

MORRILL HILL FOREST

Perched on the shoulder of a gentle slope just outside Henniker village, this parcel offers an attractive location directly across from the scenic Contoocook River and within easy commuting distance of Concord and Manchester.



***45 Tax Acres
Henniker, Merrimack County, New Hampshire***

Price: \$150,000

LOCATION

Morrill Hill Forest is located in the southwest corner of Henniker, NH, a small, vibrant town of about 5,000 residents, and home to New England College and Pat's Peak Ski Area.

While the town's local economy offers significant employment opportunity, many residents commute to Concord or Manchester; both cities are within a 20 to 30-minute drive.

The Contoocook River bisects the entire town, providing fishing, paddling and swimming opportunities. Flowing from the southern border of New Hampshire to just north of Concord where it empties into the Merrimack River, it is one of the few rivers in the state that flows in a northwesterly direction.

Located at the intersection of two major roads—Routes 202/9 and 114—Henniker provides easy commuting distance to a number of locations within the state's southern tier.

Manchester airport is approximately 36 miles away and Boston, Massachusetts is located 80 miles away or just over an hour's drive, depending on traffic.



The Contoocook River, swollen from recent October rains, is located across the street from the parcel and is accessible via the town conservation area less than five minutes away.

ACCESS & BOUNDARIES

The parcel enjoys 625 feet of frontage on Western Avenue, a paved municipal road with power and utilities. This road travels east to west, and connects the villages of Henniker and Hillsborough, where the road is appropriately named Contoocook Falls Road as it parallels the Contoocook River.

Boundaries are in fair condition, flagged at each end of the road frontage and generally visible in the form of painted tree blazes and stone walls.

To visit the property, take Route 202/9 though Henniker if traveling from the east or Hillsborough if from the west. Take the "Henniker Street to W Main Street Hillsborough" exit and head south on Henniker Street. Travel a few tenths of a mile and take a left onto Contoocook Falls Road. After crossing over the river, travel approximately 1.7 miles and the gravel driveway will be on your right.



A gravel driveway commences from Western Avenue frontage to provide access upslope to the parcel interior.

SITE DESCRIPTION

The parcel offers moderately sloping topography with a west/southwest aspect. Soils are well drained across the majority of the parcel with the exception of a few modest seeps.

The sloping terrain is rocky in places, but poses no difficulty for establishing recreational trails and for continued woodlot management. Existing trails created during the last timber harvest could use some brushing out.

A residential building opportunity is readily apparent in the small clearing at the end of the driveway.

The soothing sound of the Contoocook River rushing over the rocks can be heard from the clearing, especially in the spring and fall during the high water seasons.

TIMBER

A timber harvest conducted in the late fall of 2007 has left a forest in which hardwoods are evenly distributed across the property. Species composition is dominated by northern red oak, followed by poplar, white ash, sugar maple, birch and beech.

A timber valuation based on an inventory by the seller's forester indicates an approximate value of \$35,000 to \$40,000. The volumes are derived from a 2008 inventory and were adjusted for harvest and growth to reflect present value. Stumpage values were set by F&W Forestry Services.

A timber valuation sheet prepared by Fountains Land is available upon request. Interested buyers are encouraged to hire their own forester to evaluate the timber resource.

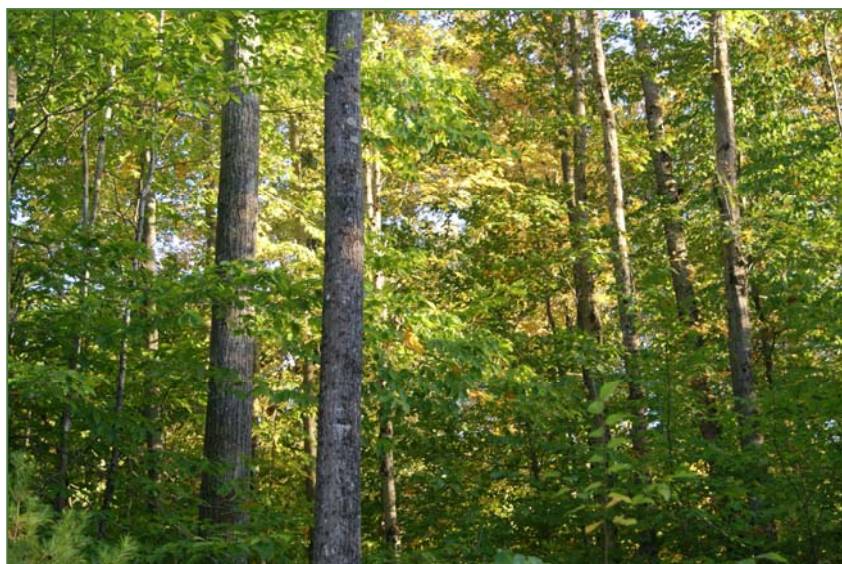
There is a notable amount of merchantable timber on the parcel.



860' driveway leads to a small clearing along the western boundary.



The clearing offers great potential for a secluded home site.



MUNICIPAL ZONING

The parcel is located in Henniker's rural residential district, which requires a minimum lot size of 5 acres and a minimum of 250' of town-maintained road frontage. The parcel dimensions exceed these parameters, which may allow the tract to be subdivided into one or more house lots depending on slope, soils and town driveway specifications. For more information regarding planning and zoning, contact the town office at (603) 428-3240.

TAXES, TITLE & ACREAGE

Municipal property taxes in 2018 for Map 1, Lot 569 were approximately \$74. The property is enrolled in New Hampshire's Current Use tax program. This program reduces property taxes in exchange for a commitment by the landowner to maintain the land as "open space" - e.g. forest, field, working farmland. Ten (10) acres is the minimum required for enrollment. A land use change tax of 10% of "fair market value" is levied by the town when acreage is removed from the program for development. For more information about New Hampshire's current use program, visit www.revenue.nh.gov.

Acreage is based on town tax records and GIS mapping. There is no registered survey and the deeds have no acreage reference. Therefore, tax maps and GIS serve as the primary reference for marketing purposes.

The property is recorded in a warranty deed at the Merrimack County Registry of Deeds as the Town of Henniker to Woods Without Gile, LLC in Book 3015, Page 1053 dated August 31, 2007. Copies of the deeds, tax bills, maps and other related documents are available upon request.

A public walking path along the river is just a few minutes away.



The Contoocook River offers scenic beauty at nearly every turn.



Those interested in timber will enjoy having a working woodlot.



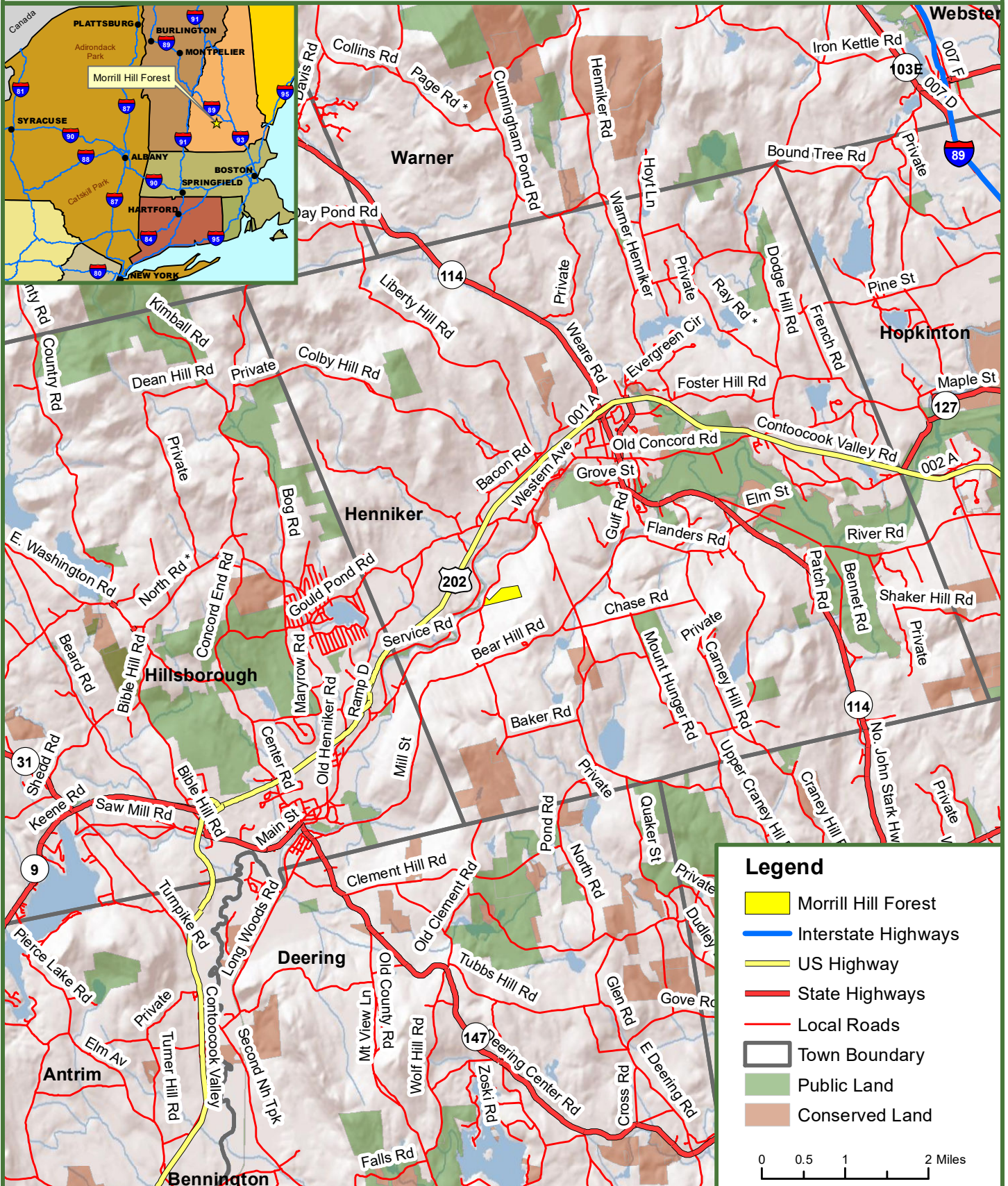
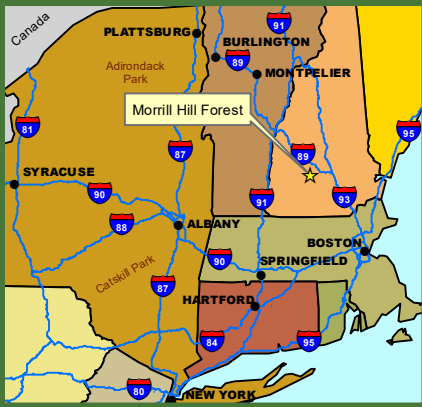
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given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



**Fountains
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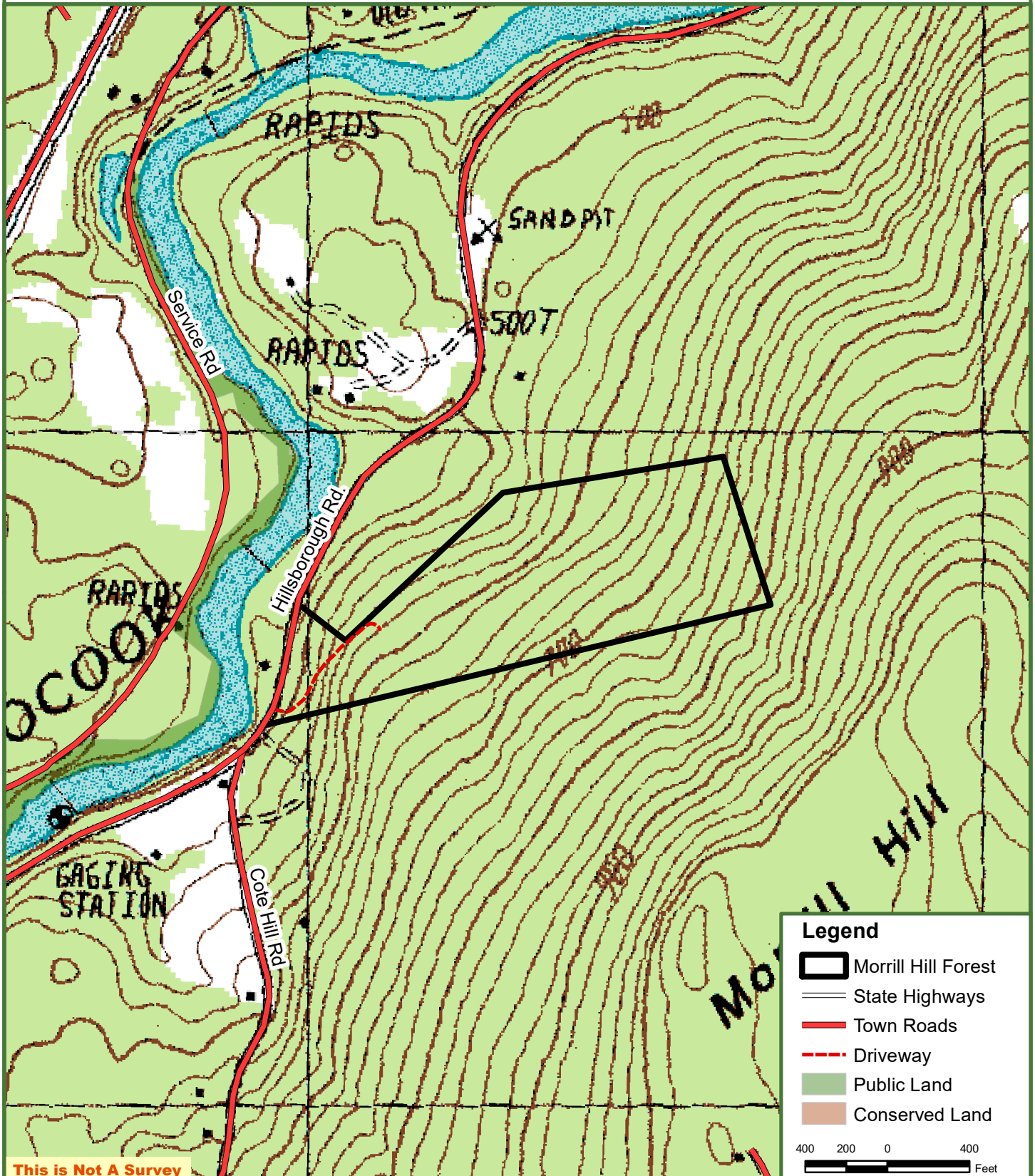


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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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

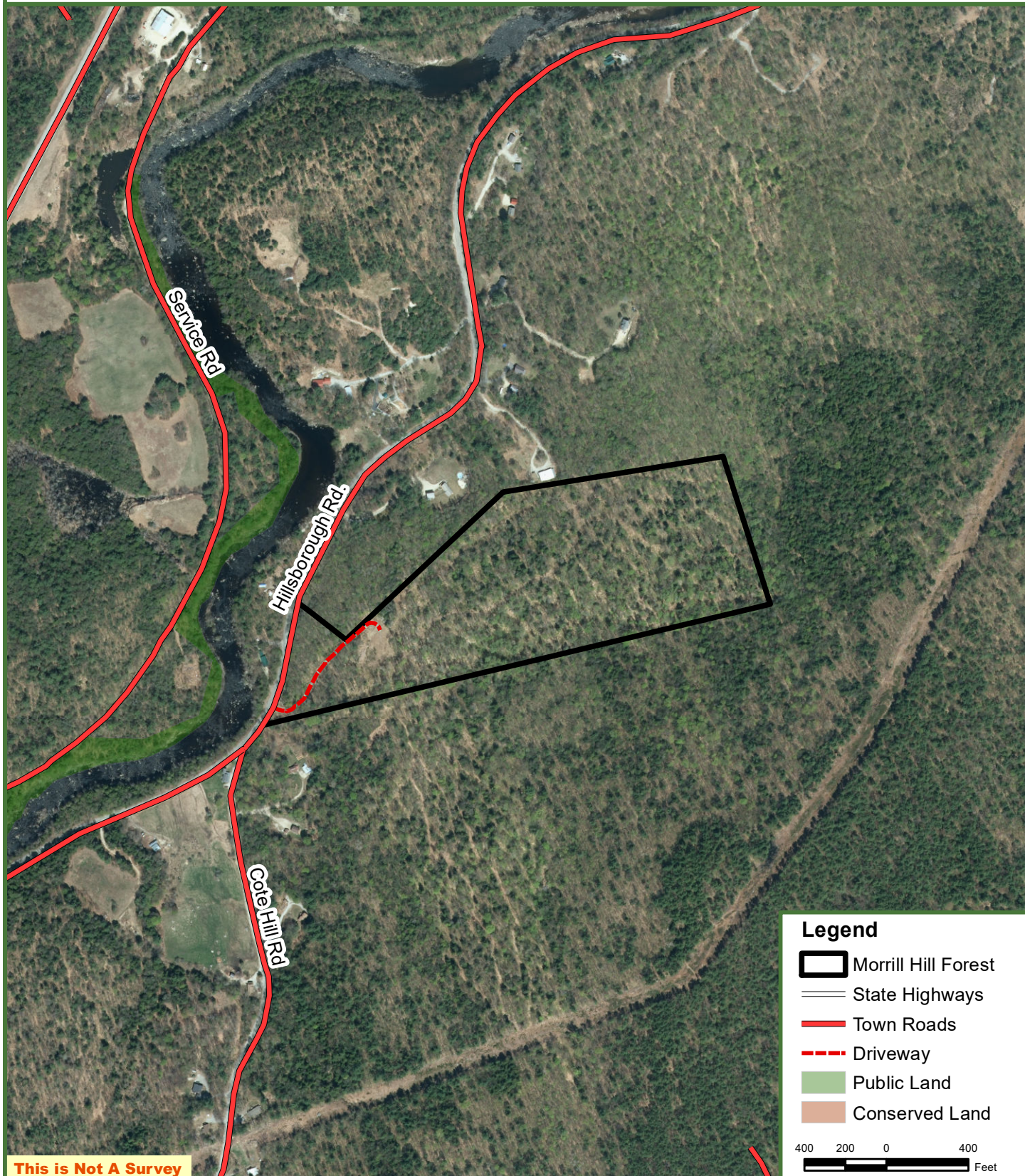


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NEW HAMPSHIRE REAL ESTATE COMMISSION

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.