

fountains

HEMLOCK HILL

Located in the rolling hills of southwestern New Hampshire, this parcel offers forested seclusion, perfect for a recreational camp or hunting retreat, with internal trails and long-distance views.



228 Acres
Charlestown, Sullivan County, New Hampshire

Price: \$180,000

LOCATION

Hemlock Hill is located in Charlestown, NH, an historic town nestled along the banks of the Connecticut River in the southwestern corner of the state. During British colonial times, the town played a prominent role in the French and Indian War. "It was the first line of protection for Massachusetts' villages further south-and the first place to be attacked by marauding French troops and Indians intent on driving the English colonists from the area."* The settlers pulled six houses together, joined them to a compound and surrounded it all with a picket fence of tall logs. The fortified village became known as the *Fort at No. 4*.



The historic recreated *Fort at No. Four* is a popular Charlestown attraction in the Connecticut River Valley.

Today, Charlestown is a vibrant town of just over 5,000 year-round residents still graced by historic colonial homes and public buildings near town center. A small patchwork of cultivated agricultural fields stretches along the 13 miles of gentle bends in the Connecticut River.

With Interstate 91 located within minutes of the village, a host of locations through New England are easily accessible. Springfield, Massachusetts is an approximately 1½-hour drive south, while Boston is about 2½ hours away.

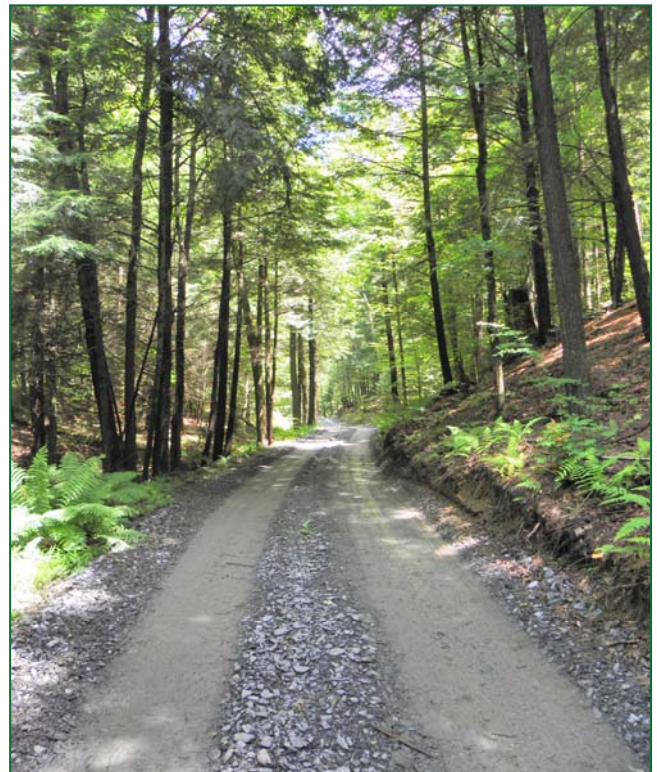
ACCESS/BOUNDARIES

Access is provided by a deeded right-of-way that commences from town-maintained Meany Road. The gravel access road extends approximately a half mile from Meany Road, across abutting landowners, to the southern parcel boundary. Once across the boundary, the road continues on just over a quarter mile to its terminus near the parcel center.

The right-of-way is referenced in two deeds where access is granted over adjacent landowners "*for the passage of men, teams and vehicles*" and does not account for the establishment of utility poles along its width. Therefore, any residential use is limited to seasonal, off-grid camp options.

The interior road terminates at a central landing between two modest ridges. From here, several trails traverse the forest, providing easy walking.

Parcel boundaries exist in the form of either red or yellow painted tree blazes, historical stone walls or barbed wire. There is no legal survey and maps in this report are based on tax maps and maps provided by the sellers' forester.



The recently improved right-of-way provides excellent access. An on-site shale pit facilitates future road maintenance.

*This is a quote from the *About Charleston* page (paragraph 2) on the Charleston, NH web page—www.charlestown-nh.gov

SITE DESCRIPTION

The terrain is best described as gently rolling throughout, with two modest ridges near the parcel center. There is one short but steep face near the central opening; otherwise, the ground is well-suited for continued forestry and a host of year-round recreational pursuits.

With a north-northwest aspect, elevations vary between 1,170' ASL (above sea level) to 1,360' ASL—offering just enough elevation to enjoy a view of Ascutney Mountain (and its ski area) to the southwest and other Green Mountain peaks to the north. More expansive views to the west are possible with additional tree clearing.

Soils are mostly well-drained with a coarse, gravelly composition. Isolated pockets of wet ground exist along the eastern and northern borders, where intermittent brooks form. A chain of small beaver ponds exists in the southwest corner of the forest, paralleling the access road and offering a pleasant visual aesthetic and an attraction for a variety of wildlife. The water level of these ponds ebbs and flows with the amount of rain and beaver activity which keep the dams functional.

There are three small ridges on the property with the central ridge offering the most convenient location (adjacent to the road terminus) for siting a seasonal cabin in order to enjoy the views. The camp location would take some additional road-building but, properly located, the soils appear well-drained enough to construct a short spur from the central landing to the top of the ridge.



One of three small beaver ponds.



Ascutney Mountain looms on the southwest horizon.



Bank-run shale is available on the property.



A recently thinned area of the forest.

FOREST RESOURCES

The forest supports a mixed species composition of northern hardwoods, red oak, hemlock and white pine. A 2015 timber harvest has left a primarily pole-sized diameter class (6 to 9" diameters.) with relatively even distribution across the parcel. Periodic non-commercial firewood thinnings can be scheduled as needed to salvage dead or dying trees. In the long term, the soils offer excellent site conditions for growing timber, particularly red oak and white pine.

HIGHEST & BEST USE

The nature of the right-of-way access and distance to town services limits use of this parcel to timber production, recreation and seasonal camp construction. To learn more about possible regulations pertaining to seasonal camp construction, please contact the Charlestown town office at (603) 826-4400 or visit their website at www.charlestown-nh.gov



A young hardwood pole stand with a species mix comprised of red oak, hemlock and white pine.

TAXES, ACREAGE AND TITLE

Municipal property taxes in 2015 for Map 247-004 were \$223.08.

Tax maps indicate a total of 231 acres. Deeded reference to total acreage is incomplete. GIS map data indicates a total of 228 acres. There is no registered survey. For marketing purposes, 228 GIS map acres serves as the primary reference. Maps in this report reflect current total acreage.

The property is recorded in a Warranty Deed at the Sullivan County Registry of Deeds - Robert W. Mack to Hicks Logging, LLC in Book 1954, Page 476 dated September 4, 2015.

Copies of the deed, tax bills, tax maps, and other related documents are available upon request from Fountains Land.



One of three small ponds on the forest, attracting a host of birds and other wildlife.

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.



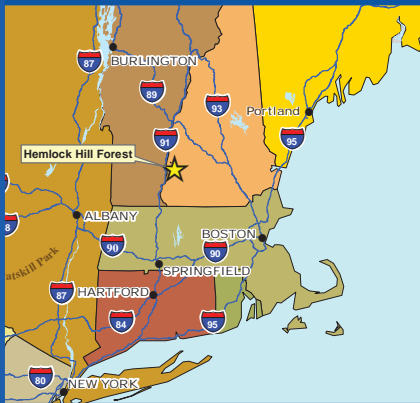
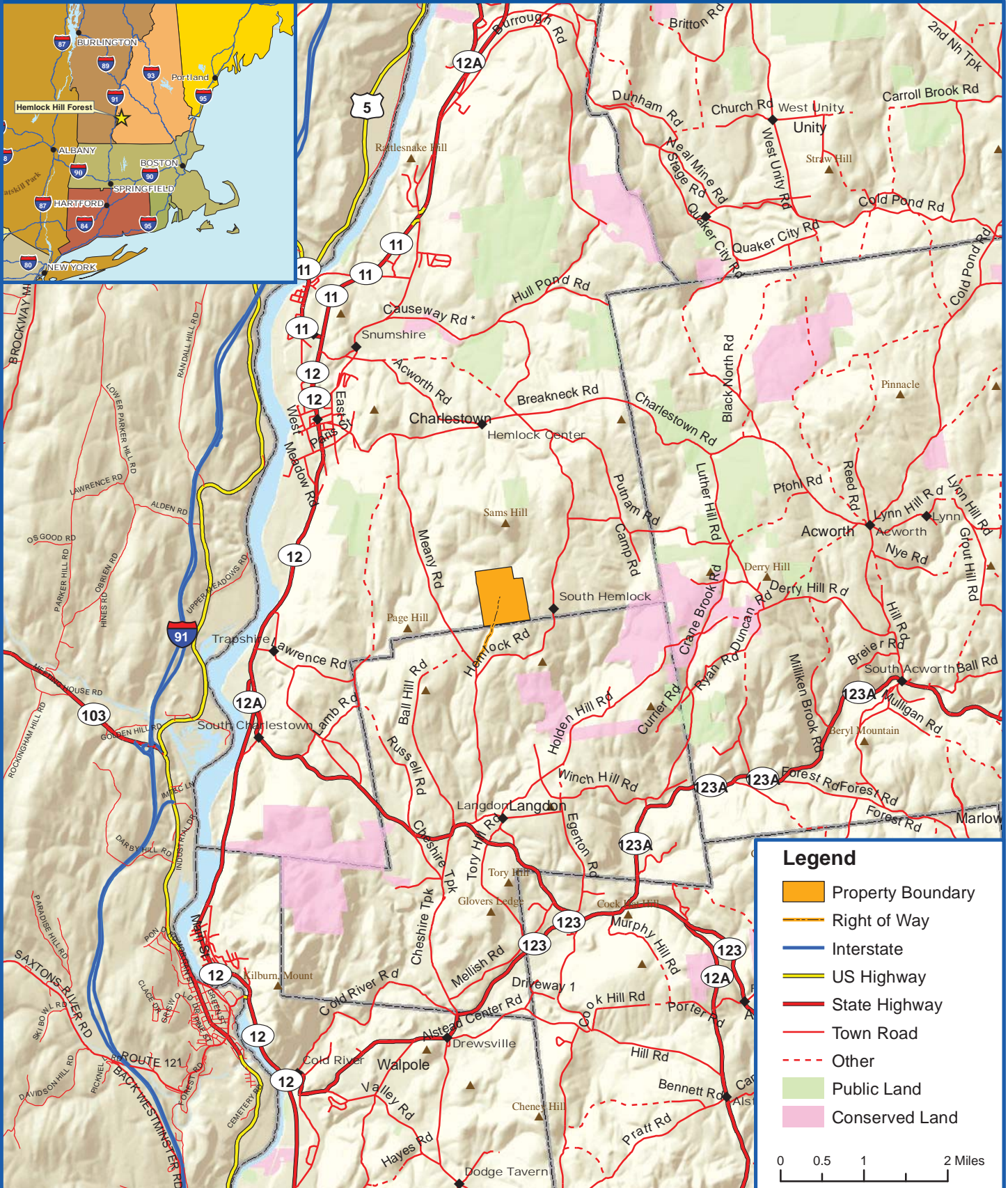
Locus Map

Hemlock Hill Forest

228 GIS Acres

Charlestown, Sullivan County, NH

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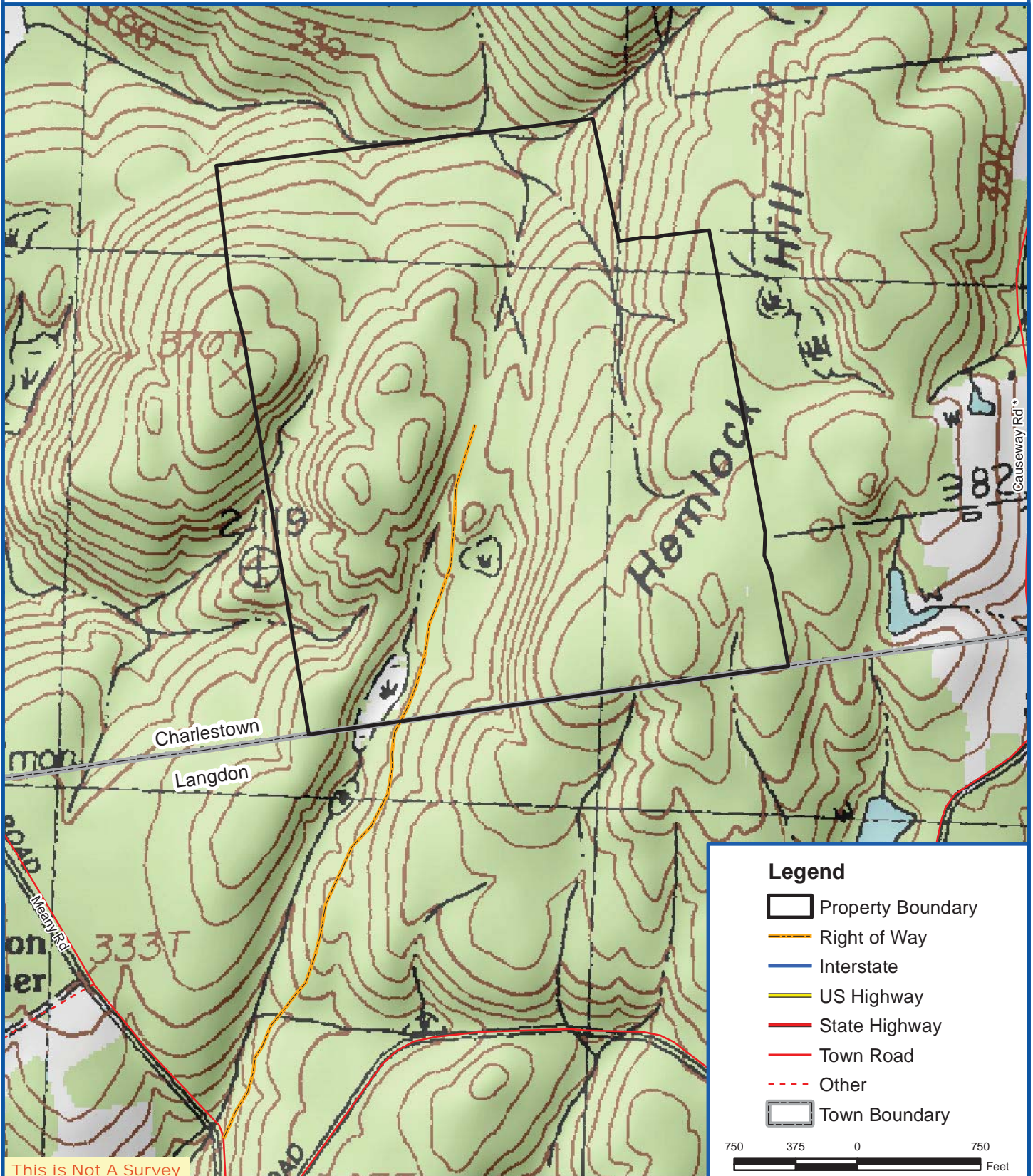


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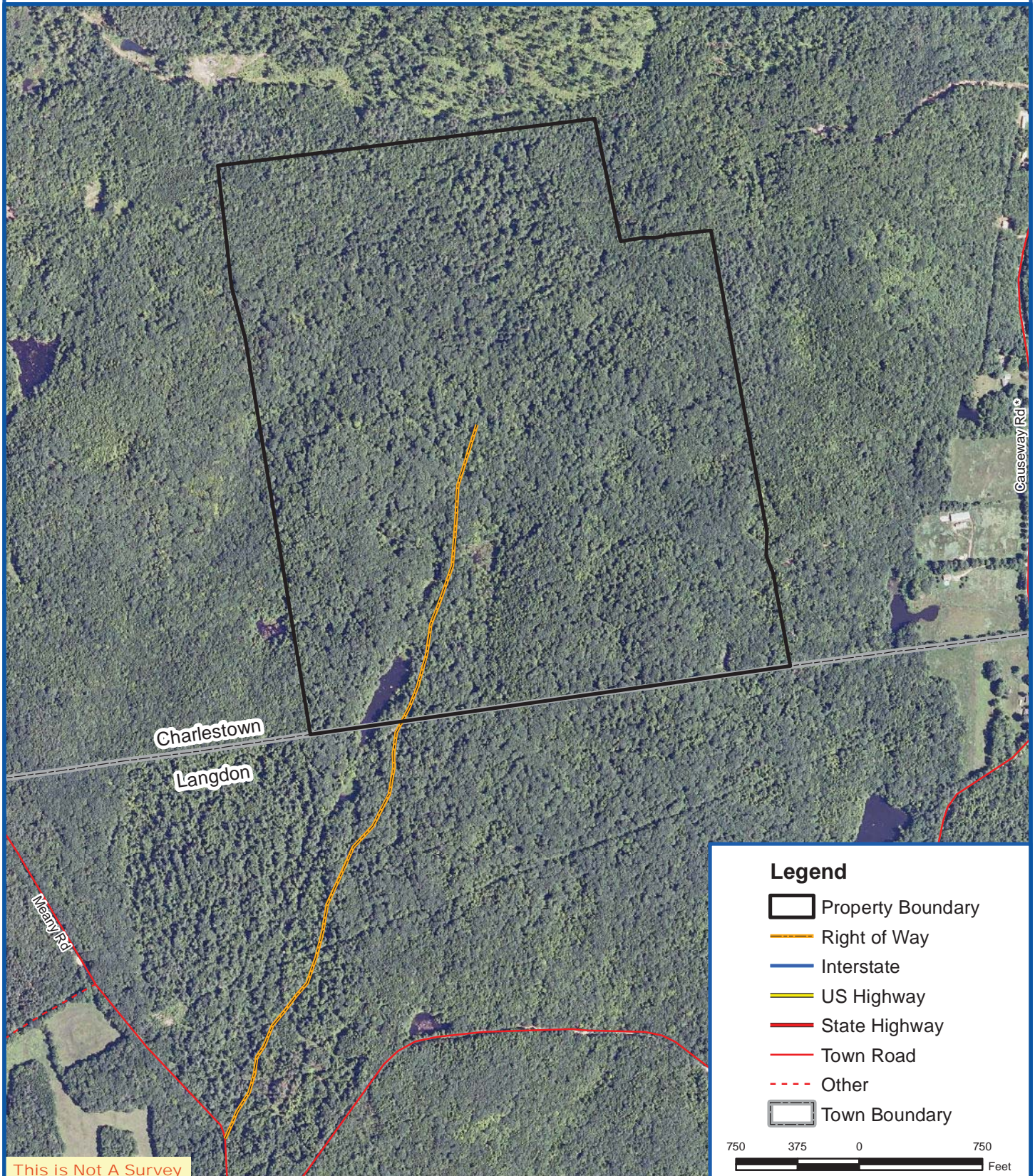
Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from NH GRANIT, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in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