

LILY POND FOREST

The property represents an outstanding timber resource highlighted by easily accessible building sites off a quiet road in south western New Hampshire with long view potential and a secluded pond.



Lily Pond— situated on the land at the end of the internal access road.

505 Acres
Alstead, Cheshire County, New Hampshire

Price: \$920,000

PROPERTY OVERVIEW

The property represents a considerable forested landscape that has been held as a long-term forestland investment. For the last 37 years, forest management has focused on concentrating growth on the best trees, resulting in a high-quality forest resource. Now, this land is being passed onto new owners that can benefit from the decades of previous high-quality silviculture while developing many of the property's highlights previously left untouched.

Property highlights include:

- Standing timber value of \$576,700, with outstanding asset appreciation opportunity and short term timber sale income;
- Developed internal access to support future forest management activities and recreational pursuits;
- Partial ownership of the secluded Lily Pond, with a scenic beaver pond near the town road frontage;
- Exceptional building sites near the land's quiet Pratt Road frontage with long views and subdivision opportunity.



The land is all forested with the exception of its ponds and internal access road. All of the land in view is part of the property.

LOCATION

The forest is located in southwest New Hampshire and is part of the Cold River Watershed. One of the earliest areas of the state to be settled, there is a quintessential old New England feel to the landscape. Rolling forested hills are interspersed with fields and fine homes, many dating back to the late 1700s. The area's rich agricultural history is still evident by the number of old hill farms seen throughout.

This region is anchored by Keene, New Hampshire to the south, a thriving college community that is within a 25-minute drive and provides shopping and cultural pursuits.

Located within a 30-minute drive of either Interstate 89 & 91, a host of locations throughout New England are easily accessible. Both Hartford, Connecticut and Boston, Massachusetts are approximately a 2-hour drive.

Pratt Road runs along a rural setting, mostly forested with well-kept, widely scattered homes. Of interest is the random metal artwork that is displayed along Pratt Road, likely the work of a local artist.



Drone view looking to the east beyond the property. The area is mostly forested with homes and small farms widely scattered.

ACCESS & BOUNDARIES

The property benefits from excellent access with ample town maintained road frontage. This, coupled with a solid internal road and trail system, allows for forest management entry, recreational activities, homestead options and even possible subdivision opportunities. In addition, two points of entry to the property exist from publicly maintained roads: approximately 1486' of frontage off Pratt Road (gravel town maintained road with low traffic flow) and nearly 1000' of frontage along Route 12A (state paved road with moderate traffic flow).



The Pratt Road frontage to the right of the road, electric and phone service is along this town maintained, quiet gravel road.

The gated internal access road commences along Pratt Road and runs roughly 1.2 miles to a point near Lily Pond. This road is ditched with culverts but has not been used in nearly 20 years. The beaver pond near the beginning of the road has recently overflowed, crossing the road surface and preventing vehicle access until the beaver dam adjacent to the road is removed.

All boundary lines were updated with blazes and red paint in 2011; therefore, the boundaries remain in excellent condition, with no maintenance required for another 5-10 years.

TAXES & TITLE

The entire property has benefited from enrollment in the New Hampshire Current Use program. Property taxes in 2020 were a mere \$ 374.00. The land portion of the property is owned by SJG Properties Inc, whose deed is recorded in the Cheshire County land records under Book 1653 Page 0428. The timber rights are held by Simon Goodman via Quitclaim deed and recorded in the Cheshire County land records under Book 1635 Page 0432. Both the property and timber rights are being sold together so the new owner can reunite the land and timber rights or take them in separate deeds.



The beaver pond along Pratt Rd offers a nice water feature near a potential homesite.

SITE DESCRIPTION

The land is generally situated at the highest elevation within the regional landscape; therefore, when tree clearing occurs, the views are long and scenic. Of particular interest are the possible long northern views near the Pratt Road frontage land, a viewshed visitable from neighboring properties where clearing already exists. This northern end of the property, off Pratt Road, offers the best future homesite opportunity where slopes are gentle, access is easily developed, power is nearby, and views of the beaver pond along Pratt Road are easily established. This area also offers terrain that can be cleared for the creation of a meadow near a future homesite.

Lily Pond sits at the south-central area of the land accessed by the internal access road. The center of the pond offers open water with the shoreline rimmed with various wetland species. The pond is ideal for wildlife viewing and paddling with a canoe or kayak.

The forest has varied terrain, with gently sloping sites near the road frontage points, many level ridge tops, some steep slopes, and areas with rock outcrops.

Overall, the elevation does not change much across the property, with the highest elevations at nearly 1,500' (generally along the center of the forest - south to north). The lowest elevations are close to 1,280' and located near the southern end of the land. While the elevation change is not very big, there are areas with sudden slope changes. This varied terrain offers all aspects (south, north, west and east). Given the land's high position within the landscape, only small streams cross the land, most intermittent.



High quality, well stocked northern hardwood stand.



The beaver pond near Pratt Road.



Eastern shore of Lily Pond which is entirely on the land.

TIMBER RESOURCE

Timber data in this report are based on a comprehensive and monumented timber inventory completed in April of 2019 for the purpose of developing a management plan and establishing Capital Timber Value (CTV). 124 inventory points were sampled (1 plot per 3.9 forested acres), covering a 415' x 415' grid using a 15-factor prism. Sampling statistics are $\pm 12.2\%$ standard error for sawlog products and $\pm 8.0\%$ for all products combined at the 95% confidence interval. Upon applying growth for 2019-2021, the timber data reveal a total sawlog volume of 2,978 MBF International $\frac{1}{4}$ " scale (6.1 MBF/acre), with 9,989 pulpwood cords (20.5 cords/acre). Combined total commercial per acre volume is 32.7 cords, a figure well above average for the region. Stumpage values were assigned to the volumes in September of 2021, producing a property-wide Capital Timber Value (CTV) of \$576,700 (\$1,182/commercial acre). See the Timber Valuation in this report for details.



Red oak is one of the primary species with most stems within the medium to large sawlog size class.

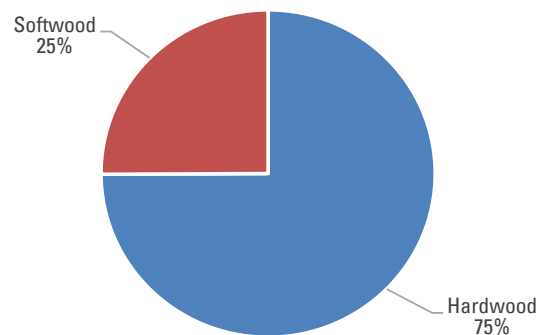
Species Composition:

The species composition is 3/4 hardwoods at 75% of total volume and softwoods at 25%. Species composition for all products combined mirrors that commonly found in the area, with red maple holding 23% of total volume, yellow/black birch (14%), sugar maple (12%), hemlock (10%), beech (10%), red spruce (8%), white pine (7%), red oak (7%), white ash (5%) and miscellaneous hardwoods completing the profile.

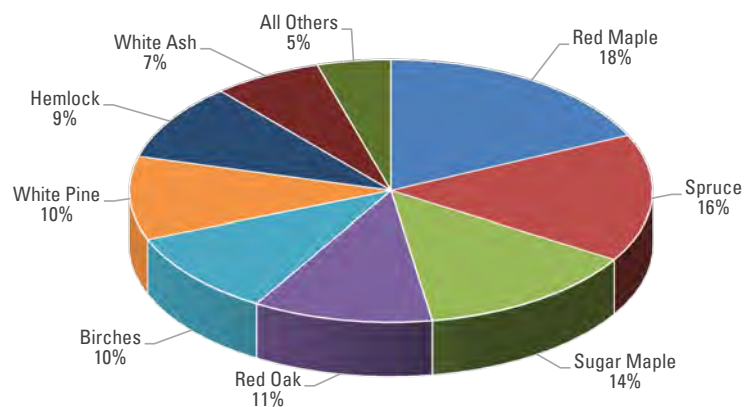
The sawlog volume breakdown is held by species with strong demand in the marketplace, with The Maples, red oak, black/yellow birch and white ash holding the majority of the hardwood volume. Softwoods are dominated by red spruce and white pine (see graph to right).

The forest management conducted on the property over the last 3-4 decades has positively shaped the species composition, focusing growth on the species that have historically performed well in the market and allowing the best quality stems to increase in diameter, with the largest sized stems of exceptional quality.

**Hardwood vs Softwood
as a Percentage of Total Volume**



Sawlog Volume by Species



TIMBER RESOURCE (continued)

Sawlog Value/ Thinning History:

Sawlog value is held by sugar maple (23%), red oak (22%), red maple (17%), white ash (11%), red spruce (8%), birch (7%) and white pine (6%), with the balance held by miscellaneous species.

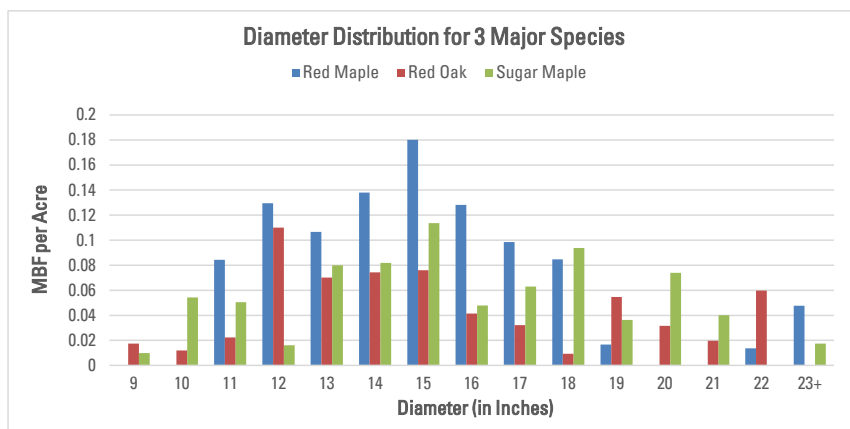
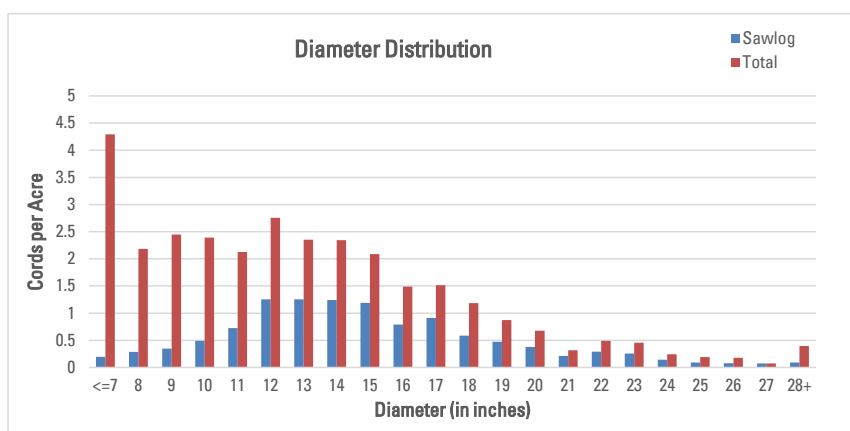
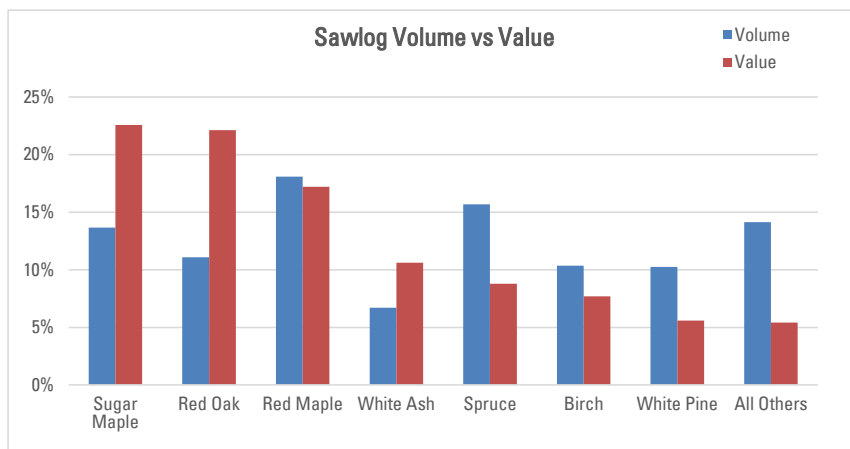
Since the tenure of the current owner began in 1998, forest management improvement activity has occurred on roughly 65% of the acreage. Over the last 10 years, thinnings and small patch group harvests, have been completed on roughly 50% of the acreage (southern and west-central areas). The current management plan calls for silvicultural improvement treatments over the next 10 years on nearly half the acreage generating enough income to easily cover holding costs over this period.

Diameter Distribution:

Average diameter for all products combined is 12", while the average sawlog diameter is 14.5". Average diameter for the main three species are red maple 14.5", sugar maple 15" and red oak 14.5". Generally, the forest has three age classes; medium to large sawlogs holding 38% of volume, small sawlogs 24% (10-13" stems), and growing stock 38% (5-7" stems), the latter, stands that were harvested 30-40 years ago.

Stocking and Stem Quality:

Forest density is generally represented by fully-stocked stands with 408 acres possessing fully to overstocked conditions (covering 6 of the 9 forest stands in the management plan), 31 acres holding overstocked conditions (within one forest stand), and 47 acres in a free to grow, stocked state (one stand). The average Basal Area (BA) is 111 ft² on 238 stems/acre. Stem quality is quite good with Acceptable Growing Stock BA at 71 ft². Ponds and wetlands occur on roughly 17 acres and roads and small clearings cover 4 acres.



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.

TIMBER VALUATION



Lily Pond Forest

Timber Valuation

Prepared By

F&W FORESTRY SERVICES INCORPORATED

Alstead, New Hampshire
September 1, 2021

508.3 Acres
487.1 Commercial Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
Sawtimber - MBF (International ¼")					
Sugar Maple	270	325.00	500.00	400.00	108,000
Red Oak	263	350.00	500.00	425.00	111,800
Red Maple	447	150.00	300.00	200.00	89,300
Spruce/Fir	461	85.00	125.00	100.00	46,100
White Ash	185	250.00	375.00	300.00	55,600
Black/Yellow Birch	171	150.00	300.00	200.00	34,200
White Pine	194	125.00	160.00	140.00	27,200
Black Cherry	73	150.00	250.00	185.00	13,400
Hemlock	284	25.00	65.00	45.00	12,800
Sugar Maple Veneer	8	900.00	1,400.00	400.00	3,200
Sugar Maple Pallet	128	50.00	85.00	65.00	8,300
HW Pallet / Grade 3	161	30.00	60.00	40.00	6,400
Birch Pallet	123	40.00	75.00	45.00	5,600
Red Oak Pallet	66	50.00	125.00	80.00	5,300
White Pine Pallet	114	15.00	40.00	25.00	2,800
White Birch	13	60.00	120.00	75.00	1,000
Beech	12	30.00	60.00	40.00	500
Basswood	5	30.00	60.00	40.00	200
Pulpwood - Cords					
Hardwoods	8,005	2.00	5.00	5.00	40,000
Hemlock	1,070	1.00	5.00	4.00	4,300
Pine	569	0.50	1.00	0.75	400
Spruce/Fir	345	0.50	1.00	0.75	300
Totals					
Sawtimber Total	2,978 MBF				\$531,700
Sawtimber Per Acre	5.858 MBF				\$1,046
Sawtimber Per Comm Acre	6.113 MBF				\$1,092
Cordwood Total	9,989 Cords				\$45,000
Cordwood Per Acre	19.7 Cords				\$89
Cordwood Per Comm Acre	20.5 Cords				\$92
Total Per Comm Acre					\$1,184

Total Value	Low	High	Likely
	\$512,000	\$663,000	\$576,700

BASED ON AN APRIL 2019 INVENTORY CRUISE BY F&W FORESTRY

Volumes are based on 124 plots taken on a 415' x 415' grid (1 plot for every 3.9 commercial acres) using a BAF 15-factor prism

The inventory resulted in a statistical error of 12.2% for all sawlog products and 8.0% for all products combined at the 95% confidence level

Volumes were grown forward for the 2019 and 2020 growing seasons using FIA growth rates for Cheshire, Hillsborough and Sullivan Counties in NH

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

The volumes and values are not a liquidation value.

Prices are averages for the area.

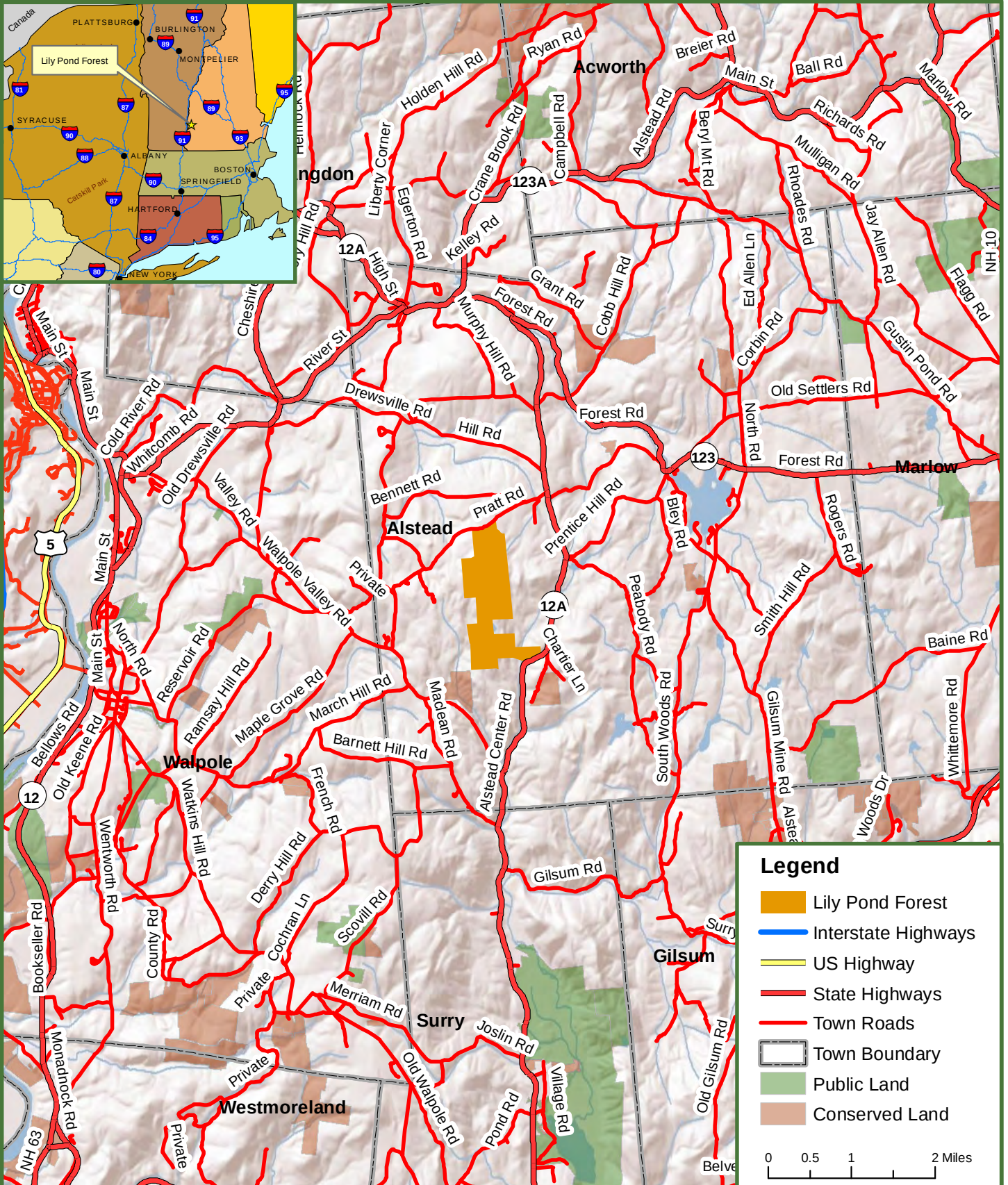
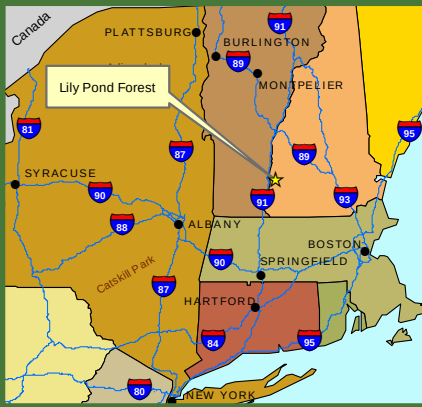
Fountains Land Inc — Specializing in the sale of forestland and rural estates.



Locus Map
Lily Pond Forest
505 Tax Acres
Alstead, Cheshire County, NH



**Fountains
Land**
AN F&W COMPANY



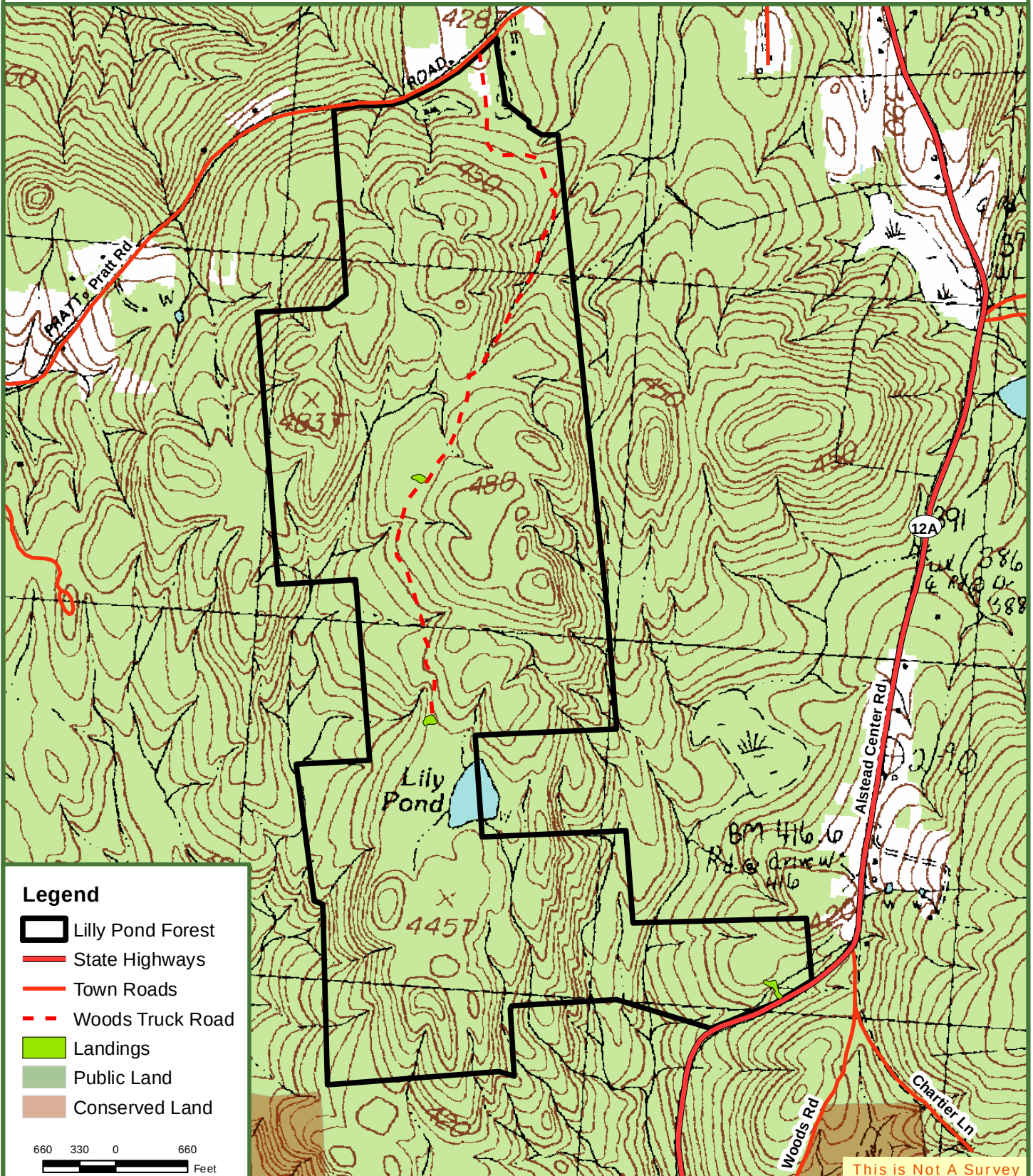


Lily Pond Forest

505 Tax Acres
Alstead, Cheshire County, NH



**Fountains
Land**
AN F&W COMPANY

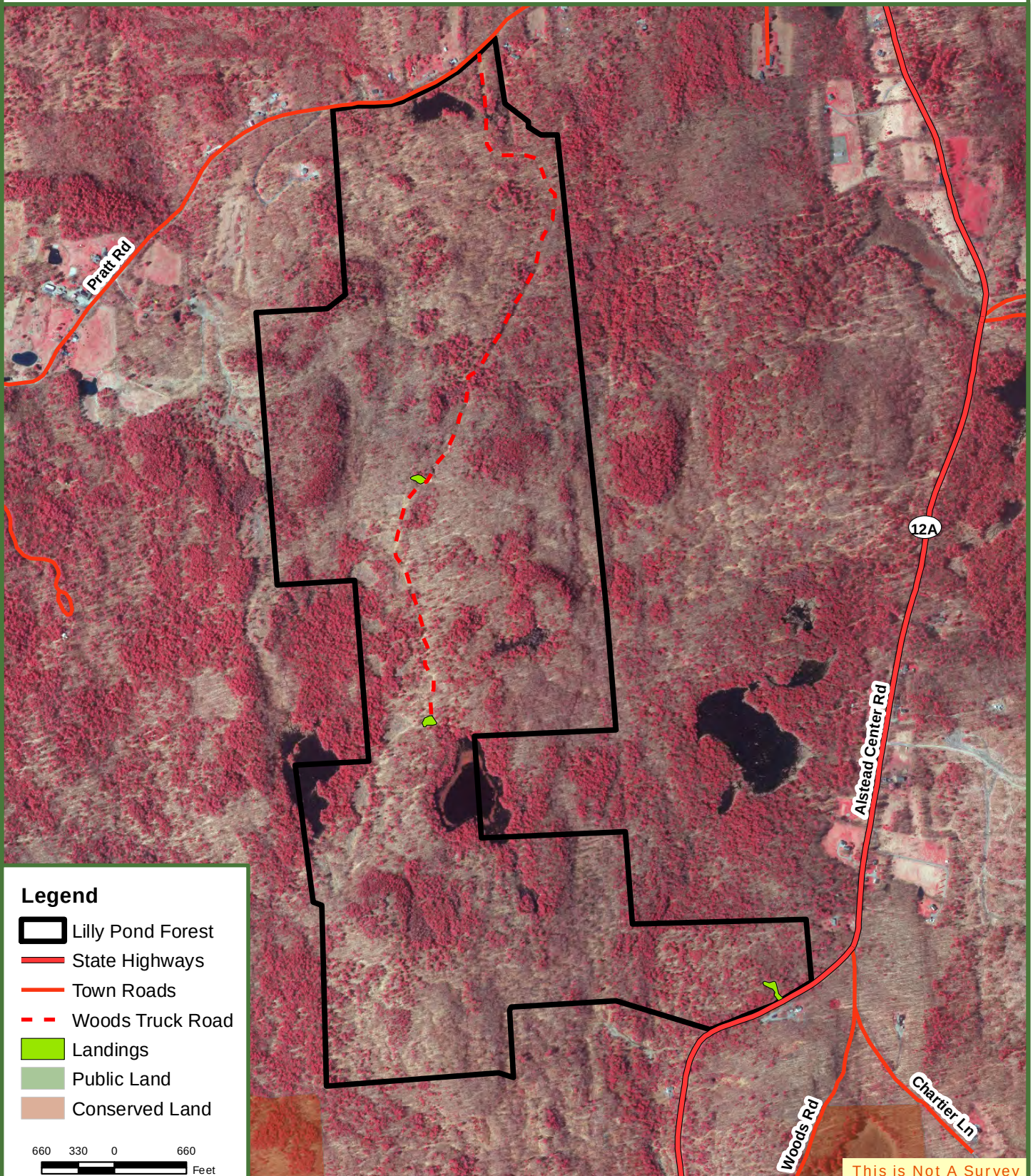


Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location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



Lilly Pond Forest

505 Tax Acres
Alstead, Cheshire County, NH



Legend

- Lilly Pond Forest
- State Highways
- Town Roads
- Woods Truck Road
- Landings
- Public Land
- Conserved Land

660 330 0 660
Feet

This is Not A Survey

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.



NEW HAMPSHIRE REAL ESTATE COMMISSION

61 South Spring St., 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**

Unless or until you enter into a written agreement for agency representation, you are considered a Customer and the real estate broker or salesperson will not act as your agent. As a Customer, you should not expect the real estate broker or salesperson to promote your best interest, or to keep your bargaining information confidential.

To ***Become*** ***A Client***

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

In accordance with RSA 331-A:25-a the duties of an agent to a client are:

Loyalty	Lawful Obedience
Disclosure	Confidentiality
Reasonable Care	Diligence
Accounting	

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

If you do not sign a written agency agreement, you will not be owed these duties.

For more 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 that unless I have become a client I should
not disclose any confidential information *******

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by: Stuart Bevin

Licensee

Date

Fountains Land

(Name of Real Estate Brokerage Firm)

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

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. 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.