

JEROME BROOK FOREST

With stunning views of Flagstaff Lake and the Bigelow Mountains, this forest offers a prime recreational location adjacent to the Appalachian Trail and an easy walk through adjoining public land to the lake shoreline.



334 Acres
Carrying Place Township, Somerset County, Maine

Price: \$275,000

LOCATION

Jerome Brook Forest is located to the east of the Bigelow Mountains and a short distance from the shores of Flagstaff Lake in northwestern Maine. In 1949, a hydro dam was built on the Dead River creating this 20,300-acre lake, submerging forests, homesteads and a small hamlet in the process. Today, the area is well-known for its many year-round, outdoor recreational pursuits within the vast forests and on the numerous lakes that grace the landscape.

While relatively remote, the forest is a straightforward drive to Kingfield, the nearest town with basic services, including convenience stores, motels and restaurants. The town is located along the well-traveled State Route 27, which connects visitors to Sugarloaf Ski Resort to the north and the much larger towns of Farmington and Skowhegan to the south.

Kingfield is approximately 20 minutes south of the property. Farmington and Skowhegan are regionally significant and offer most commercial and retail services. Both towns are one hour to the southwest and southeast, respectively. Maine's largest city of Portland is roughly 2½ hours to the south and Boston, Massachusetts is about 4½ hours to the south.



The property is outlined in this photo showing its proximity to the Flagstaff Lake across public land. Forests stretch out beyond it seemingly endlessly.

ACCESS and ACREGAGE

Access is provided by over 4,000' of paved road frontage along Long Falls Dam Road. This road leads to the north end of Flagstaff Lake, where the dam is located. Just below the dam and directly off Long Falls Dam Road, is "Big Eddy," a popular fishing area for locals and vacationers hoping to land a record salmon.

Near the southeast corner of the property, a gravel road provides access from Long Falls Dam Road. Over 4,000' of well-built, internal, gravel roads access knolls in the central portion of the property and lead to a large open area near the northern border. The internal road system has been well-maintained and is currently passable by most vehicle types.

The property is referenced on Map 1 Lot 1.1 in the LURC parcel maps. The tax map indicates 295 acres. The acreage in this report is based on GIS data provided by the seller and on field evidence. The reported acreage is reasonably accurate, based on the long history of ownership and management. Maps in this report are not based on surveys and are not to be used for conveyance.



A well-built internal gravel road provides excellent access into the property.

SITE DESCRIPTION



A sweeping view of Flagstaff Lake and surrounding mountains unfolds from the property's extreme southwest corner. This vantage point has good soils, gentle terrain, and is easily accessible from an internal road, making it an excellent potential building site.

Jerome Brook Forest offers moderate terrain ranging from flat to gently rolling topography that faces north towards Flagstaff Lake and Blanchard Mountain. The property is well suited for someone seeking a prime recreational property with immense privacy, broad lake and mountain views, and easy access to year-round outdoor recreation.

Of particular note, the property includes a short section of the *Maine Huts and Trails* system near the eastern boundary. *Maine Huts and Trails* is a non-profit organization that maintains many miles of hiking, skiing, biking and camp-to-camp trails in western Maine. Their Flagstaff Lake Hut is an easy hike from the property and offers meals, accommodations and other activities.



The lower slopes of the property in the foreground with Bigelow Mountain rising in the distance.

SITE DESCRIPTION (continued)

The renowned Appalachian Trail (AT) passes within several hundred feet of the property, through the monolithic Bigelow Mountains to the west and on through to Roundtop Mountain and West Carry Pond to the east. The Bigelow Range hike is one of the AT's most famous sections and is directly accessible from the property.

Jerome Brook flows year-round, paralleling much of the forest's eastern boundary. From the upper slopes of the property, views of Flagstaff Lake are available from a recently cleared area. While there is no direct frontage on the lake, a relatively small strip of public land sits between the western boundary and the lake, creating a short, two-minute walk to the shoreline. Alternatively, it is a short drive to numerous public boat launches for further lake exploration.

A section of the Maine Huts and Trails hiking trail, which runs through the property and offers easy access to nearby huts, the Appalachian Trail, Flagstaff Lake and the Bigelow Range.



Looking down the slope of the property toward Flagstaff Cove,
which is just 500' from the property boundary.

FOREST COVER

The majority of the forest has been recently thinned with some clear cut areas. The resulting forest supports a mix of hardwoods and softwoods in the sapling to pole sizes. Forest management activity is evident on the photo map at the end of this report. Spruce, fir, cedar and associated hardwoods grow primarily along the riparian zone adjacent to Jerome Brook. Northern hardwood species of beech, birch and maple occupy the upper slopes where soils are well-drained.

ZONING

Jerome Brook Forest is within an unorganized township governed by the Land Use Planning Commission (LUPC). The property is zoned M-GN (General Management District), which is considered one of the more flexible zoning districts within LUPC authority. Residential development is allowed in this zone, with a permit, and is subject to certain standards.

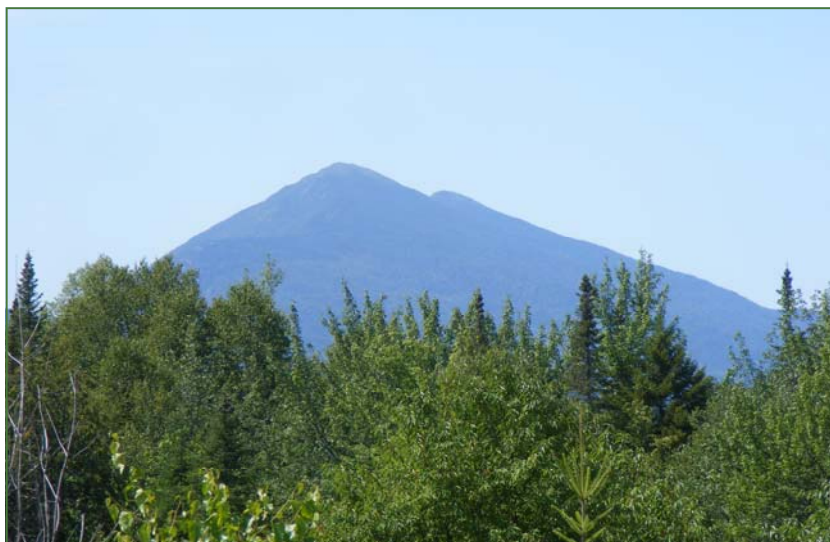
PROPERTY TAXES

As the boundary of Jerome Brook Forest has yet to be designated on municipal tax maps, the taxes for this tract have yet to be calculated. However, all of the acreage associated with the forest is enrolled in Maine's Tree Growth Tax program - a municipal tax that is based on the land's productivity to grow timber, rather than the fair market value. Taxes on forest land enrolled in this program typically range from \$2 to \$6 per acre annually.

The tract is described as part of a larger parcel in a deed recorded at the Somerset County Registry of Deeds. Copies of the deed and tax information are available upon request.



Recent forest management has left a young forest with open areas for enjoying the view and young successional habitat for a variety of songbirds and wildlife.



The iconic silhouette of the Bigelow Mountains rises in the distance from an open area on the property.

Fountains Land 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.

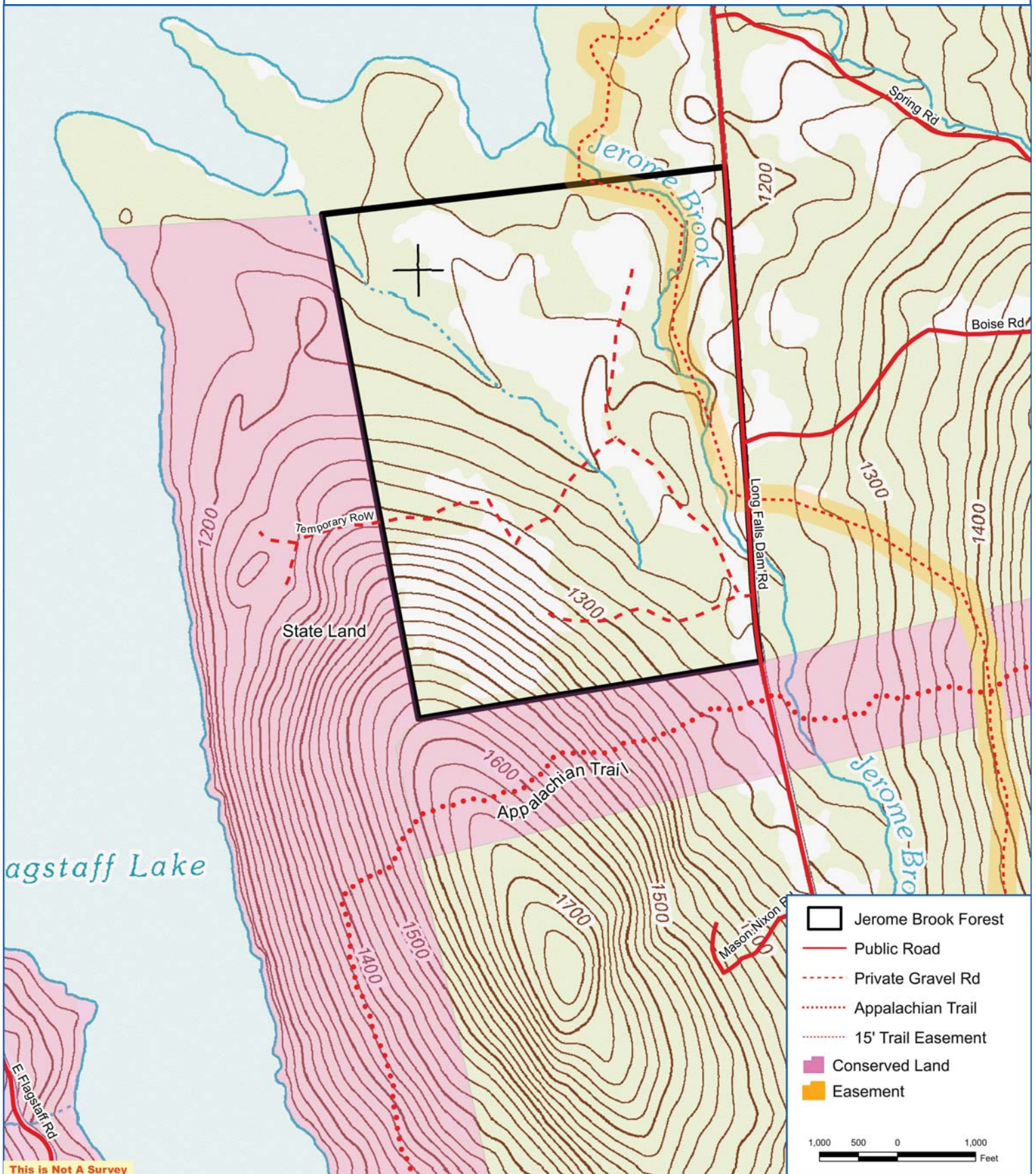
All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

Jerome Brook Forest

334 Acres

Carrying Place Twp, Maine

fountains



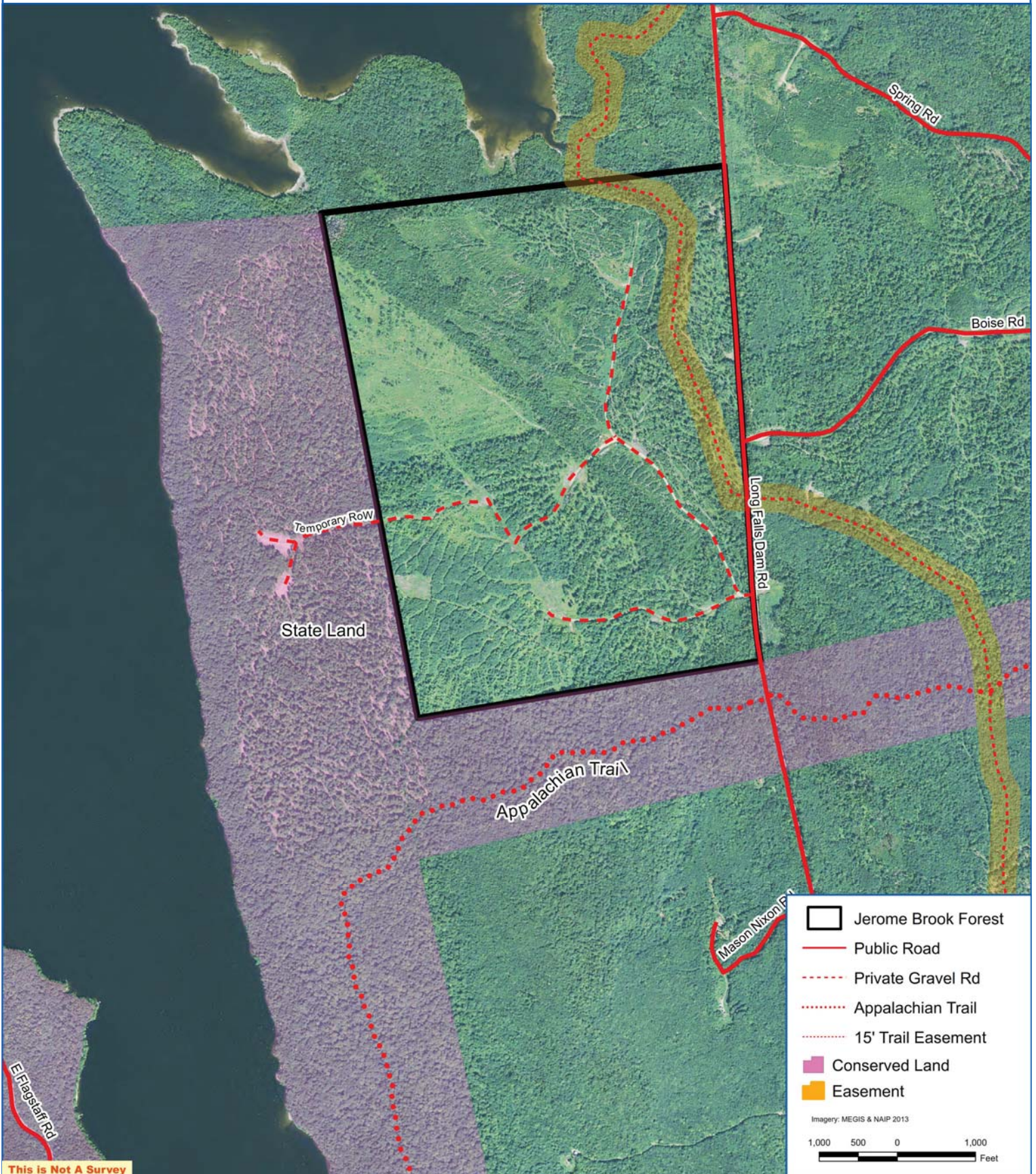
Map produced from information including a 2009 boundary survey by Plisga & Day Land Surveyors, aerial photography and reference information obtained from ME GIS.
Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.

Jerome Brook Forest

334 Acres

Carrying Place Twp, Maine

fountains



Map produced from information including a 2009 boundary survey by Plisga & Day Land Surveyors, 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.



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 Patrick Hackley
Licensee's Name

on behalf of Fountains Land Inc.
Company/Agency