

fountains

SIMMS STREAM FOREST

***A North Country forest,
with over a mile of frontage on Simms Stream,
offering mountain views, secluded building opportunity and
convenient access to an extensive recreational trail system.***

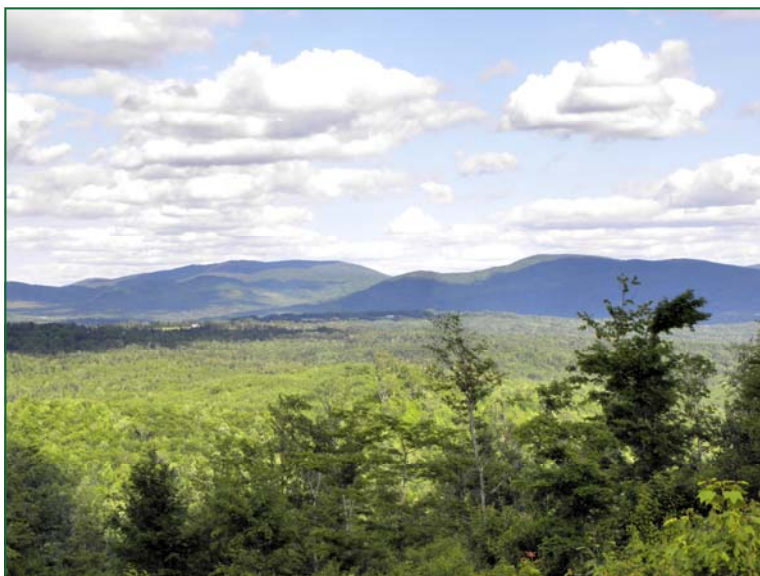


**382.5 Acres
Columbia, Coos County, New Hampshire**

Price: \$299,000

LOCATION

The forest is located in Columbia, New Hampshire, a rural town situated along the upper reaches of the Connecticut River and home to some of the most mountainous terrain in the North Country, including such notable peaks as Mount Pleasant, Blue Mountain (3,720' ASL) and Cleveland Notch ridge. The neighboring town of Colebrook lies just a mile north via Route 3, offering a classic small town main street with modern conveniences: a few gas stations, restaurants, hardware store, sporting goods and clothing shops. Outside the town, the landscape quickly reverts to a rural countryside with small, working farms, and scattered residences tucked up in the small valleys that carve the rolling forested hills.



The mid slopes of the forest offer sweeping views of the Mohawk River Valley and surrounding mountains.

The parcel is located within a short distance (<1 mile) from the North Country Trail Network, an extensive ATV/snowmobile trail network maintained by local clubs in cooperation with landowners and the state of New Hampshire.

Historically, like many northern towns along the Connecticut River, the town benefited from rich, river valley soils that supported crop production, with the upper slopes offering excellent conditions for timber production and maple syrup. Much of the lumber was cut and driven down the Connecticut River to more established towns. By the mid 19th century, Columbia was at its industrial peak with several sawmills and grist mills along the river.

Columbia is less than 25 miles from the Canadian border and about 55 miles north of Littleton and Interstate 93. Manchester, NH is about 155 miles away while Boston, MA is about 205 miles.

ACCESS & BOUNDARIES

Access is provided by 7,000' of frontage on Simms Stream Road, a Class VI gravel road kept open by the town for much of the year and maintained periodically by the seller and the town on an as-needed basis. The road commences off Route 3 and is currently in good, drivable condition.

The road runs through the property along the eastern boundary. The survey indicates that certain sections include *both* sides of Simms Stream as part of the parcel ownership.

A boundary survey was completed in 2011 by F. W. Cowan & Sons, Inc.. Boundary lines exist as painted tree blazes, portions of which may need re-painting, especially near the ridgeline, with corners marked with iron rods.



A Class VI gravel road, Simms Stream Road is kept in good condition and runs the entire east side of the parcel. The seller maintains the road periodically in the summer months.

SITE DESCRIPTION

The parcel boundary stretches across the northeast flank of a 2,400' mountain that rises between Cree Notch to the south and the Connecticut River Valley to the north, representing a small part of Columbia's mountainous topography and just a small part of the Simms Stream watershed.

The parcel enjoys a predominantly east/northeast aspect with varying slope: gently rolling and moderate at the lower slopes and steep near the upper ridgeline. Scenic views of opposing ridges are readily available just off the main road, while more expansive views of the area's renown countryside open up at mid-slope.

Small "plateaus" interrupt the steady slope, offering good site potential for a seasonal camp or second home. The best opportunity for accessing the more gentle contours appears at the northern end shortly after the road crosses into the parcel.

Well-drained soils exist throughout much of the parcel with the exception of a few intermittent seeps emanating from the upper reaches and a few isolated areas along the road. With good planning and road layout, internal roads can be constructed to access the choice building sites available on the best soils.



With some tree clearing near the top of the ridge, scenic views of the North Country are attainable.

Simms Stream:

This boulder-strewn stream is about seven miles in length and is the product of six tributaries, all flowing from a geographic "bowl" to the east formed by a series of peaks between Blue Mountain (ASL 3,700'), and Baldhead Mountain (ASL 2,728'). The stream flows from these mountain slopes in a west/northwest direction, past the subject property, eventually under Route 3, and into the Connecticut River.

Although colder water temperatures and stony habitat conditions likely support a healthy native brook trout population, the state stocks trout in the spring each year, as well as in the nearby Connecticut River, where some trout will make their way into the lower reaches of the stream.

The shoreline between the road and the stream varies, but is generally less than 50' in width. As such, no building could occur in this zone; however, ample opportunities exist to build within view of the stream on the east side of the road.

Simms Stream runs year-round.



FOREST RESOURCE

The forest supports a mix of northern hardwoods—hard & soft maple and yellow birch primarily, with a lesser mix of white ash, white birch and poplar.

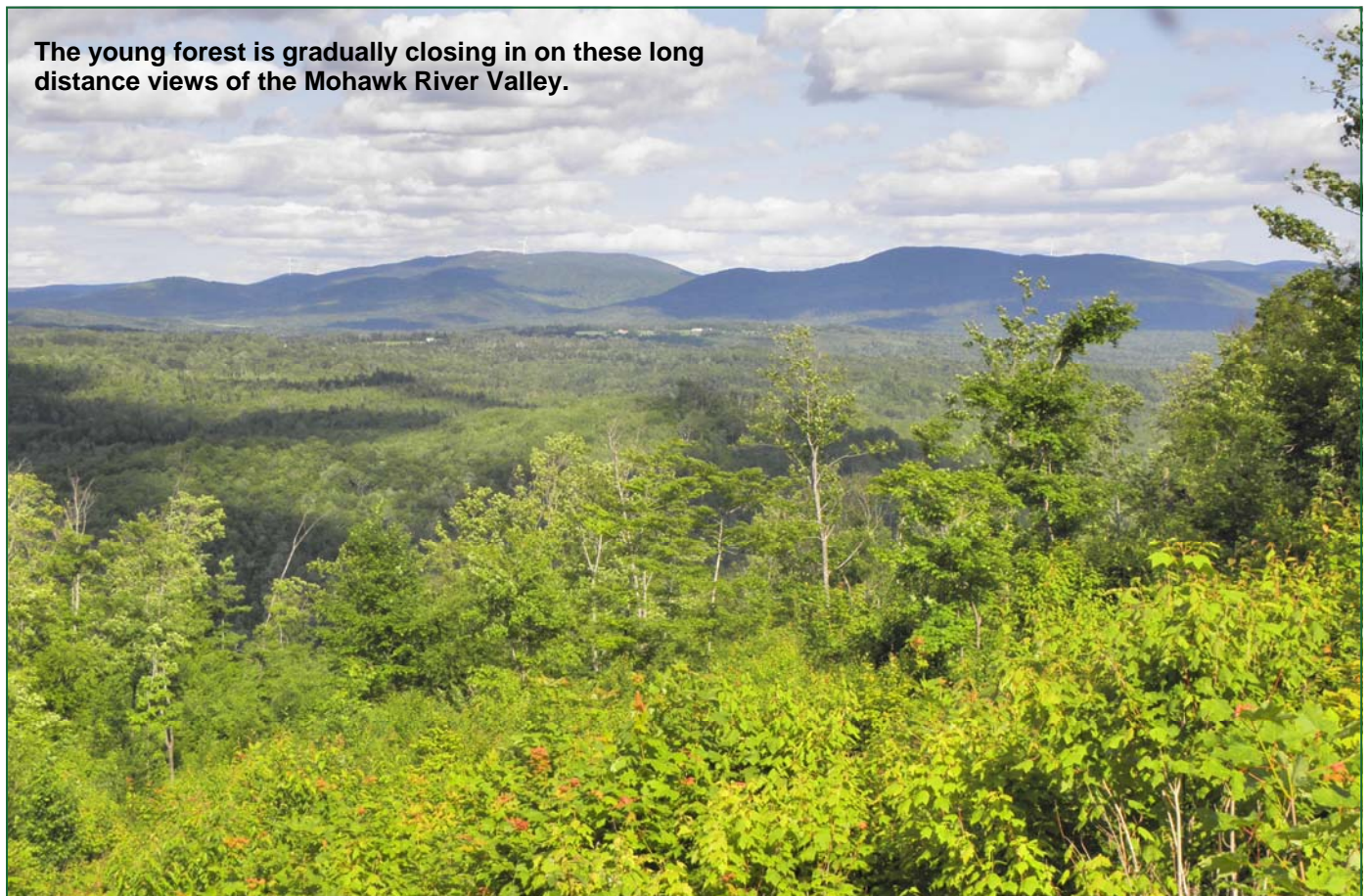
The forest was extensively harvested in 2008, creating today's young, regenerating crop of saplings, small poles and dispersed sawlog-sized trees. Opportunities for an overstory harvest of larger trees may be cost-effective where adequate volumes and biomass markets can support the operation. Otherwise, management goals will center on maintenance of the internal trail network, scenic vistas and wildlife habitat creation via small patch cuts.

The current forest structure has created ideal habitat for a number of wildlife species, with a notable presence of black bear foraging and resting in the openings.



The forest is in a regenerating phase, densely stocked with young hardwood species of maple, birch, poplar and white ash in the sapling and small pole size classes.

The parcel's upper ridgeline, approaching nearly 2,400' ASL, is inoperable and has retained its exemplary mature northern hardwood forest of large sugar maple, yellow birch and scattered red spruce.



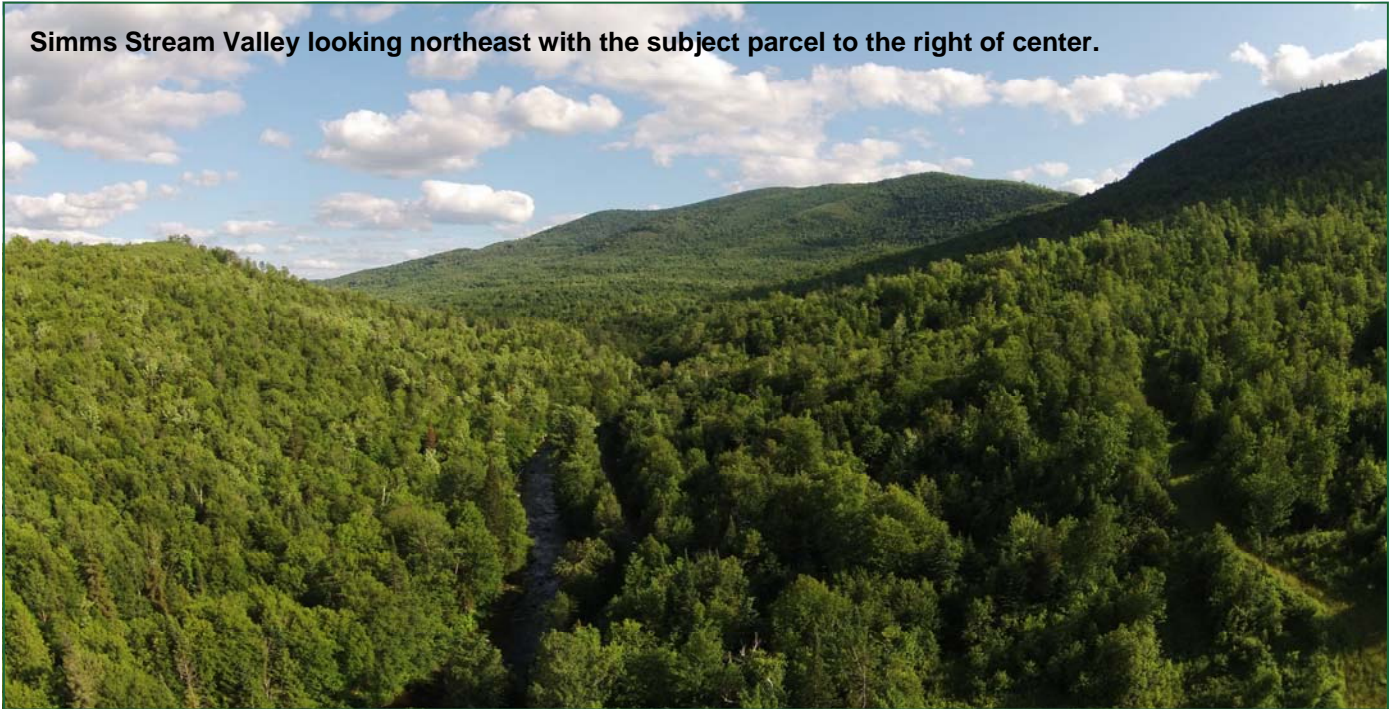
The young forest is gradually closing in on these long distance views of the Mohawk River Valley.

MUNICIPAL ZONING

Columbia has only two zoning districts—a floodplain ordinance pertaining primarily to the Connecticut River and a Rural Zone, a rural/residential district where forestry, farming and low-density residential housing are permitted. Minimum lot size is three acres with 200' of frontage on a town road. NOTE: Columbia is one of the few NH towns that allow building on Class VI roads. An applicant must obtain a waiver of town liability granted at the discretion of the selectmen in most cases.

For more information on zoning, call the Columbia Town Office at (603) 237-5255 or visit the town's comprehensive website at www.columbianh.org where municipal ordinances can be viewed.

Simms Stream Valley looking northeast with the subject parcel to the right of center.



TAXES, ACREAGE AND TITLE

The property exists as one tax lot – Map 409, Lot 3, totaling 382.5 acres. Annual property taxes for the parcel in 2015 are \$388.

A boundary survey completed in 2011 by F.W. Cowan & Sons, Inc. notes parcel acreage to be 382.5 acres. This is the same acreage recorded by the town. A digital copy of the survey is available.

The 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 requirement 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 owned by the Daniel R. Ouimette Trust whose deed was recorded on April 3, 1998 in Book 891, Page Pages 636-638 at the Coos County Registry of Deeds. A copy of the deeds, tax bills, and other related documents are available from Fountains upon request.

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.

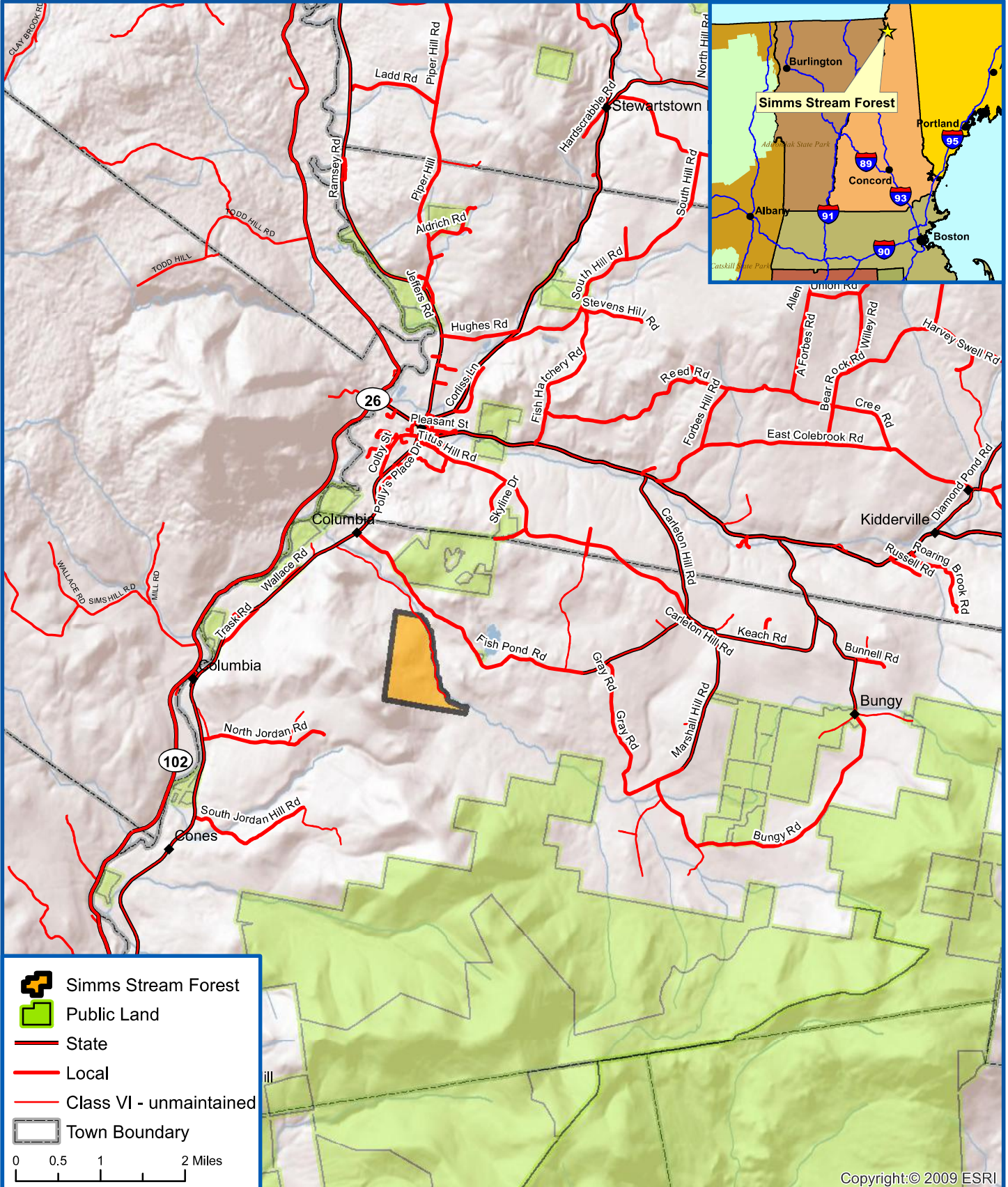
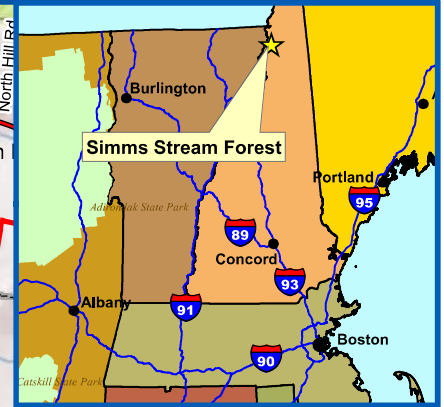


Locus Map

Simms Stream Forest

382.5 Acres
Columbia, New Hampshire

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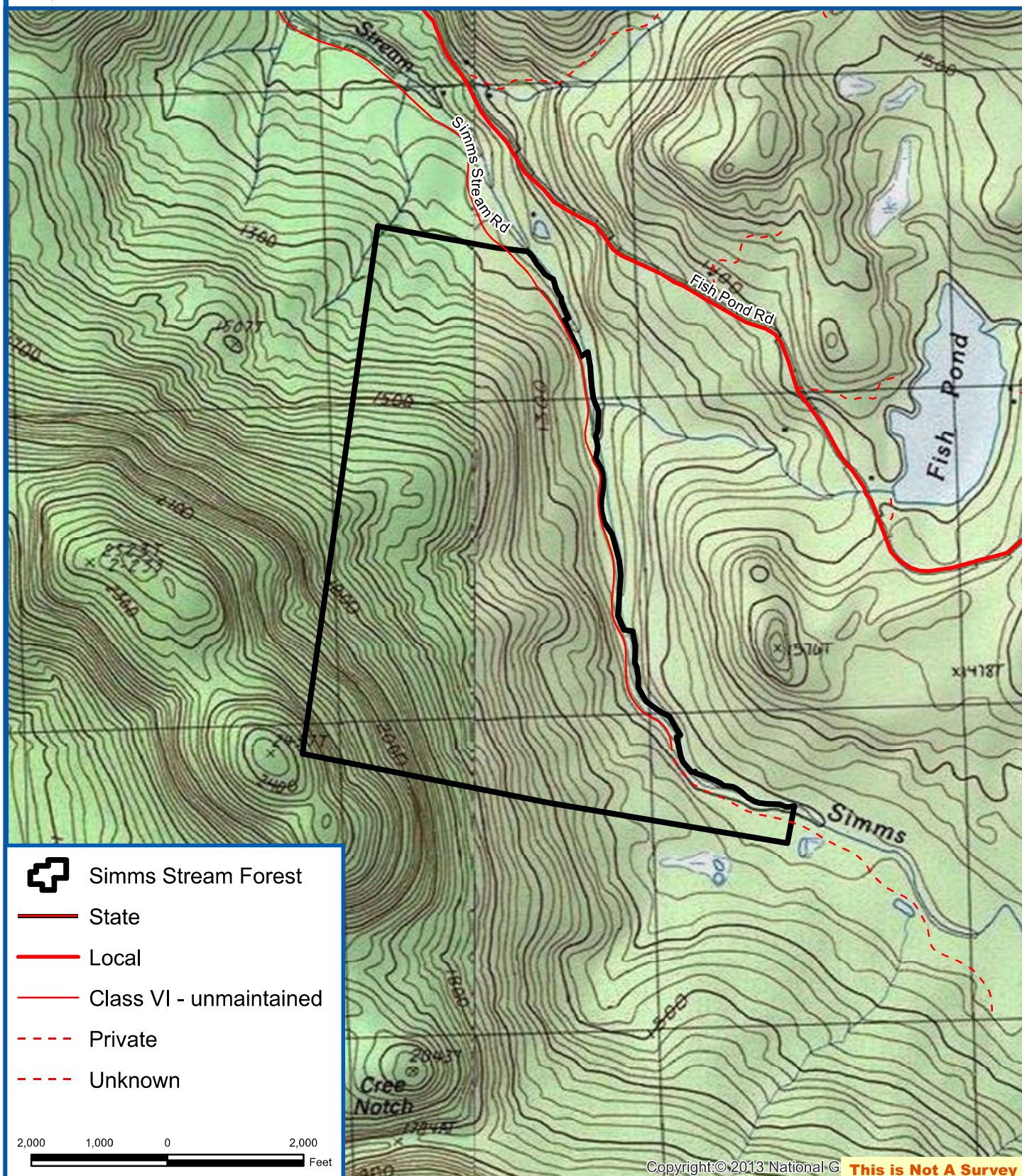


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382.5 Acres

Columbia, New Hampshire



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.

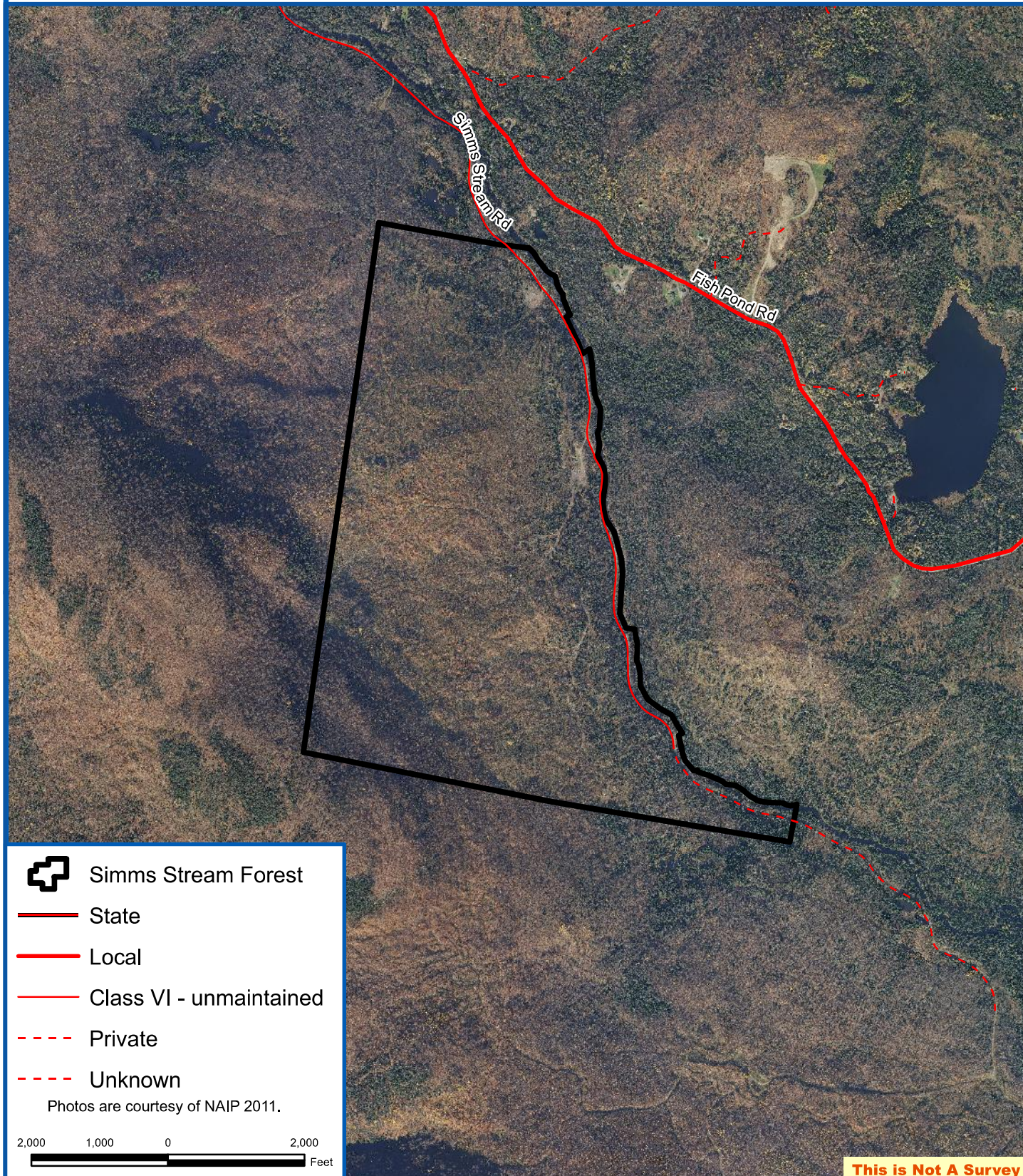


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NEW HAMPSHIRE REAL ESTATE COMMISSION

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

1/19/2012
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.