

fountains

PUZZLE MOUNTAIN FOREST

Gracing the western slope of Puzzle Mountain with paved road frontage, internal trails, and outstanding views of the Mahoosuc Range and Bear River Valley, this forest is within minutes of Bethel and Sunday River Ski Resort—truly one of the best locations that Western Maine has to offer.



**622 Acres
Newry, Oxford County, Maine**

Price: \$815,000

PROFILE

Puzzle Mountain Forest offers an excellent opportunity to acquire a western Maine kingdom lot suitable for a host of uses - a recreational woodlot, seasonal camp get-away, family compound/second home retreat or long-term investment enhanced with a pre-approved 5-lot subdivision already in place.

LOCATION

The forest is located in the scenic town of Newry, about five miles up the Bear River Valley along Route 26 connecting the Androscoggin Valley with northern New Hampshire. This winding road passes through the granite walls of Grafton Notch State Park and into the Umbagog National Wildlife Refuge situated along the NH/ME state border.

Just 15 minutes to the south is the classic New England village of Bethel, a four-season resort destination long-known for hosting a thriving outdoor recreational industry, most notably Sunday River Ski Resort in Newry. Mt Abram Ski Center provides an additional downhill ski venue situated less than 10 miles east of the forest. The Bethel region has welcomed permanent and seasonal residents from distant places for over a century. Most visitors are drawn to the area's mountainous landscape, winding rivers and streams, and, more recently, its diverse cultural history, including many local artisans.

The Evans District of the White Mountain National Forest is just a few miles west of Bethel and the Presidential Range, home to the highest peaks in the region and less than an hour away via Routes 2 and 16, is just over the border in New Hampshire. Portland, Maine and Boston, Massachusetts are one-and-a-half and three hours to the south respectively.

ACCESS

The parcel has excellent access, with 650' of frontage on Bear River Road (Route 26), a paved road with electric power and utilities.

From a small, gravel parking lot on Route 26 with a sign noting the "Grafton Loop Trail", a woods road enters the parcel. Traveling easterly, the road bisects the parcel to nearly 1,200' in elevation, where it then forks into two spurs providing access to the north and south side of the forest. The two miles of interior road require some upgrading (e.g. installation of culverts and ditching) for forestry activities or residential development; however, in their current condition, the roads are quite suitable for a host of recreational activities—hiking, cross-country skiing, hunting and trail-riding.



Spruce-capped Puzzle Mountain rises above the trailhead parking area along Route 26. The start of the Grafton Loop Trail traverses the parcel's southern boundary and crosses over this ridge.



The entrance road (above) commences from a small, gravel parking lot on Route 26.

SITE DESCRIPTION

The topography varies from gently sloping near the main road to mountainous just below the granite shoulder of Puzzle Mountain. The majority of the slopes face west to northwest, with most terrain operable for forestry purposes. Roughly less than 100 acres is inoperable due to ledge or steep slopes, while the remaining acreage is moderate.

A year-round stream emanates from the northern section, flowing west/east where it eventually joins the Bear River. There are a few unmapped intermittent streams on the forest as well.

The forest's sloping terrain yields soils that are generally well-drained with no major wetlands. A small gravel pit exists near the parcel center at the northern end of an internal road, providing a convenient source of material for road maintenance and repair.

Elevation ranges from 735' ASL at roadside to 2,100' ASL just under the spruce-covered, ledge slope of Puzzle Mountain. Several pockets of near level terrain exist at mid-slope (see above photo) very close to the internal road. There is ample terrain available for locating a seasonal camp or year-round home in this section of the forest. With a relatively modest amount of tree-clearing, there are outstanding views of the Bear River Valley and the opposing ridgeline, featuring Bald Mountain, Stowe Mountain and Sunday River White Cap.

The Stewart Family has donated a small area on Route 26 for trailhead parking which is located adjacent to the access road.



One of several level areas at the lower slope of the parcel, requiring minimal clearing and site work for locating a seasonal or year-round dwelling.



The distinctive peaks of Maine Public Reserve Land carve the northeast horizon as viewed from the lower slope of Puzzle Mountain—just west of the parcel boundary.



FOREST RESOURCE

The forest supports a mix of northern hardwoods, aspen, and spruce/fir at the higher elevations. Some sections are entirely dominated by shade-intolerant species— aspen and white birch, followed by red maple which also thrives in early successional forest stands. Red spruce and balsam fir are scattered, but in the greatest concentration near the upper, more rocky slopes. A small area near Route 26 is stocked with white pine.

Diameter size classes are pole to small sawlog (8" - 12") on average. Forest stocking, age class and species mix are the product of aggressive harvesting about 40 years ago, leaving a largely even-aged forest, heavy to aspen and birch but also with good representation of sugar maple, yellow birch and white ash in certain areas. Future thinning can improve the quality and quantity of these more commercial species. The established road/trail network has remained in relatively good condition to the present day.

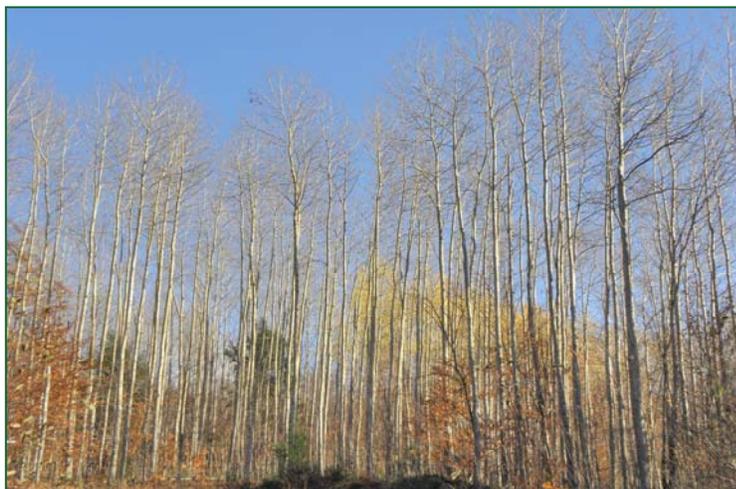
The species composition will require patience to grow high-quality hardwoods, but the potential certainly exists. Given its strong presence and regenerative ability, aspen will remain a significant component of the forest for the foreseeable future—producing pulpwood for a viable local wood market in nearby Rumford, Maine.

PRE-APPROVED 5-LOT SUBDIVISION

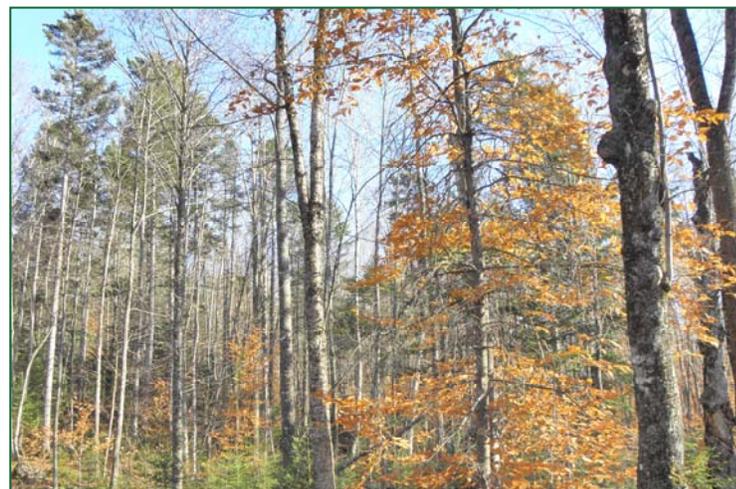
The town of Newry has approved a 5-lot subdivision created by the owner which encompasses all but 128 acres of the tract. Each lot has access via an internal woods road. Lot A is 51.86 acres and is closest to Route 26. Heading westward is Lot 1 at 138.6 acres, Lot 2 at 100.5 acres, Lot 3 at 100.54 acres and Lot 4 at 102.5 acres. Given their size, all of the lots offer a substantial degree of privacy and varying degrees of mountain views, although none more scenic than the next given the overall aspect of the parcel. A copy of the subdivision map is available upon request from Fountains Land.



Spruce and fir are reclaiming the upper slopes, while red maple and white birch fade back over time.



Pure stands of aspen (poplar) are well-established and will be ready for harvest within the next 10-15 years.



A mix of northern hardwoods, spruce, fir and some white pine are represented on the forest.

GRAFTON LOOP TRAIL

Grafton Loop Trail (GLT) was completed in 2007 and offers 39 miles of hiking along a series of scenic peaks and other natural features in Maine's Grafton Notch. The trail represents a major cooperative effort among private landowners, the state of Maine, and nonprofit organizations like the Appalachian Mountain Club (AMC). The group's goal was to develop multi-day hiking opportunities that offer alternatives to heavily used sections of the Appalachian Trail (AT).

The trail is located on both sides of Route 26 and links with the AT on Baldpate Mountain and on Old Speck. The eastern half of the GLT consists of a 21-mile arc that leaves Route 26 in Newry, Maine, and returns to the road in Grafton Notch State Park via four miles on Appalachian Trail (AT). Seventeen miles are newly constructed trail, which traverse four mountain peaks and include five primitive campsites. Approximately two-thirds of the trail's length is on private lands with the remainder located on public lands managed by the Maine Bureau of Parks and Lands. (*Source: AMC*)



The early stretches of the Grafton Loop Trail parallel the parcel's southern boundary through hardwood forests.

TAXES, ACREAGE AND TITLE

A 2004 survey by Main-Land Development Consultants, Inc. indicates 622 acres. Town tax records indicate 623.5 acres. Property boundaries are noted in the field as red tree blazes with some areas in need of routine maintenance.

The property is enrolled in Maine's Tree Growth Tax Program. Municipal property taxes for 2015 are \$1,607.16 for all six lots combined. Individual tax bills for each tax lot are available upon request.

The Tree Growth Tax Program is a municipal tax abatement program that is based on the land's capacity to grow timber rather than the fair market value. The Tree Growth Tax rate is calculated for each county from tree growth rates measured by the U.S. Forest Service.

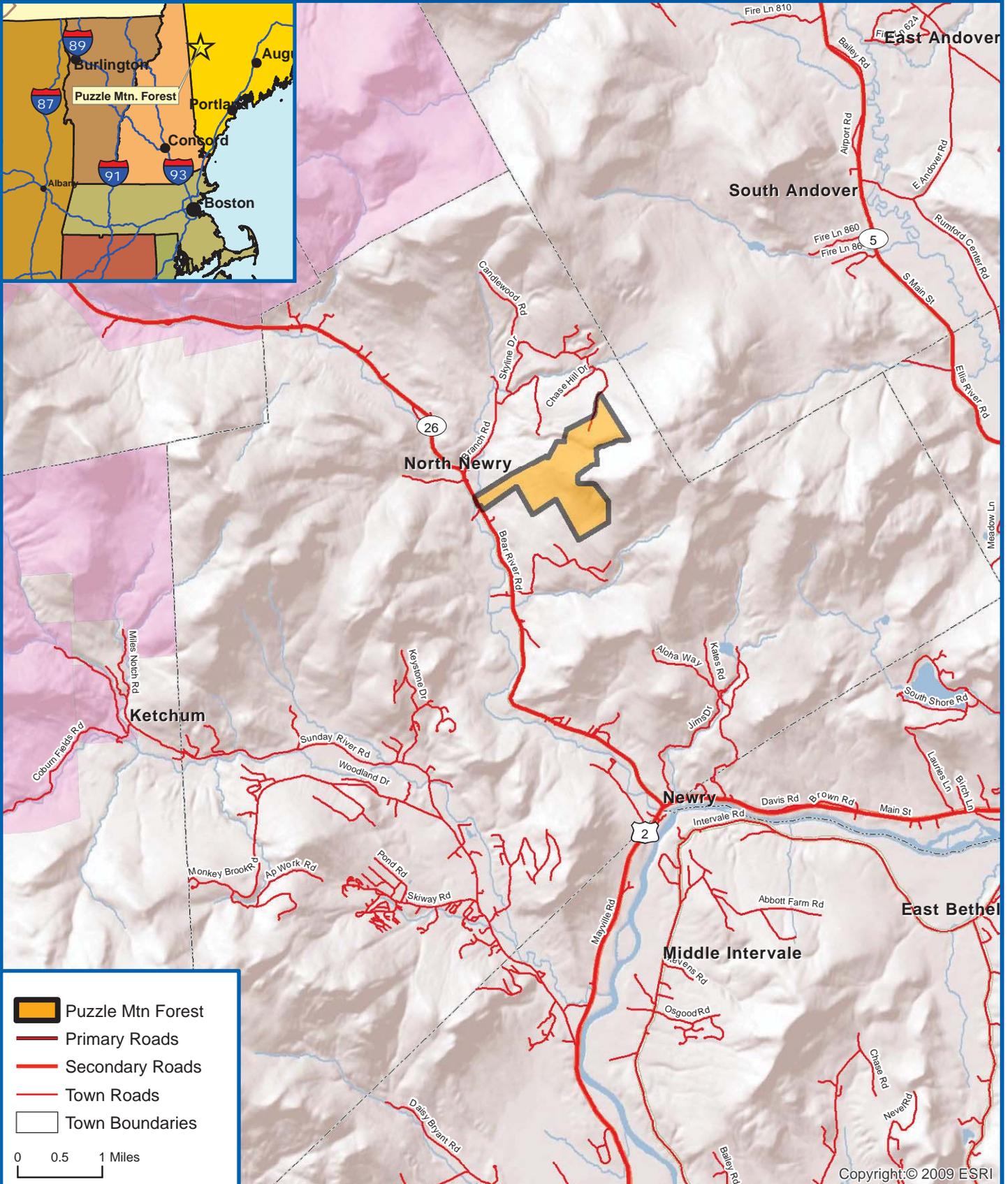
The property is owned by Robert K. Stewart whose warranty deeds are recorded in Book 2050, Page 252 and Book 3023, Page 194 of the Oxford County Registry of Deeds. A copy of the deed, title policy, tax bills, and other related documents are available upon request from Fountains Land.



Views are available from nearly all areas of the forest. This view is from Lot 2, just above the internal road which provides access to the lot.

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 Puzzle Mtn. Forest 622 Acres Newry, Maine



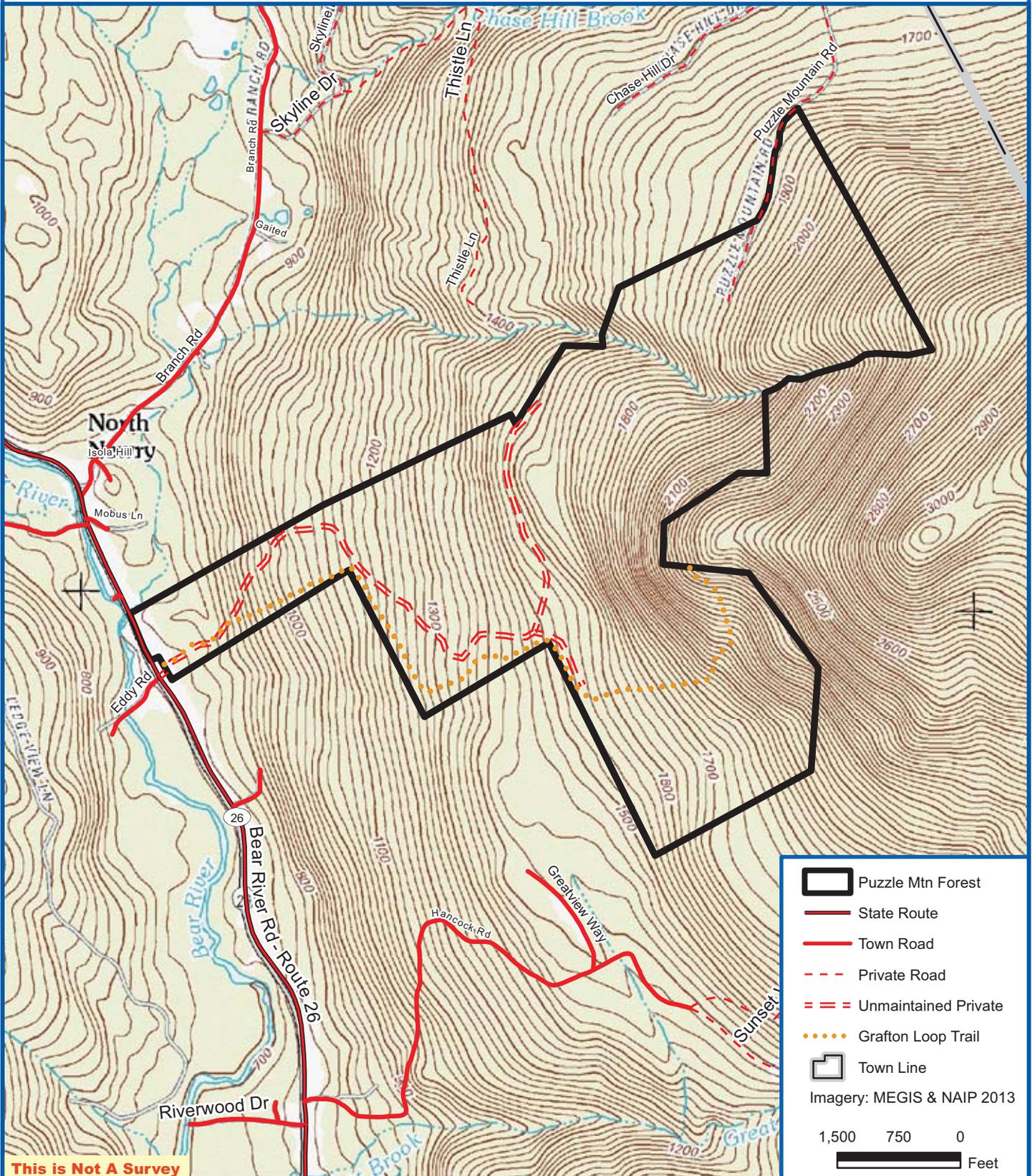
- Puzzle Mtn Forest
- Primary Roads
- Secondary Roads
- Town Roads
- Town Boundaries

0 0.5 1 Miles

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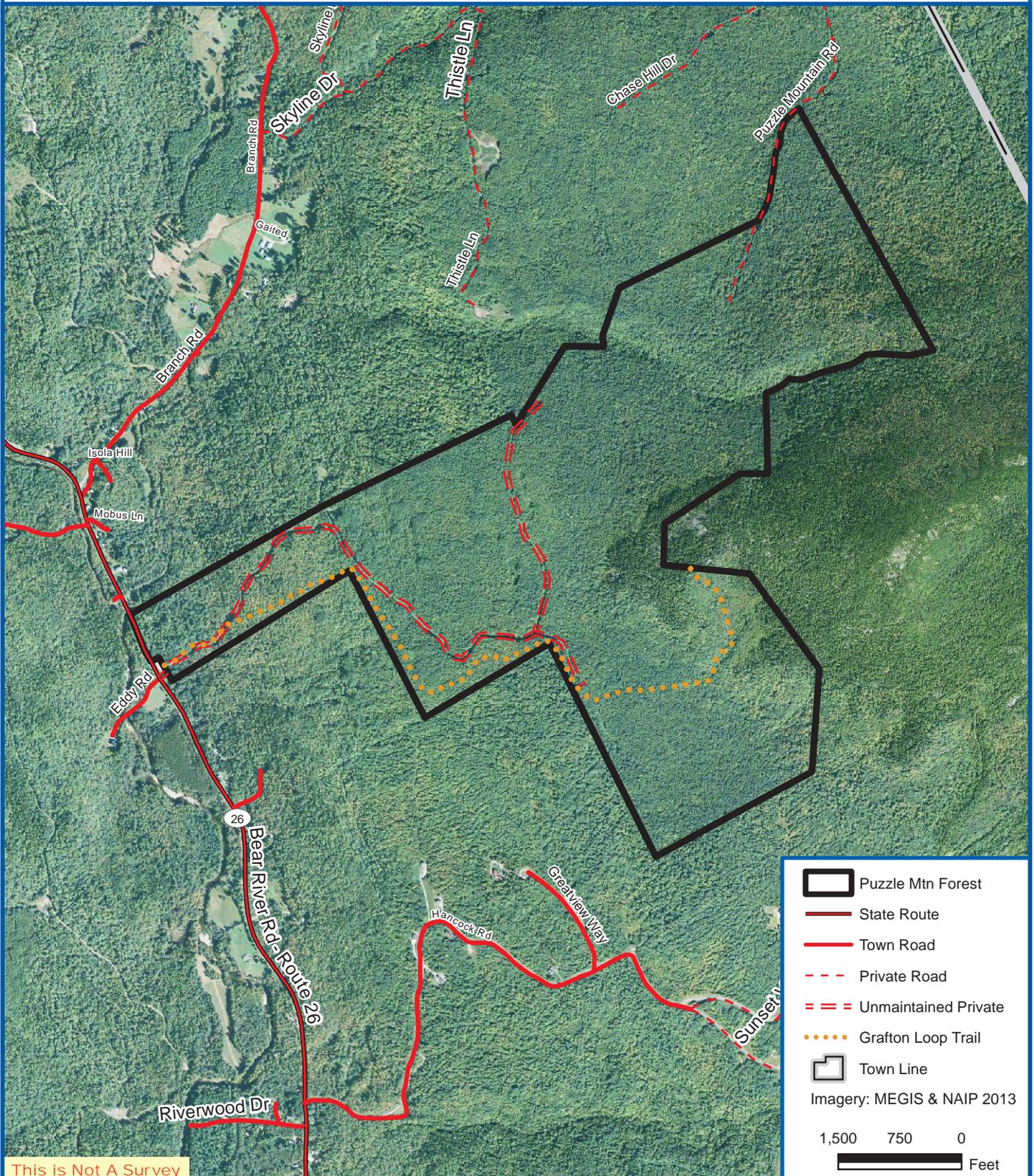
Map produced from information supplied by Seller, aerial photography and reference information obtained from ME GIS.
Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



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Dept. of Professional & Financial Regulation
Office of Licensing & Registration
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 _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 12/05

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.