

fountains

KIMBALL HILL FOREST

A large, central New Hampshire property just west of Newfound Lake, offering long term timber appreciation, high mountain peaks and streams, and unique homestead possibilities.



2,709 Acres
Groton, Grafton County, New Hampshire

Price: \$2,300,000

LOCATION

Kimball Hill Forest is located in Groton, New Hampshire (population 465), close to the state's geographic center. This region is characterized by a dispersed population, scattered hamlets, and vast, rolling stretches of forest, all within sight of the White Mountain National Forest's southern peaks.

Three state forests encircle the parcel - Cockermouth to the east, Cardigan to the south, and Province Road to the west, the latter sharing a boundary with the property. The Sculptured Rocks Natural Area, a 272-acre state recreation area, sits just southeast of the land. This popular site features a narrow, twisting "canyon" carved into the bedrock by centuries of glacial meltwater, now the Cockermouth River, providing a unique hiking and swimming experience. These significant public tracts, intermingled with equally large private holdings, offer an outstanding view from the land's upper road spur, a choice location for those seeking an inspiring mountain retreat.

Despite the surrounding "wilderness," there are several popular destinations relatively close by, including Newfound Lake 4 miles to the southeast and the town of Plymouth 13 miles to the east, home of Plymouth State University. The Boston metropolitan area is roughly a three-hour drive to the south.

ACCESS

The forest enjoys excellent town road and internal access for traditional forest operations and expanded future property use.

Sculptured Rocks Road – a public, gravel road. The eastern ±400 feet fronts a stretch maintained by the town and has electric power access. An additional two miles of frontage along this road is Class 6, which is unmaintained by the town but passable by most vehicles.

Orange Road – a gravel, Class 6 road with 0.9 miles of frontage along the land's eastern side.

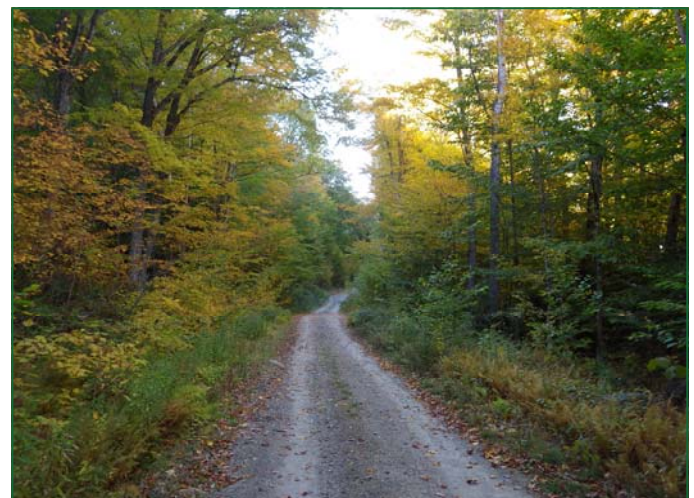
Internal access - 2.4 miles of roads including Brant Pond Road, which runs through the western section of the property. Various adjacent landowners have rights-of-way along these internal roads.



Looking east to nearby Spectacle and Newfound Lake, the third largest lake in New Hampshire.



Eastern section of property with the Atwell Brook watershed.



The land's eastern internal access road as it runs by a well-stocked timber resource. This road runs to the southern boundary just past one of the property's highest peaks.

SITE DESCRIPTION

Kimball Hill Forest covers a significant landscape encompassing five high-elevation plateaus, three streams and rivers, several impressive mountain brook falls and swimming holes, and two notable rock bluffs providing a glimpse of the White Mountains to the north and the Cockermouth River Valley below. The property represents a mixed-use investment of long-term timber production, potential wind power options (given the high elevation and proximity to a regional electric transmission line) and, with the development of internal access, a significant rural estate property.

The majority of the forest sits on the south side of Sculptured Rocks Road, where the terrain rises rapidly to the south with level benches between its five peaks. The western half of this land hosts the headwaters and 1.6 miles of the South Branch of the Baker River. This clear water course passes through narrow gorges and large boulders, creating many small falls and swimming holes. Much of the terrain in this section of the property is gently sloping with scattered stone walls and cellar holes, indicating historic, intensive use by homesteaders for agriculture purposes until the early 1900s.

The eastern portion of the land has the steepest terrain, which folds in many directions as it falls from various plateaus, including Kimball Hill (elevation 1,602'). The eastern flank of Kimball Hill includes a section of interesting rock cliffs. The extreme eastern portion hosts Atwell Brook, site of an easily accessible scenic swimming hole and series of small falls.

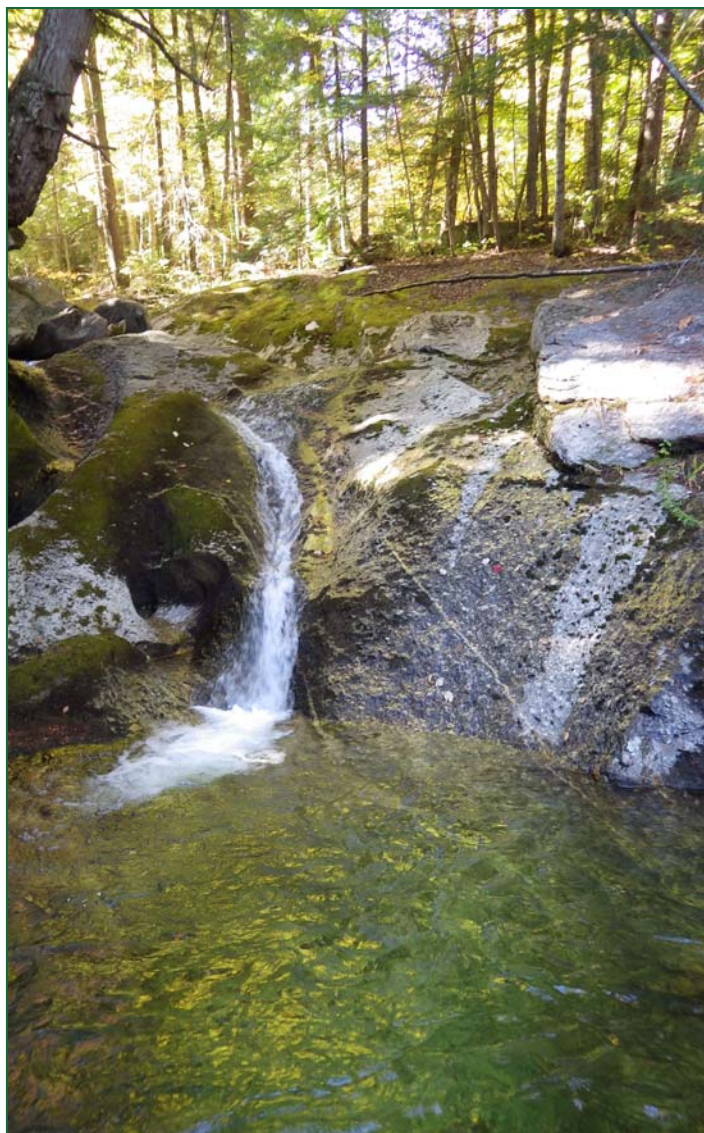
The smaller acreage north of Sculptured Rocks Road is primarily steep terrain, except for the level slopes adjacent to the frontage along the scenic Cockermouth River.

Elevation ranges from 1,200' (ASL) along the Cockermouth River to 2,017' at a plateau in the property's south-central region. This plateau offers fairly level terrain before rapidly falling off to the northeast, providing exceptional long distance views with some tree clearing.

Atwell Brook, one of several mountain streams that course through boulders and tumble steeply downslope, creating many scenic falls and deep water pools along the way.



Forest cover of the western section of the land looking east to Bryant Pond, which sits near the land's southeast corner.



FOREST RESOURCE

The forest management history has created exemplary young to middle-aged stands dominated by growing stock (5-10" stems) and small sawlog size classes (10-14" stems). These young age classes offer a solid, long-term appreciation component to the investment. The current ownership has focused on a light management approach allowing stocking levels to build forest-wide while maintaining internal roads and other miscellaneous stewardship responsibilities.

The resource is well-matched to the buyer seeking timber asset appreciation in association with activities to enhance the land's recreational and homestead estate potential.

Species Composition

The forest is comprised of predominantly hardwood species (83% of total volume) with a species mix of northern hardwoods including the maples, birches, beech, ash and associated softwoods. Sawlog species are dominated by sugar maple (35% of total sawlog volume) followed by yellow birch (15%), spruce/fir (11%) and white ash (11%), with the balance carried by associated hardwoods and softwoods. These primary sawlog species are highly desirable in the marketplace and important to future asset appreciation, given that their combined Capital Timber Value (CTV) accounts for 70% of total.

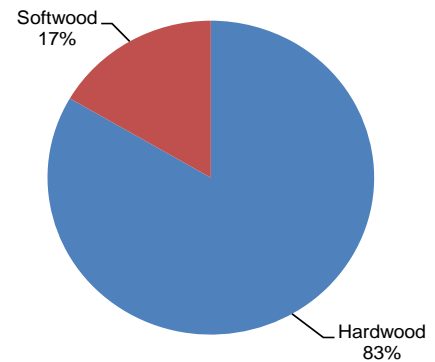
2011 Timber Inventory

Data in this report are based on a spring 2011 timber inventory and valuation conducted by Fountains Forestry. The data were processed using the MultiCruise software program. Cruise design applied a 643' X 643' grid. A total of 273 variable radius plots were taken on commercial ground utilizing a 10 BAF prism. At a 95% confidence interval, the inventory resulted in a standard error for all sawlog volumes of $\pm 16.3\%$ and for total volume of all products of $\pm 9.2\%$. This standard error is within the industry standard for properties of this size.

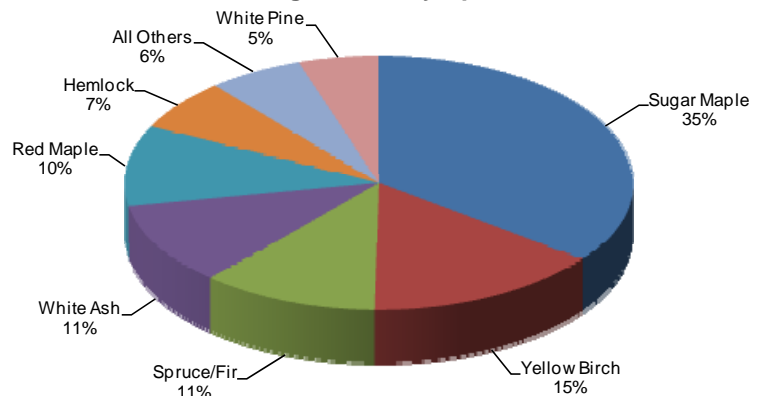
Upon applying growth covering 2011-2015, and subtracting any harvest volumes, the total sawlog volume is 4,693 MBF International 1/4" scale (1.774 MBF/commercial acre) with 24,517 pulpwood cords (9.3 cords/acre). Stumpage values as of November 2015 assigned to the volumes indicate a total CTV of \$1,180,000 (\$436/acre). Additional inventory information, data sheets, and cruise specifications are available on request.

One of the property's fully-stocked stands, dominated by small sawlogs and growing stock.

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



Sawlog Volume by Species



FOREST RESOURCE (continued)

Stocking & Diameter Distribution:

Property wide, basal area is 49 ft², holding 12.8 total cords/acre, figures which represent adequate stocking considering the hardwood-dominated resource. This stocking is below the regional average due to the harvest history prior to the current ownership tenure. During those years, activity stemmed largely around salvage response to the Great Ice Storm of 1998, creating the forest's abundant advanced sapling resource - stems 5" and less.

Stem diameters offer a broad representation of size classes including trees within the mid to large sawtimber size classes (diameters from 15"-21"+), which account for 19% of total stocking. The small to medium sawlog size class (diameters from 11"-14") account for 31% of total stocking. An important and noteworthy attribute of the resource is the forest's abundant Growing Stock (GS) size class (5"-10" stems), which accounts for 50% of total stocking. This GS size class offers the greatest appreciation potential due to "product shifting" whereby lower-valued pulpwood stems grow into the higher-valued small sawlogs. This shift is likely to occur over the next 10-20 years. 63% of the GS consists of desirable species, enhancing this product-shifting attribute.

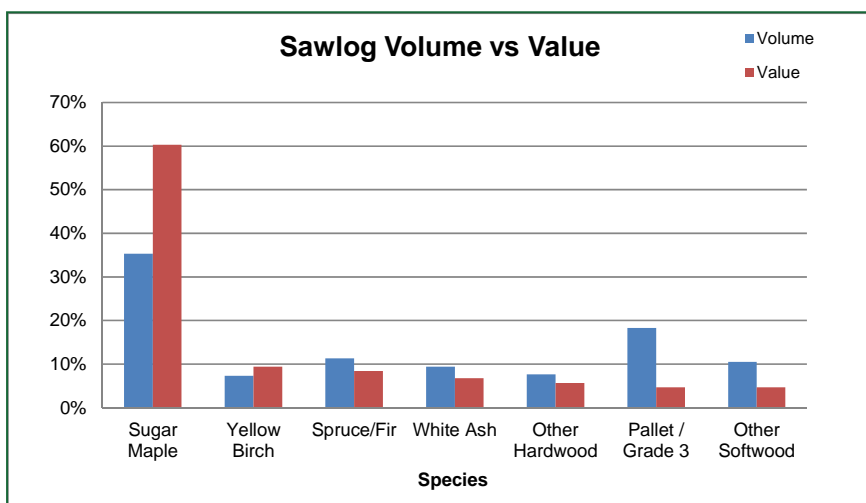
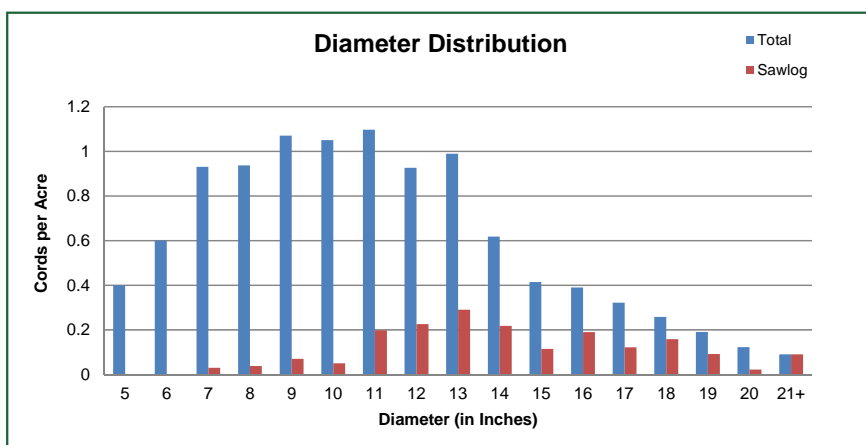
Average diameter for all species combined is 11.0" with average sawlog diameter at 13.5". Average diameter for the major sawlog species is sugar maple 13.5", yellow birch 14", white ash 15.5" and spruce/fir 10.5".

Sawlog Volume & Value:

Sugar maple clearly commands the sawlog size class at 35% of the total sawlog volume and 60% of sawlog value. Yellow birch, spruce/fir, white ash and other miscellaneous species each hold the balance of sawlog volume and value in roughly equal levels.



Western access road as it runs along mostly fully stocked stands.



Kimball Hill Forest

Timber Valuation

Prepared By

FOUNTAINS FORESTRY INCORPORATED

Groton, New Hampshire
November 1, 2015

2,709 Acres
2,646 Commercial Acres

Species	Volume MBF/CD	Unit Price Range			Total Value
		Low	High	Likely	Likely
<i>Sawtimber - MBF (International 1/4")</i>					
Sugar Maple	1,656	285.00	325.00	300.00	496,900
Yellow Birch	346	210.00	250.00	225.00	77,800
Spruce/Fir	532	120.00	135.00	130.00	69,200
White Ash	444	115.00	150.00	125.00	55,600
White Pine	186	110.00	135.00	125.00	23,200
Red Maple	251	95.00	145.00	110.00	27,600
Red Oak	50	265.00	325.00	280.00	14,100
Black Cherry	6	250.00	290.00	270.00	1,500
Hemlock	308	40.00	60.00	50.00	15,400
Pallet / Grade 3	860	35.00	55.00	45.00	38,700
White Birch	43	55.00	95.00	75.00	3,300
Aspen	10	40.00	55.00	50.00	500
<i>Pulpwood - Cords</i>					
Hardwoods	20,992	14.00	18.00	16.00	335,900
Hemlock	2,062	5.00	9.00	7.00	14,400
Spruce	1,000	3.00	7.00	5.00	5,000
Pine	464	2.15	4.30	2.00	900

Totals				
Sawtimber Total	4,693	MBF		\$823,800
Sawtimber Per Acre	1.732	MBF		\$304
Sawtimber Per Comm. Acre	1.774	MBF		\$311
Cordwood Total	24,517	Cords		\$356,200
Cordwood Per Acre	9.0	Cords		\$131
Cordwood Per Comm. Acre	9.3	Cords		\$135
			Total Per Acre	\$436

Total Value	Unit Price Range		Likely
	Low	High	Likely
	\$1,130,000	\$1,250,000	\$1,180,000

BASED ON VOLUMES SUPPLIED BY THE LANDOWNER, USING A SPRING 2011 FOUNTAINS INVENTORY, BROUGHT FORWARD FOR GROWTH AND HARVEST

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 and are adjusted to reflect, access, quality and operability of the site.

MUNICIPAL ZONING

The entire town of Groton is designated Rural Residential for zoning purposes. Rural residential housing, agriculture and timber management are permitted throughout. Other uses require a special exception from the Zoning Board of Adjustment. For more information on zoning, call Groton's Town Office (603)744-8849 or view the one-page zoning ordinance at www.grotonnh.org/zoning/zoningordinance.pdf.

TAXES AND TITLE

The property exists in three tax lots – 3-14, 3-16 and 4-1. Annual property taxes for the property in 2015 were \$757.

The entire property is enrolled in New Hampshire's Current Use Program. This program reduces property taxes in exchange for a commitment by the landowner to maintain the land as open space. Ten (10) acres is the minimum required for enrollment in the program. For more information about New Hampshire's current use tax program, contact Fountains Land or the State of New Hampshire Department of Revenue Administration by visiting their website at: www.nh.gov/revenue/currentuse.htm.

The property is recorded in Book 3306, Page 486 in the Grafton County Registry of Deeds. A copy of the deeds, tax bills, and other related documents are available upon request from Fountains.



Views to the north from upper reaches of the access road along the South Branch of the Baker River.

View of Kimball Hill to the left and looking north to the White Mountains and Groton wind farm.



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.

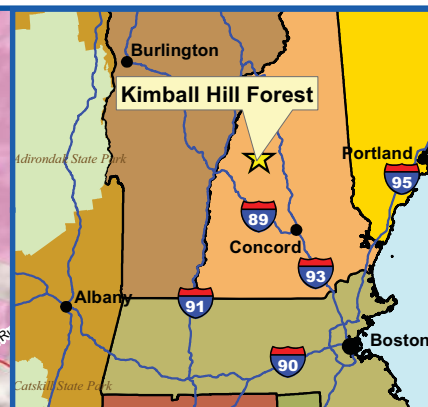
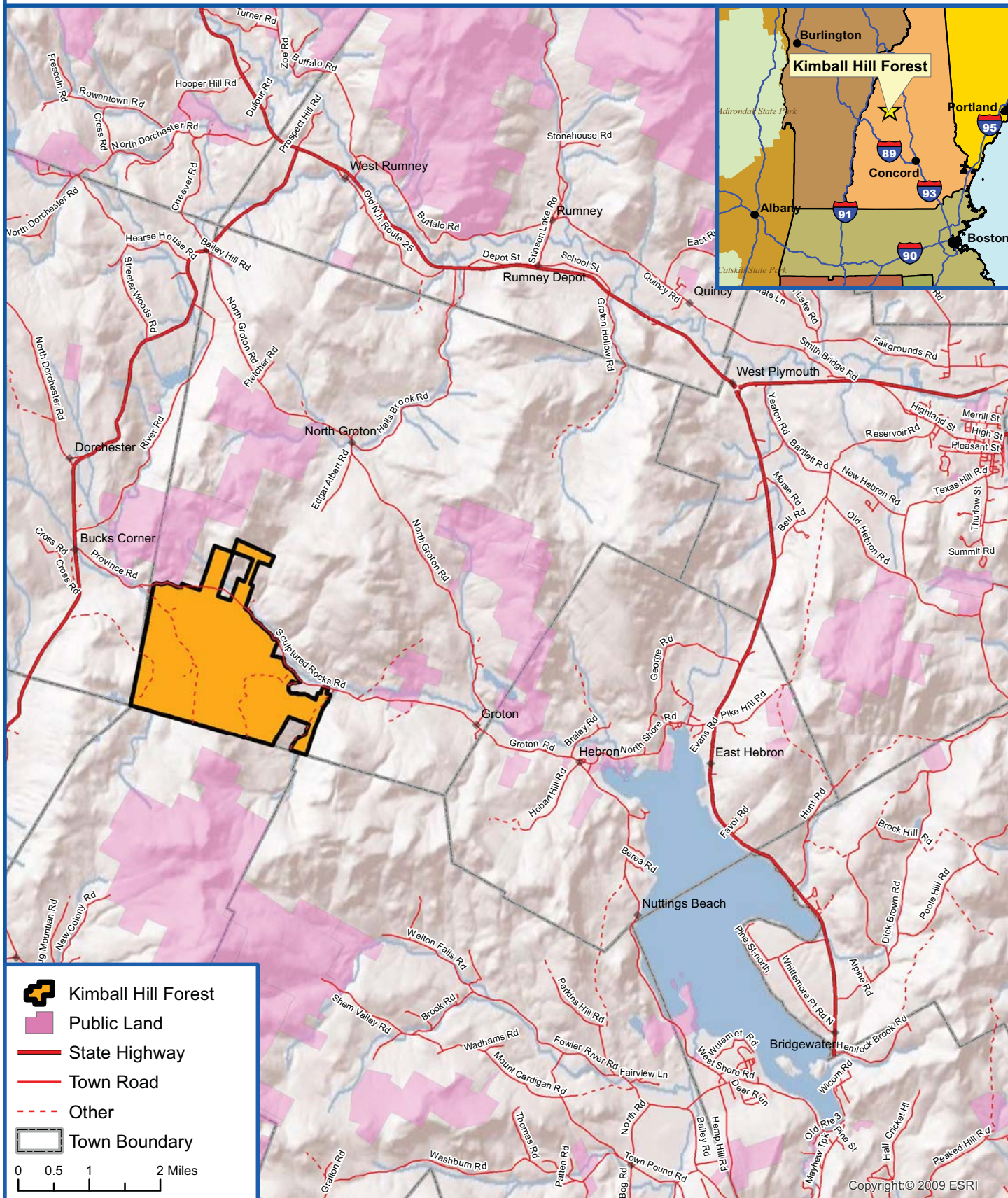


Locus Map

Kimball Hill Forest

2,709 Total GIS Acres
Groton, New Hampshire

fountains

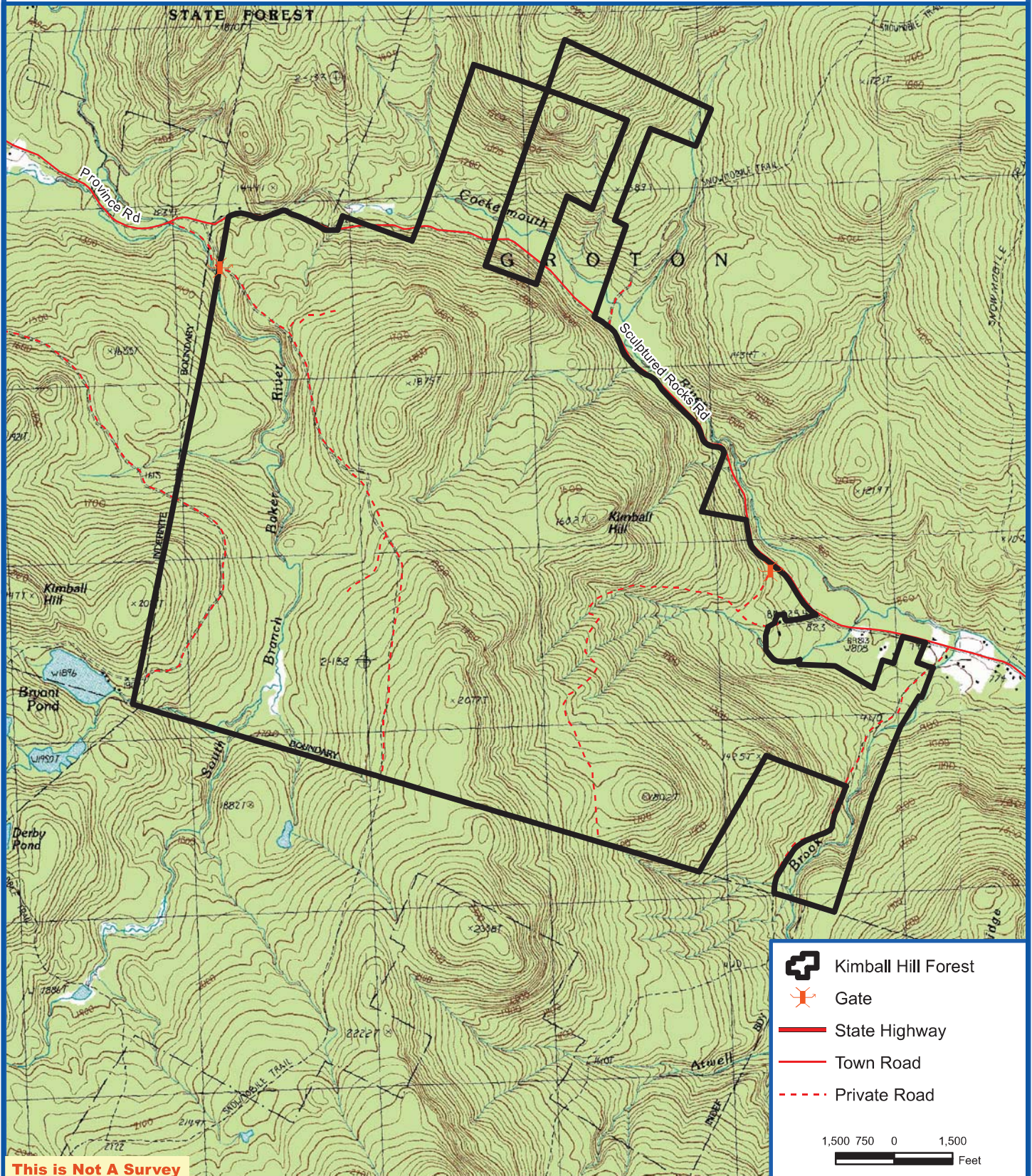




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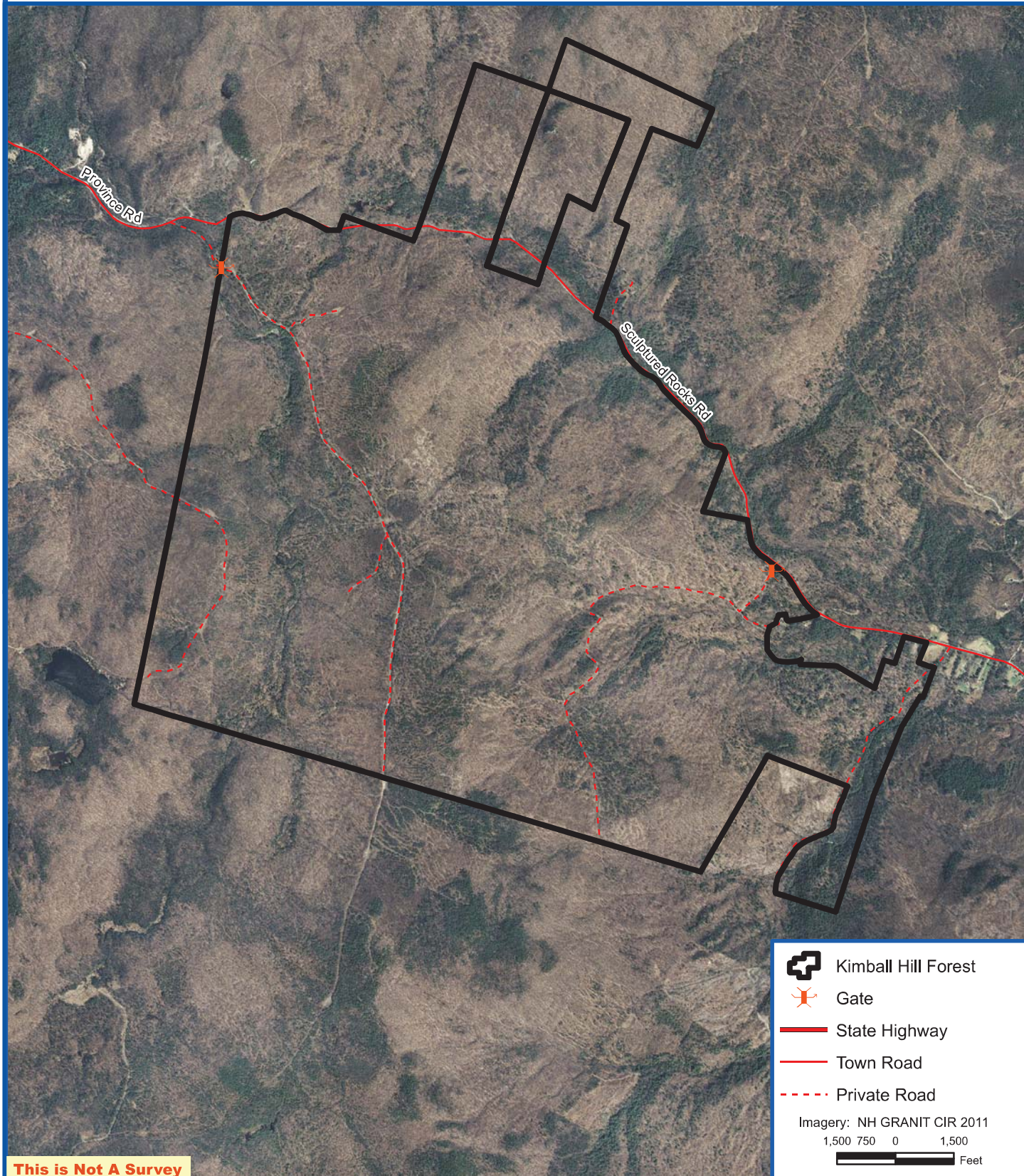
Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from NHGC. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



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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)

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

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.