

PEASE BROOK FOREST

A southern Maine parcel, featuring gently rolling terrain, a scenic year-round brook, and town road frontage enabling a variety of potential uses, all located within one hour of Portland and the White Mountains.



321.2 GIS Acres
Cornish, York County, Maine

Price: \$318,000

LOCATION

Pease Brook Forest is located in Cornish, Maine, one of several villages nestled along the Saco and Ossipee River Valleys in southwestern Maine. Regionally, the tract is located nearly an equal distance (6 miles) between Sebago Lake to the east and the New Hampshire state border to the west. Route 25 is located just north of the parcel serving as the major east-west route for Portland area commuters and the many seasonal visitors attracted by the area's abundant lakes and rivers and New Hampshire's White Mountains less than an hour away.

The historical village of Cornish is little more than two miles from the forest, offering a small but eclectic mix of shops and restaurants, including the well-established Cornish Inn near the town common and the popular Krista's at the western corner of Main Street.



The view from Clark Mountain in Cornish, Maine, looking west towards the White Mountains of New Hampshire.

For those seeking to visit Maine's largest city, Portland, Maine is less than an hour away and easily reached via Route 25. Boston, Massachusetts is just over two hours via Interstate 95.

ACCESS/BOUNDARIES

The property has two points of legal access. The main access is from the north via Wadsworth Road, a private gravel road in excellent condition that commences from Route 25. The road provides access (and power) to a cell tower station located just east of the property. Beyond the cell tower spur, the road fronts nearly a quarter mile of the parcel before connecting to the internal access road that turns south into the parcel interior. This road has been recently upgraded with additional gravel, culverts and ditching for over a half mile.

Additional access is provided by Old Limington Road, an unmaintained town road that parallels the entire length (0.4 miles) of the parcel's southern boundary. The road is narrow in places but drivable with an SUV or Jeep.



Old Limington Road, an unmaintained town road, fronts the parcel's entire southern boundary.

The improved internal road terminates near the parcel center; however, a former trucking road (noted as a "trail" on the maps in this report) continues on to connect with Old Limington Road. The trail is drivable with a high-clearance SUV and could be improved to provide complete access from north to south.

Parcel boundaries are well-established and evident in varying forms as painted tree blazes, stone walls and barbed wire. A copy of a 2008 registered survey by Robert Yarumian II is available upon request.

SITE DESCRIPTION

The parcel topography is gently rolling with only a few modest knolls and ridges. Slopes are generally less than 12%. Soils are comprised of glacial till and bedrock origin, and are, therefore, well-drained. A gravel survey conducted on the property characterized the soils as Hermon fine sandy loam soils—"found on plains, hills, ridges and morains. Hermon soils have no water table within six feet of the surface, with depth to bedrock exceeding six feet."

Despite the well-drained soils, there are several water bodies that grace the forest. Pease Brook (top photo to the right) bisects the parcel center. Over 10 feet wide in places, this stony, cold-running stream is known to support brook trout in its deep pools. Equally substantial in character and quality is Pugsley Brook (middle photo to the right), also known to support native trout. It flows smoothly along the southeast corner, eventually joining Pease Brook before exiting the parcel.

Two small ponds are located on the parcel near the southern border. The outlets of both ponds flow together to become a tributary that feeds into Pease Brook. The ponds serve as an important habitat feature, supporting a host of amphibians, birds and mammals. Although shallow, some brook trout may make their way into these ponds. The larger of the two ponds also appears suitable for paddling, a great way to get a closer look at some of the wildlife attracted to these waters.

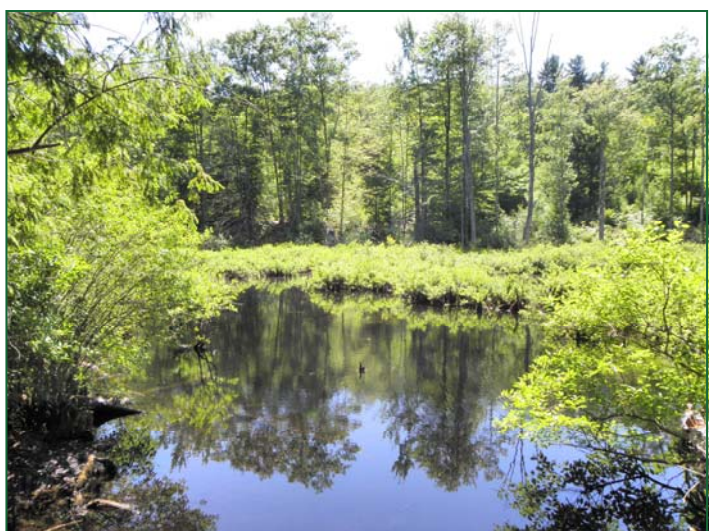
The seller is in the process of obtaining a commercial gravel pit permit from the town of Cornish. The permit would then be conveyed to the new owner at closing. A full copy of the gravel evaluation report is available upon request from Fountains Land.



Pease Brook flows through the parcel center



Pugsley Brook flows along the southeast corner.



One of two small ponds on the property.

FOREST RESOURCES

The forest supports a mixed species composition of northern hardwoods (maple and birch), red oak and white pine. The northern portion of the property, known as the Eastman Farm Lot, has been managed for decades as a working forest. The 94-acre lot was purchased by the current owners in 1995 from H G Wood Industries. Previously, the tract was owned by S D Warren Company. The southern portion, the 312-acre Swartz Tract, was purchased by the current owners in 2007. Both tracts have been thinned periodically over the years and are currently in a re-growth period.

A 2011 timber inventory conducted by Wadsworth Woodlands indicates an average of 16.6 cords/acre and a capital timber value of \$390/acre on the Eastman Farm Lot. For the Swartz Lot, a 2011 timber inventory indicates an average of 8.3 cords/acre with a capital timber value of \$263/acre. There has been some harvesting on the Eastman Farm Lot recently, but none on the Swartz Lot since the inventory was completed. A copy of the management plans are available upon request.



White pine is the dominant commercial softwood species on the forest.

MUNICIPAL ZONING

The forest is located within two zoning districts—the predominant district is "agricultural", allowing a host of land uses, including residential development, and "resource protection" which defines setbacks for the ponds, wetlands and brooks. For a zoning map and more details, please contact the Town of Cornish at (207) 625-4324 or go to www.cornishme.com.

TAXES, ACREAGE AND TITLE

Municipal property taxes in 2016 for the Eastman Farm Lot (Map R2, Lot 71) were \$1,031.20 and, for the Swartz Lot (Map R3, Lot 26), were \$1,447.55. Note that the taxes for the Swartz Lot do not reflect the recent sale of a 86-acre portion of the original lot. Taxes for this lot will be lower in coming years.

Tax maps indicate a total of 363. Deeded reference to individual lot acres is incomplete. A 2008 boundary survey conducted by Robert Yarumian indicates a total of 407 acres—prior to the recent out-sale of 86 acres to an abutting landowner. For marketing purposes, the 321.2 GIS map acres serves as the primary reference. Maps in this report reflect current total acreage.

The property is recorded in two deeds in the York County Registry of Deeds—the Eastman Farm Lot in Book 7727, Page 274 and the Swartz Lot in Book 15465, Page 723. Copies of the deeds, survey, tax bills, tax maps, and other related documents are available upon request.



The Pease Brook bridge can support vehicular traffic but the decking will need repair soon.

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.

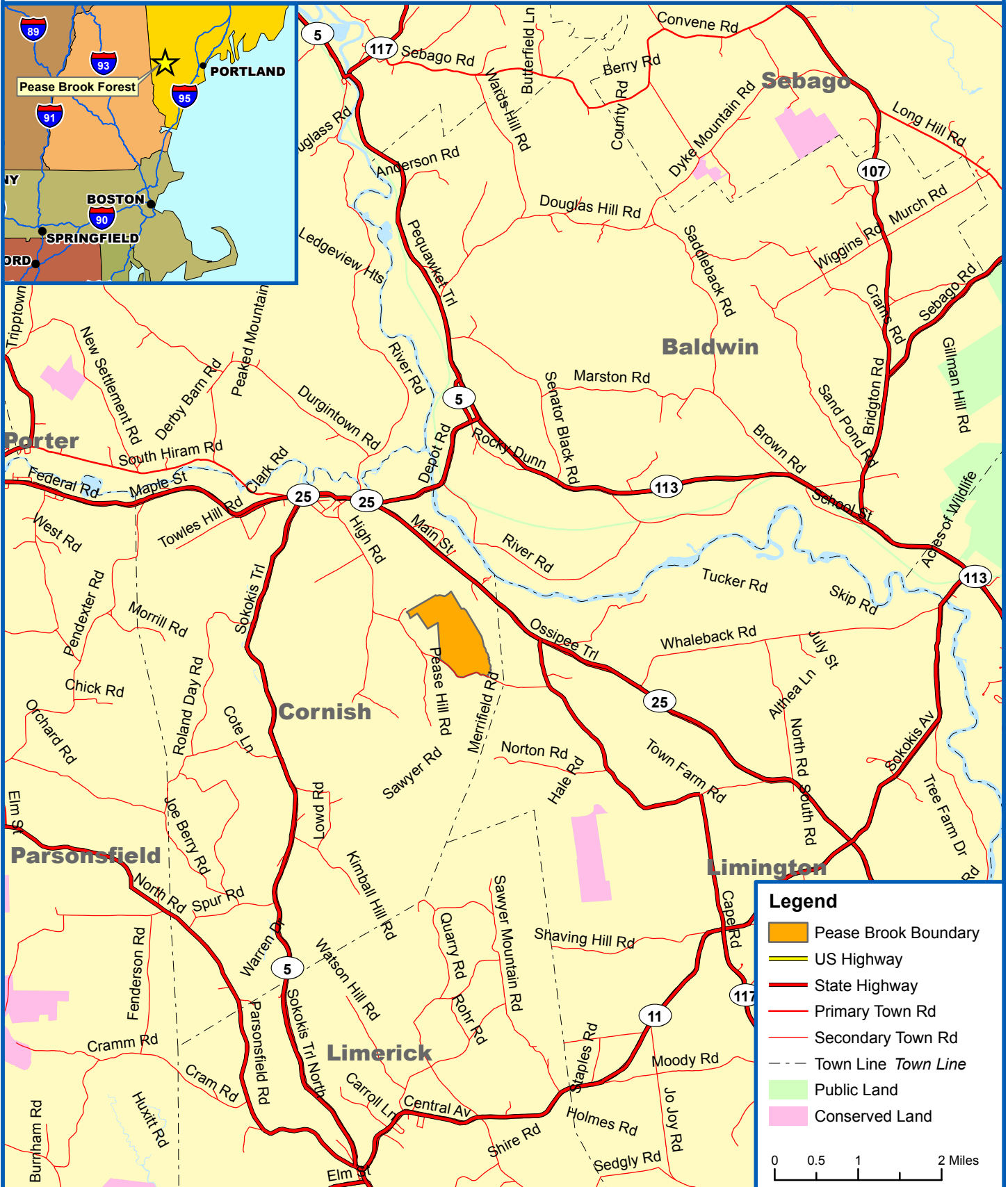
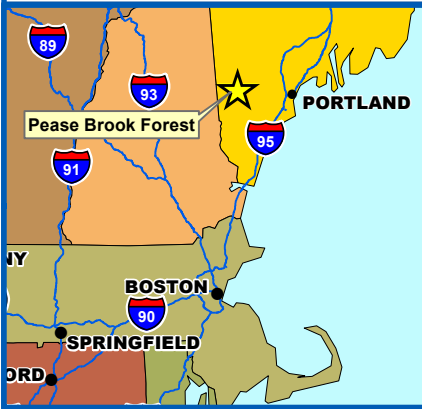


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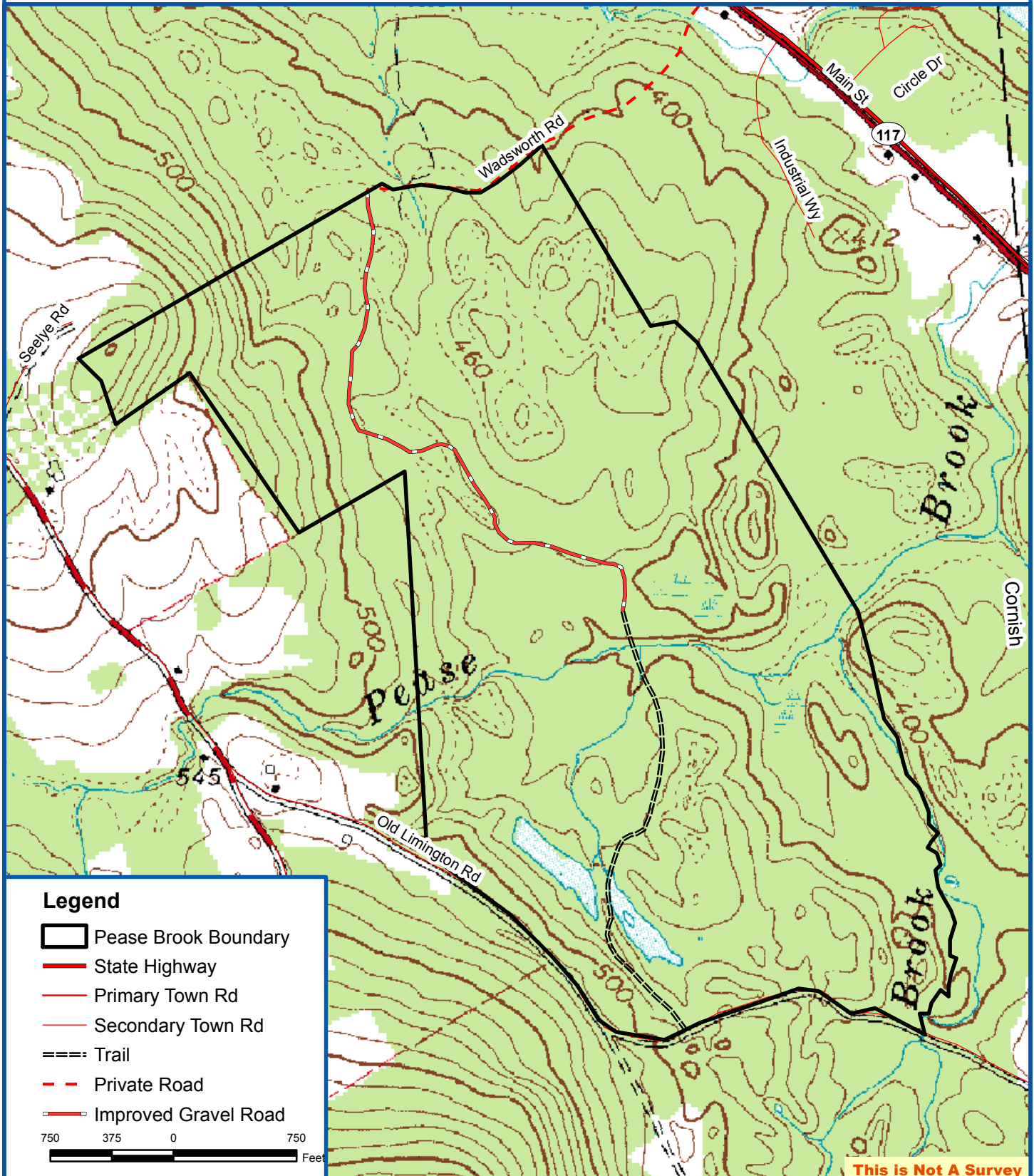


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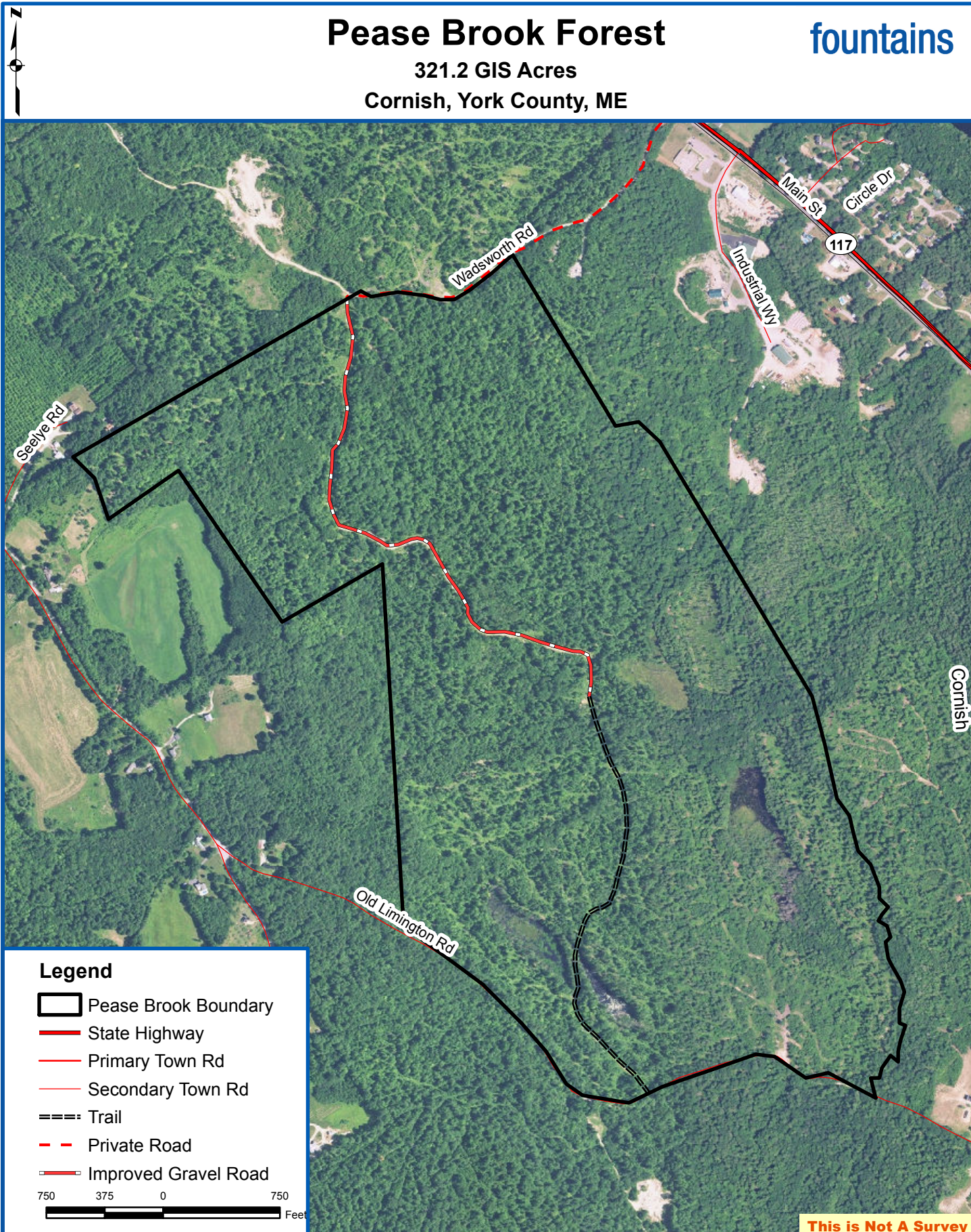
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from ME GIS, and the owner. Boundary lines portrayed on this map are approximate and could be different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



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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