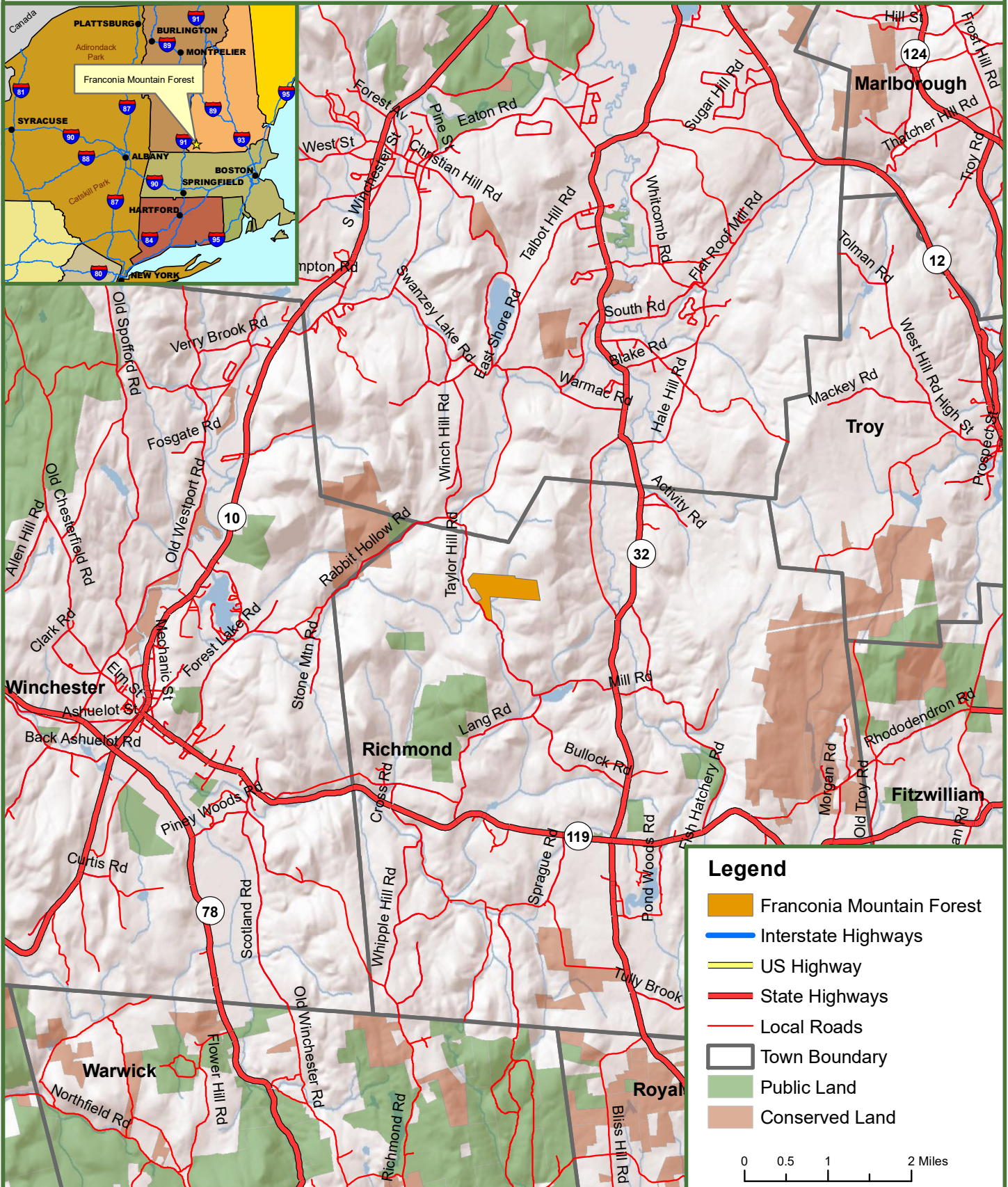
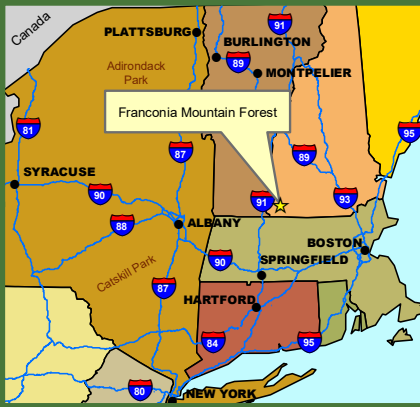
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given 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
Franconia Mountain Forest
152 Acres
Richmond, Cheshire County, NH



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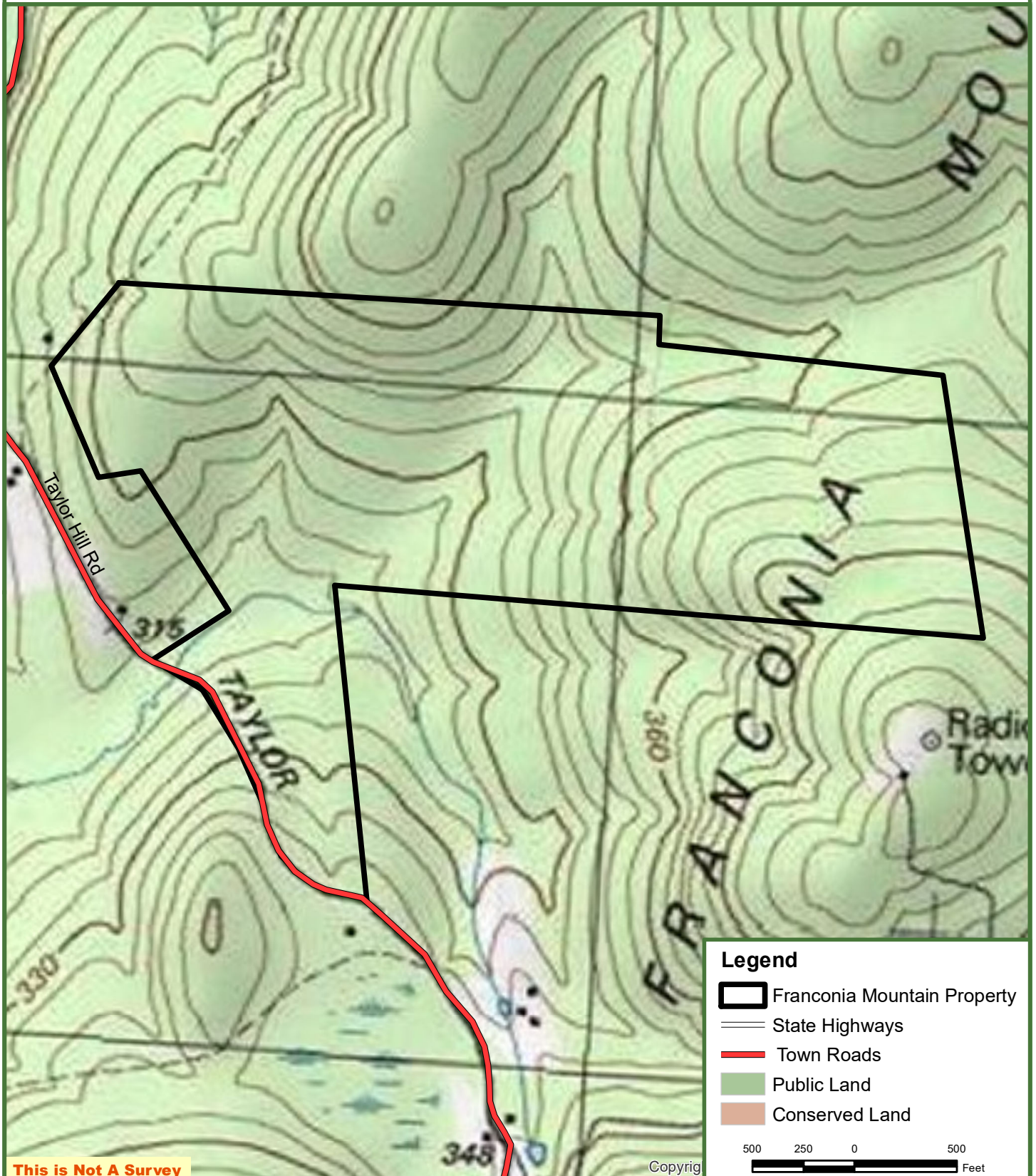
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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



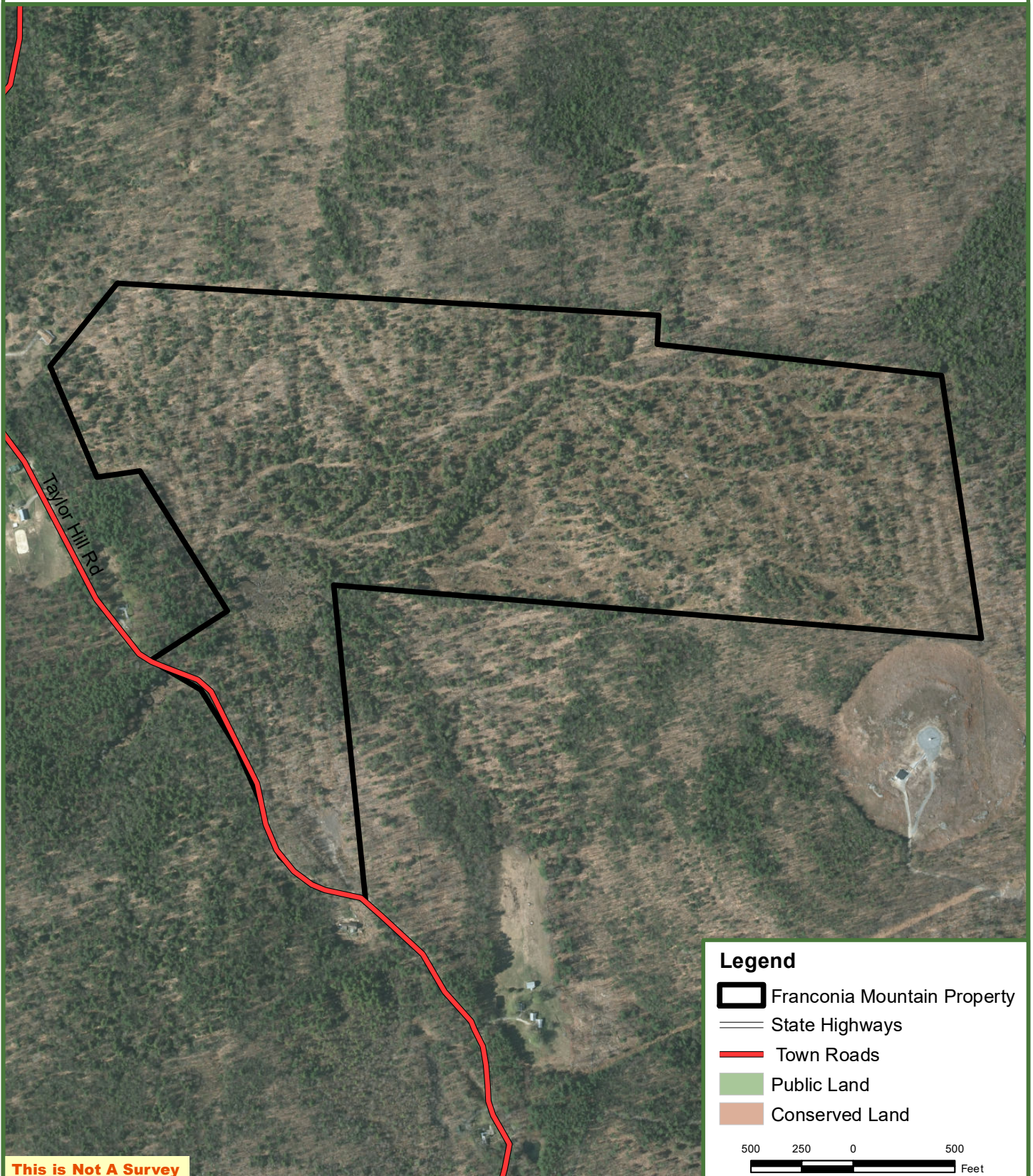
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NEW HAMPSHIRE REAL ESTATE COMMISSION

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.