

fountains

LEMON STREAM FOREST

A central Maine forest featuring a scenic stretch of Lemon Stream and its tributary, a diverse forest species mix, internal trails, abundant wildlife, and ample frontage on Route 148.



**355 Tax Acres
Anson, Somerset County, Maine**

NEW Price: ~~\$275,000~~ \$245,000

LOCATION

Lemon Stream Forest is located in Anson, a small, southern Maine town whose village is nestled along the Kennebec River. The Carrabassett River carves the northeast corner of the town where an even smaller village of North Anson rests near the confluence of the Carrabassett and Kennebec Rivers. Like so many riverside towns with rich flood plain soils, Anson was first an agricultural town. Later, as water power harnessed the rivers, North Anson became a thriving mill town that once hosted two tanneries; two sawmills and three boot and shoe factories during the mid to late 19th century. As nearby Madison grew into an industrial center with a large paper mill, Anson became a residential district for its mill workers. Today, only the Madison mill remains, with the surrounding landscape dominated by forest once again, interrupted occasionally by small family farms and a sparse, independent population living along the back roads and few paved routes in the town.



A few “legacy” pine trees line the edge of the former homestead on Route 148. The property has nearly 1.5 miles of road frontage.

Skowhegan serves as the area’s hub of commerce and retail, located at the intersection of Routes 2 and 201, about 20 minutes to the southeast, and also situated on the Kennebec River.

The capital city of Augusta, and Maine’s largest city of Portland, are about one and two hours away respectively. Boston, Massachusetts is approximately three and a half hours away.

ACCESS/BOUNDARIES

Access is provided by nearly a mile and a half of frontage on West Mills Road (Route 148), a paved town road with power and utilities. A short gravel driveway enters near the parcel center adjacent to the granite foundations that once supported the original homestead.

A network of forest trails traverse the property offering ample interior access for enjoying a host of recreational activities, including fishing along the shores of Lemon Stream or hunting the cedar swamp in the east of the parcel.

Overall, property boundaries are generally well-marked in the form of red-blazed trees, most of which have been painted within the past few years. Those areas needing maintenance have been recently flagged.

Nearly half the northern boundary is defined by an unnamed tributary that flows westerly into Lemon Stream. The western boundary runs along the town and county line.



A former logging road leads off Route 148 and terminates at a central landing. From there, a main trail continues on to a small esker that overlooks the stream valley.

SITE DESCRIPTION

The majority of forest terrain slopes gently to the north where it flattens out along the narrow flood plain of Lemon Stream and its tributary. About 75% of the tract soils are well-drained and suitable for year-round forestry, with the remaining 25% poorly drained, particularly in the cedar forest that dominates the eastern part of the tract. Upland soils exist on a small portion in the northeast corner which slopes down to the unnamed tributary.

The central portion fronting the main road offers the best conditions for potential building. Given the relatively level terrain and good soils, it is not surprising that this is where the original homestead was built as evidenced by several antique granite foundations. Some of the granite can be reused for new building, landscaping or simply left in place to remain as reminders of a more rugged, bygone era.

Lemon Stream serves as the dominant natural feature with its graceful turns, rocky shoreline, and varying width offering a strong aesthetic feature. The river's rocky composition is punctuated by small pools with bank overhangs and woody debris offering good potential brook trout habitat for those who know where to look. This stream can support trout in the right places.

The tributary which runs in a east/west direction is lined with a substantial margin of wetland vegetation (Labrador tea) and a variety of ferns. A wildlife travel corridor threads the wetland margin and the forest canopy. Deer have been using it heavily in places for safe passage.

During high water season, the tributary appears deep enough to float a canoe, providing opportunities for wildlife viewing and migratory waterfowl hunting.

Overall, the property's varying terrain make it suitable for an equally diverse range of land uses—continued long-term forestry, recreation (fishing, hunting, wildlife viewing, paddling), small scale agriculture and residential development.



A view of Lemon Stream looking north.



A granite post protrudes from the corner of a former dwelling on the property.



A substantial tributary of Lemon Stream defines much of the tract's northern boundary.

FOREST RESOURCE

The forest supports a mixed species composition of red maple, balsam fir, cedar and sugar maple with medium stem quality overall and a pole to small sawlog size diameter distribution. Red maple comprises 34% of the total volume, balsam fir 20%, cedar 13% and sugar maple 9%, followed by white ash, white pine and miscellaneous hardwoods. The cedar is concentrated in a 48-acre bog on the east side of the forest.

Various thinnings between 2006 and 2008 have resulted in a property-wide average stocking of approximately 12 cords/acre, below the regional average, but poised to add volume over the next rotation cycle in about ten years.

Dirigo Timberlands conducted a timber inventory and valuation for the ownership in October, 2014. The inventory sampled 64 variable radius plots located via GPS, using a 10 BAF prism on a systematic grid. The “estate level” cruise intensity was applied to quantify marketable stems 5” DBH and larger. Stumpage values assigned to the volumes indicates a total capital timber value (CTV) of \$130,948 (\$385/acre). Additional inventory information, data sheets and cruise specifications are available by request.

MUNICIPAL ZONING

Anson has no formal zoning but has adopted the state shore land protection act standards for water protection. For more information about zoning, contact the town office at (207) 696-3979.

TAXES, ACREAGE AND TITLE

Municipal property taxes in 2014 were \$915.20 for the parcel depicted on Map 12, Lot 07 as enrolled in Maine's Tree Growth Tax Program.

The tax map lists a total of 355 acres. The east and west boundaries were surveyed under the current ownership, copies of which are available upon request.

The property is recorded in Deed Book 7593, Page 4012, dated June 12, 2008 in the Somerset County Registry of Deeds. A copy of the deed, tax bills, tax maps and other related documents are available upon request from Fountains.



The mixed species forest is predominantly hardwood, comprised of red maple, aspen, ash and the birches.



A recently thinned thriving balsam fir stand near the center of the parcel. Fir comprises about 20% of the species composition by volume

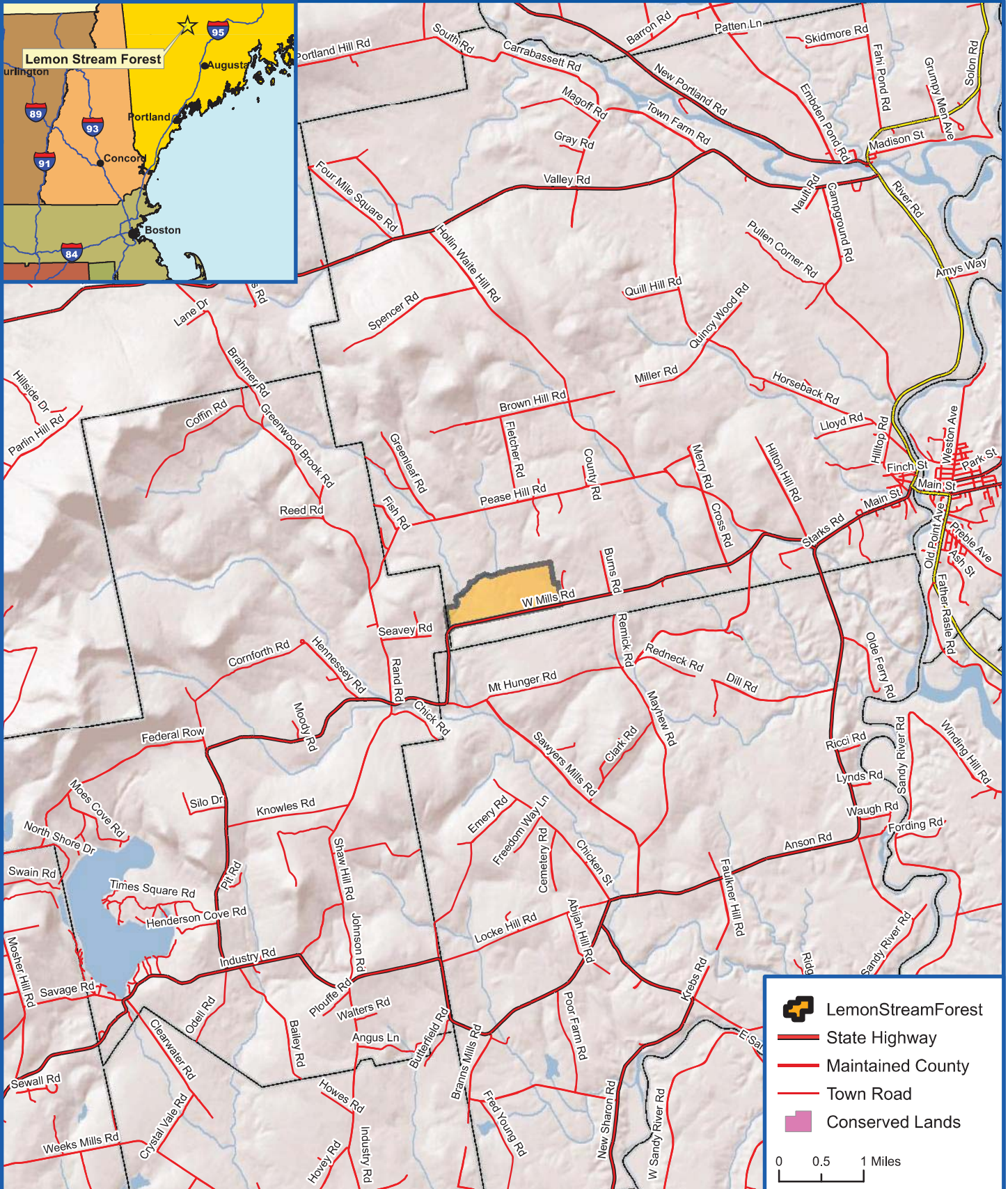
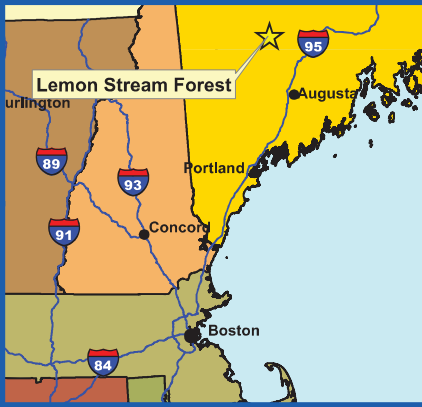
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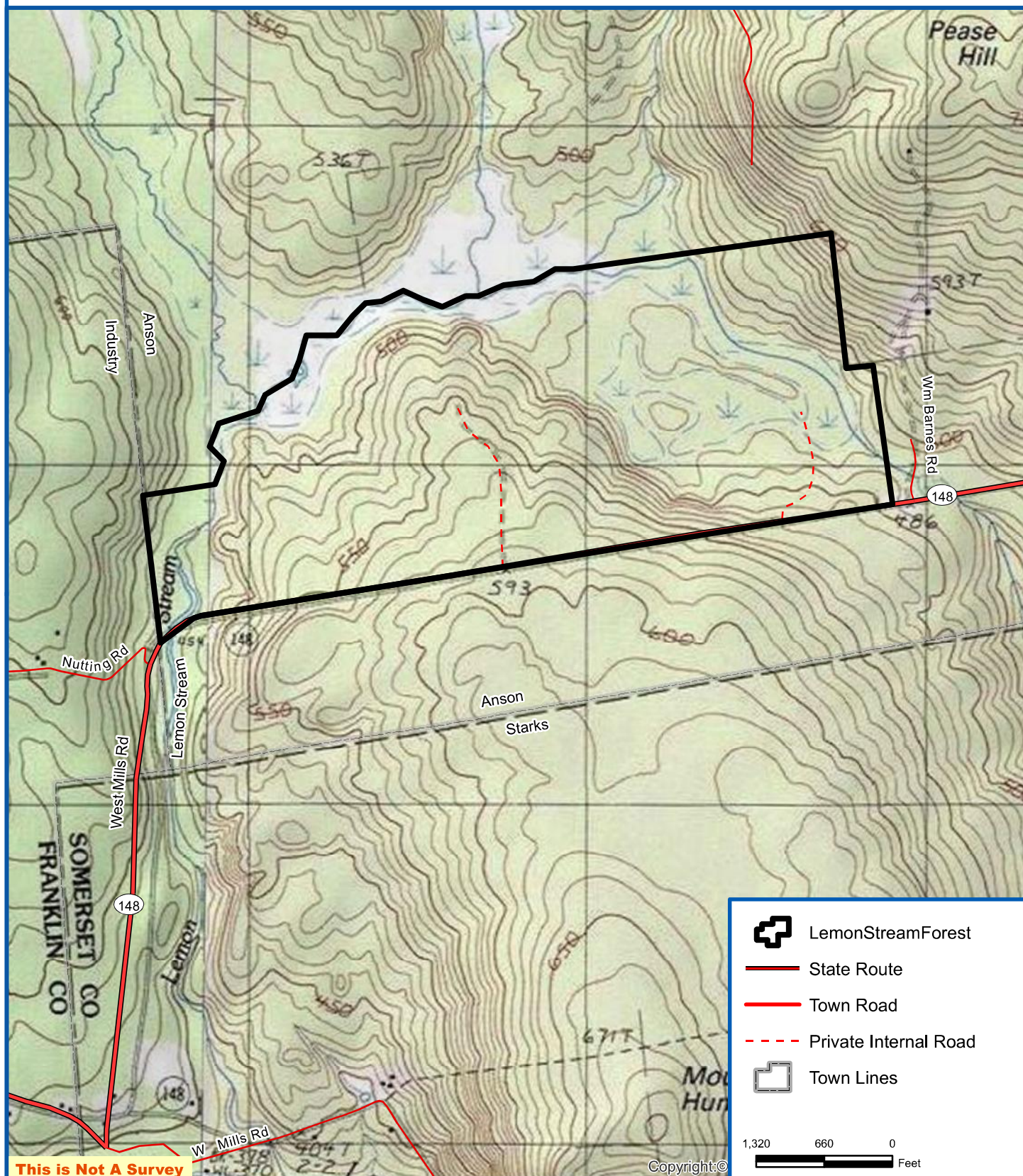
Locus Map Lemon Stream Forest

355 Tax Acres
Anson, Maine

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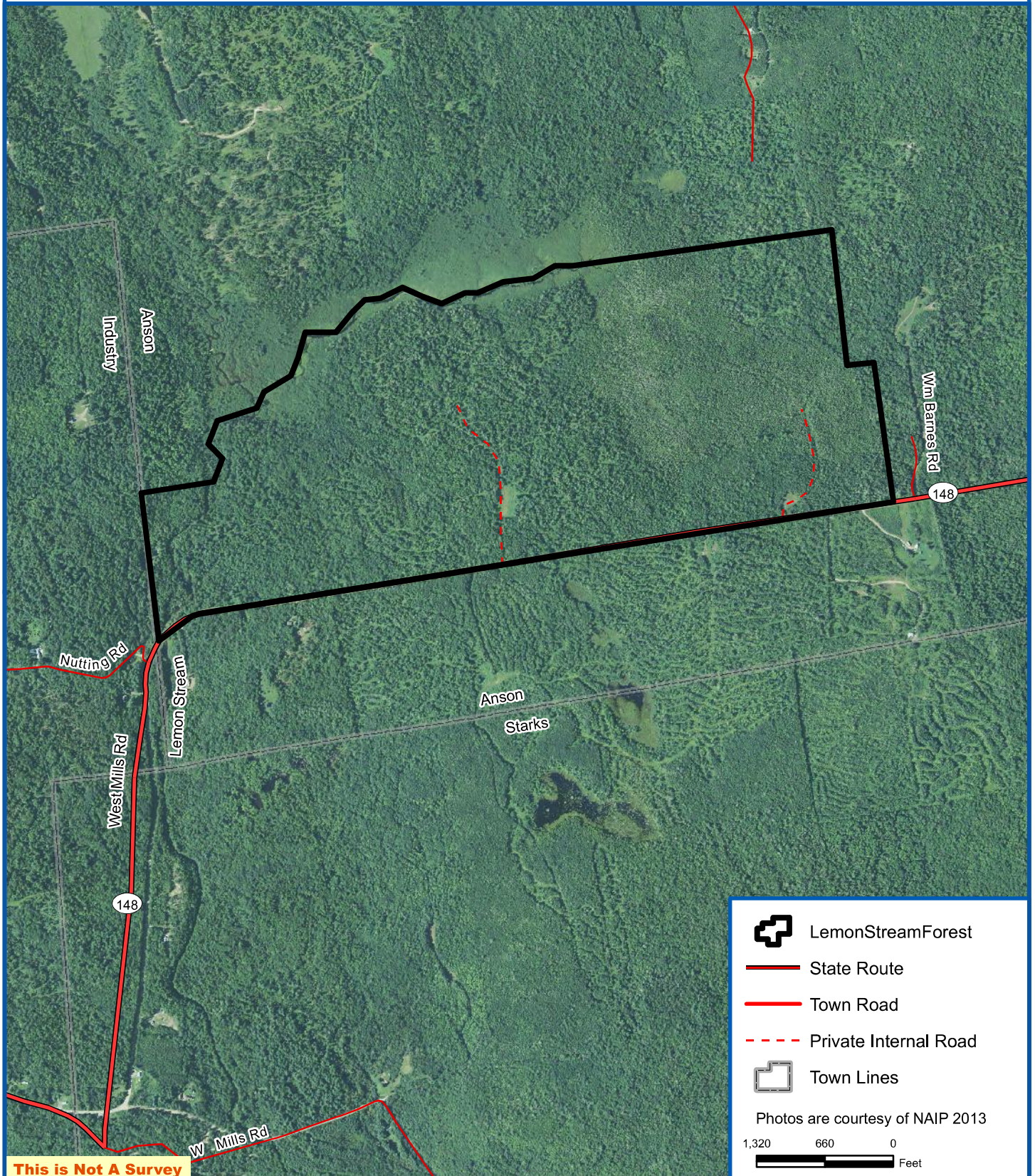




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Map produced from information supplied by Seller, aerial photography and reference information obtained from ME GIS.
Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



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