

fountains

FULLER HILL FOREST

A western Maine forest located within miles of Sunday River and Mount Abram Ski Areas, offering local mountain views, Route 26 frontage, and several options for a private residential retreat.



170 Acres
Woodstock, Oxford County, Maine

Price: \$205,000

LOCATION

Fuller Hill Forest is located in Woodstock, Maine, just east of the historic village of Bryant Pond and less than 10 miles from Bethel, an area surrounded by mountains and renowned for year-round outdoor recreational pursuits, most notably skiing at nearby Sunday River Ski Resort, but also hiking in the White Mountain National Forest, biking the many back country roads, and paddling or fishing the Androscoggin River.

Bryant Pond gained national attention in the mid-70s when its family-owned Bryant Pond Telephone Company became the last hand-crank telephone exchange in operation in the United States. In 1981, the two-position magneto switchboard in the living room of one of the local residents was purchased by the Oxford County Telephone & Telegraph Company, a larger independent company.

The property overlooks the village and with the leaves off, glimpses of Bryant Pond are visible from the central portion of the forest, the highest point on the tract.

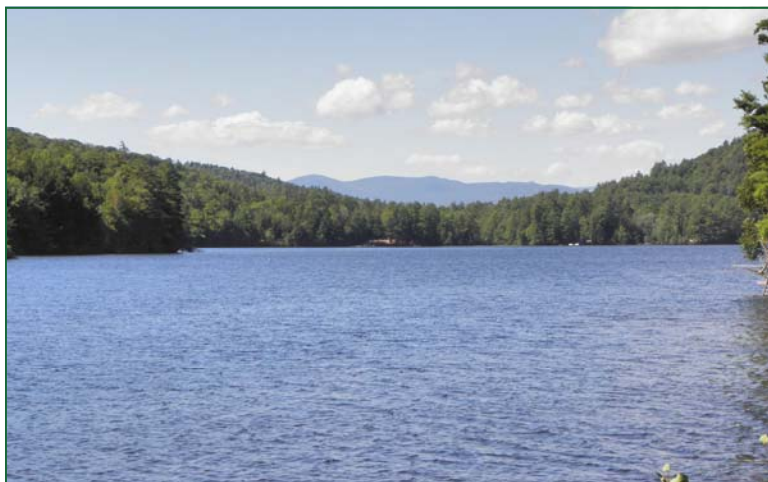
Portland, Maine is approximately 65 miles to the south and easily reached via Route 26. Boston, Massachusetts is about 160 miles south via Route 26 and Interstate 95.

ACCESS/BOUNDARIES

The tract enjoys 1,200' of frontage on Route 26, a state-maintained highway serving local residents and the many year-round recreational visitors. The tract also enjoys about 600' frontage on Dudley Road, a paved, town-maintained cul-de-sac with utilities and only a few residents.

A network of trails traverse the property, providing convenient access throughout, and connecting the frontage on Route 26 to the frontage on Dudley Road.

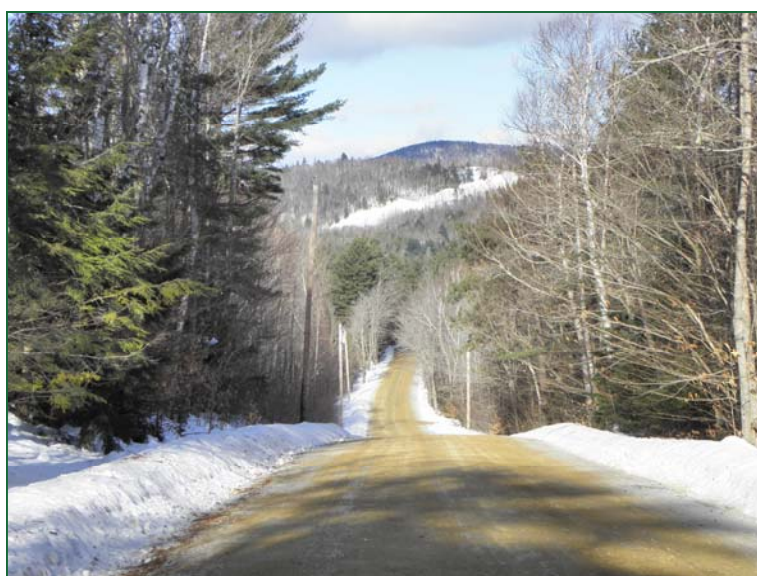
Property boundaries are well-marked in the form of red blazed trees, most of which have been painted within the past ten years.



A view of Bryant Pond located just outside the village looking north towards Plumbago Mountain in the distance.



Bryant Pond's 20' statue of a hand-crank phone stands at the village square.



Dudley Road provides a more quiet and "private" southern entrance to the property.

SITE DESCRIPTION

The forest has a west-northwest aspect with elevations ranging from 800' to 1,200' ASL (above sea level). A small section of the western boundary slopes steeply towards the village, but otherwise the tract enjoys mostly gently rolling terrain.

Soils are well-drained throughout with a sandy-rocky composition. There are areas with exposed ledge, however, particularly on the northern portion of the forest, that will require careful planning in order to establish internal driveways or potential home sites.

The central portion of the forest features a modest "pinnacle" that offers a view of Bryant Pond, although partially obscured by tree cover. The view is made available by a ledge outcropping at the western edge of the property that rises over the village. With tree clearing, this view could easily become a year-round highlight of any visit.

There are distinctly different potential uses for this property, given the types of road frontage it enjoys. Along Route 26, specifically on the former log landing, there is opportunity for either a commercial or residential building option with all of the visible profile and traffic count that state route frontage offers. The south entrance on Dudley Road is three quarters of a mile off Route 26, on a quiet, dead-end road; an area more conducive to siting one or more residences away from the major state road.

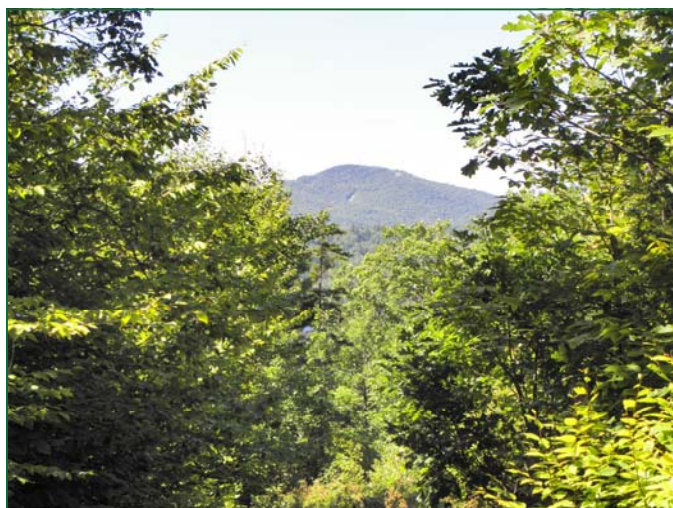
For those seeking land for outdoor recreation, this parcel offers ample opportunity. A well-established trail network offers complete internal access for year-round enjoyment whether the activity be motorized trail-riding, hiking or cross-country skiing. Hunters will have no trouble finding evidence of deer, moose, grouse and turkey on the property.

Given the abundance of recreational activities available in the Bethel area, this tract makes an ideal "launch pad" as a second home which one could visit on the weekends to enjoy one of the two local ski areas, the extensive groomed snowmobile network, or hiking in the scenic Mahoosic Range straddling the Ammonoosuc River Valley.

The former log landing on Route 26 offers building potential with easy access to the state highway.



Eye-catching views of the surrounding mountains and Bryant Pond (shown above during winter) are possible from the central pinnacle. With tree-clearing, improved views are possible year-round.



The peak of Mount Abrams Ski Area is visible from the tract which it directly faces across Bryant Pond.



FOREST RESOURCE

The forest supports a mixed species composition of red oak, red and sugar maple and intolerant hardwoods. A lesser mix of white pine, white birch and poplar exists in the more open areas.

The property was harvested about five years ago, leaving a forest of pole and small sawlog trees. Current stocking levels do not warrant a harvest for another 20 years. Periodic firewood thinnings would certainly improve some stands by culling the less desired, damaged or dying trees.

All forest trails are well-stabilized and provide access not only for future forestry but also for recreational access throughout the year.



The forest supports a mix of northern hardwoods - mostly red oak, red maple and the birches. Incidental softwood species are red spruce and white pine.

MUNICIPAL ZONING

With the exception of lakeside areas where the Shoreland Protection Act dictates building setbacks, the town is zoned as “rural residential” which allows for 1-acre minimum lots with 200’ of town-maintained road frontage. Multi-home subdivisions require a site plan review process. Building ordinances and other applications can be downloaded from the town’s website by entering www.woodstockmaine.net in your browser.

TAXES, ACREAGE AND TITLE

Municipal property taxes in 2013 were \$475.37 for the parcel depicted on Map R-7, Lot 37 as enrolled in Maine’s Tree Growth Tax Program. A copy of the 2010 Tree Growth forest management plan is available upon request.

The tax map lists a total of 169 acres, which is close to the GIS map acres of 170.



The trails created by recent forestry work allow for ample recreation opportunity.

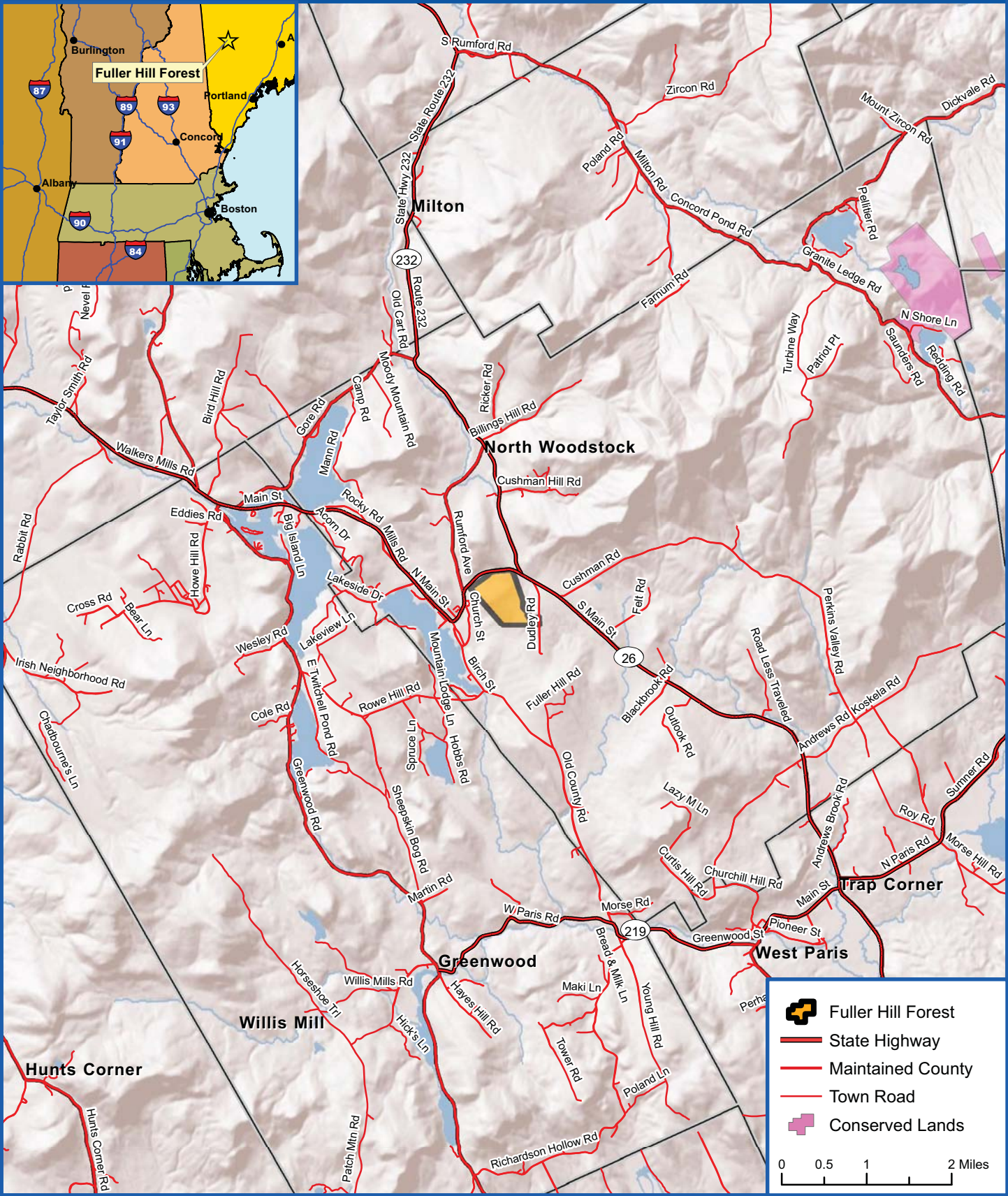
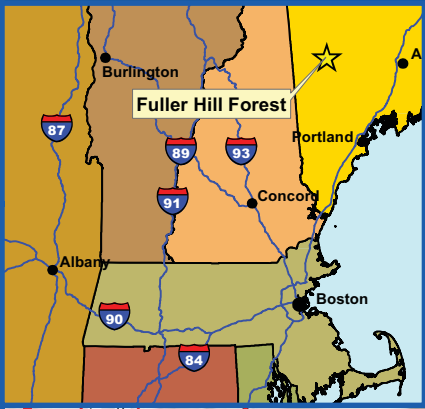
The property is recorded in Deed of Distribution Book 2810, Page 160-161, dated 2000 in the Oxford County Registry of Deeds. A copy of the deed, title policy, tax bill, and tax map are also available upon request from Fountains.

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
Fuller Hill Forest
170 Acres
Woodstock, Maine

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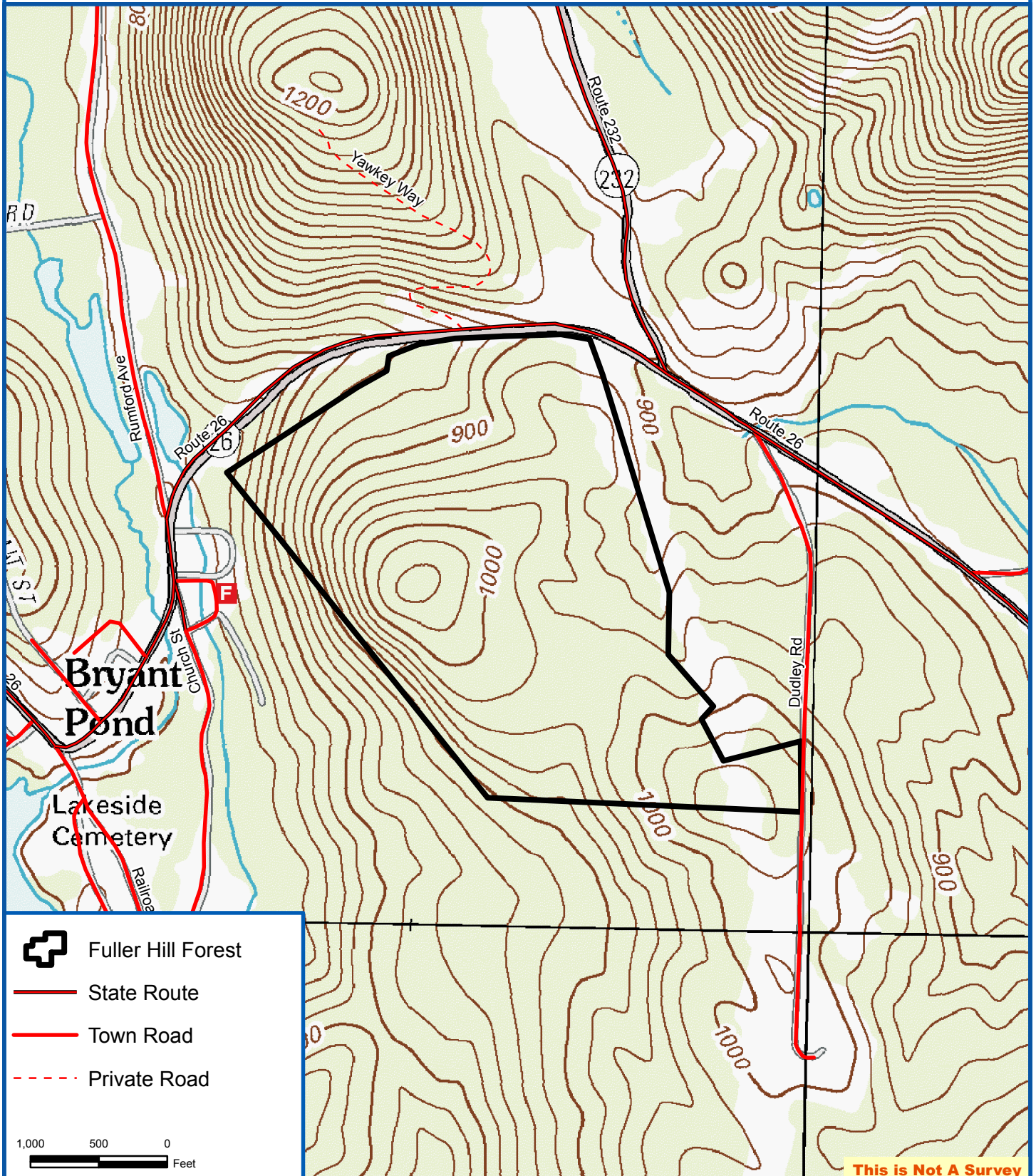




Fuller Hill Forest

170 GIS Acres
Woodstock, Maine

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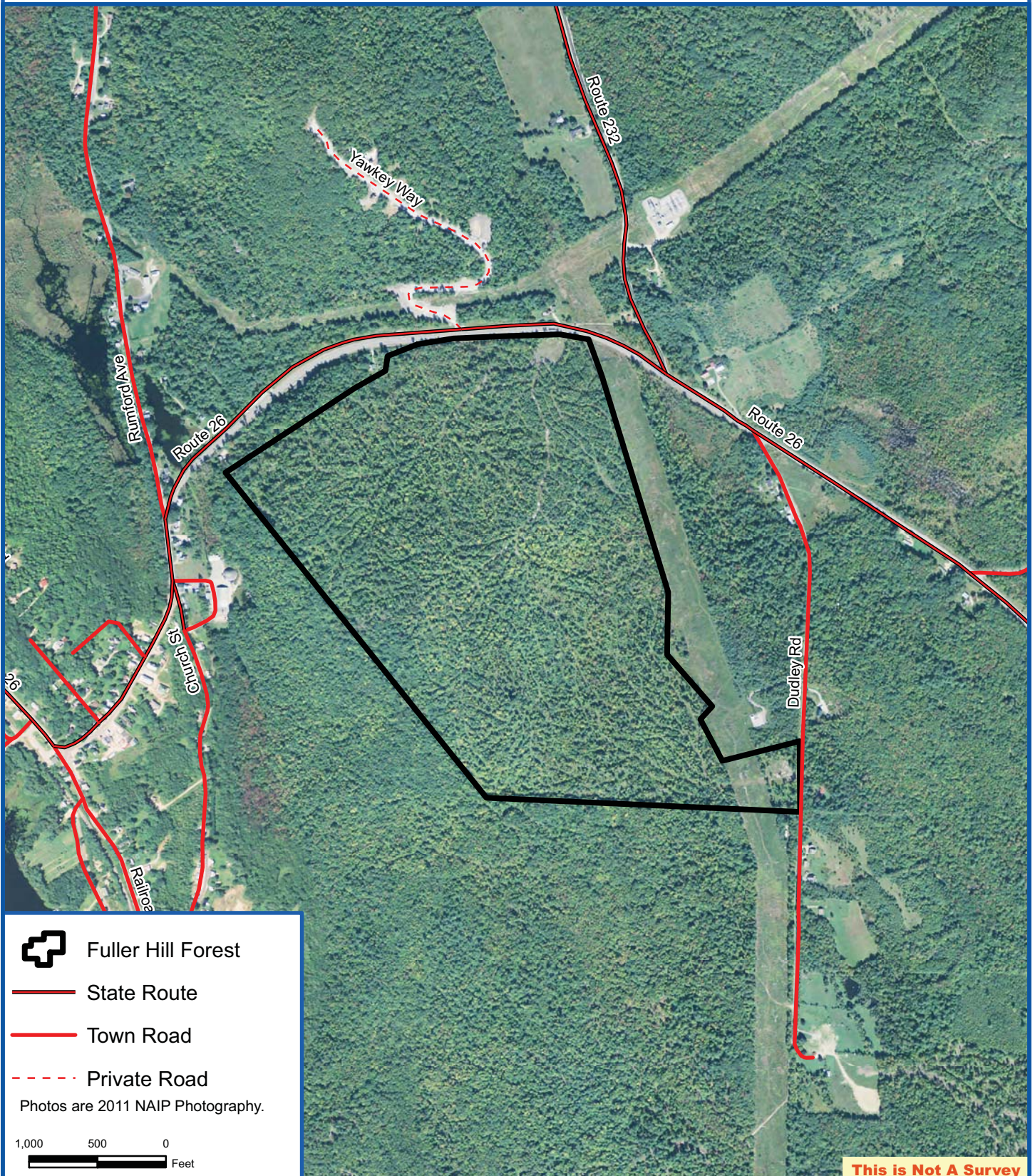
Map produced from information supplied by Seller, aerial photography and reference information obtained from ME GIS.
Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



Fuller Hill Forest

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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 _____
Licensee's Name

on behalf of _____
Company/Agency