

## RIVERVIEW FOREST

**An appealing houselot opportunity with ample privacy,  
easy commuting distance to Concord, and located  
directly across from the town conservation area  
along the scenic Contoocook River.**



**25.4 Tax Acres**  
***Henniker, Merrimack County, New Hampshire***

**Price: \$115,000**



## LOCATION

The parcel is located in the southwest corner of Henniker, New Hampshire, a small but vibrant town of about 5,000, home to New England College and Pat's Peak Ski Area.

While the town's local economy offers significant employment opportunity, many residents commute to Concord or Manchester, both cities within a 30 to 45-minute drive.

The Contoocook River bisects the entire length of the town, providing fishing, paddling and swimming opportunities. Flowing from the southern border of New Hampshire to just north of Concord, where it empties into the Merrimack River, it is one of the few rivers in the state that flows in a northwesterly direction.

Located at the intersection of two major roads - Routes 202/9 and Route 114 - Henniker provides easy commuting distance to a number of locations within the state's southern tier.

Manchester airport is approximately 36 miles away and Boston, Massachusetts is 80 miles away or a little over an hour's drive, depending on traffic.



The Contoocook River, shown here in its "lazy" summer mode, is located across the street from the parcel and accessible via the town conservation area.

## ACCESS, BOUNDARIES & ACREAGE

The parcel adjoins 1,675 feet of frontage on Western Avenue, a paved municipal road with power and utilities. This road travels east/west and connects the villages of Henniker and Hillsborough, where the road is appropriately named Contoocook Falls Road as it parallels the Contoocook River.

Boundaries are in good condition and visible in the form of painted blazes on trees and pins in the ground at the corners. The warranty deed and registered subdivision plan map #4034 note boundaries with bearings and distances, "containing 25.4 acres, more or less." The tax bills report the same acreage.

To visit the property, take Route 202/9 through Henniker from the east or through Hillsborough from the west. Take the "Henniker Street-Downtown Hillsborough" exit and head south on Henniker Street. Travel a few tenths of a mile and take a left onto Contoocook Falls Road. After crossing over the river, travel approximately ½ mile and the property will be on your right. Look for the "For Sale" sign on the road frontage. The property is located directly across from the pathway leading to the Henniker Conservation Area.



Western Avenue fronts the property for 1,675 feet and provides ample access for a driveway.



## SITE DESCRIPTION

The parcel offers gently sloping topography along the road frontage, encompassing the front 2-3 acres. A residential building opportunity is readily apparent in this northeast corner fronting the road. While there is ample acreage to site a home set back from the road and the brook, no percolation testing has been conducted.

Beyond this area, the slope gradually increases, becoming steep in places, but still quite accessible for recreational trails and woodlot management.

A small knoll rises just a few hundred feet from the northeast corner, offering a nice location for a picnic table or even a gazebo overlooking the lot and offering glimpses of the Contoocook River in the autumn, when the leaves are off.

Two intermittent brooks traverse the property. One small brook defines the southern boundary, while the other, more substantial brook parallels the northern boundary and courses over rocky terrain. During the mid-summer, both brooks run very low, but are charging with water during spring melt-down.

The parcel was recently thinned, leaving a well-spaced mix of white pine and various hardwoods across the site. Depending on the future use of the site, another thinning could be scheduled in 15 years that would yield some modest timber income.

### **Henniker Town Conservation Area:**

The parcel is located directly across from a small but highly scenic municipally-owned "conservation area" that follows a bend along the Contoocook River. The foot trail off Western Avenue is not well-marked but it leads to a walkable and tranquil path with a few benches to sit and enjoy the river. This is an excellent place to slide a canoe or kayak in the spring when water levels are at their seasonal peak to take advantage of the white water in the river. When water levels drop back down, there are ample places to fish for trout in this coldwater stream (photographs on the next page).



An interior view of the potential building lot facing Western Avenue.



A recent forest thinning was done carefully to maintain pleasing aesthetics.



A view from Western Avenue looking at the gently sloping parcel interior.



## MUNICIPAL ZONING

The parcel is located in Henniker's rural-residential zoning district, which requires a minimum lot size of five acres and a minimum of 250' of town-maintained road frontage. The parcel dimensions exceed these parameters; however, given the site conditions, there is likely only one houselot available with the remaining acreage suitable for recreation and woodlot management. For more information regarding zoning, contact the town office at (603) 428-3240.

## TAXES AND TITLE

Municipal property taxes in 2016 for Map 1, Lot 559-F were \$31.00. 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" - e.g. forest, field, working farmland.

Ten (10) acres is the minimum required for enrollment in the program. A land use change tax is payable when development occurs. Development is defined as a subdivision into lots less than 10 acres, or the construction of dwellings or other non-agricultural or forestry structures. The land use change tax is 10% of "fair market value" prior to development and is payable to the town. For more information about New Hampshire's current use tax program, contact the listing broker or the State of New Hampshire Department of Revenue Administration by visiting their website at: [www.nh.gov/revenue/currentuse.htm](http://www.nh.gov/revenue/currentuse.htm).

The property is recorded in a Warranty Deed at the Merrimack County Registry of Deeds as LandVest Properties 1971 Limited Partnership to Mohammed Yousaf Shana'a and Joyce Adrian Shana'a in Book 1288, Page 139 dated November 24, 1976. Copies of the deed, tax bills, tax maps and other related documents are available upon request.

Mountain laurel in bloom with the Contoocook River in the background.



Looking downstream from the Henniker conservation area.



The foot path along the river, which is to the right, is scenic and inviting.



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.



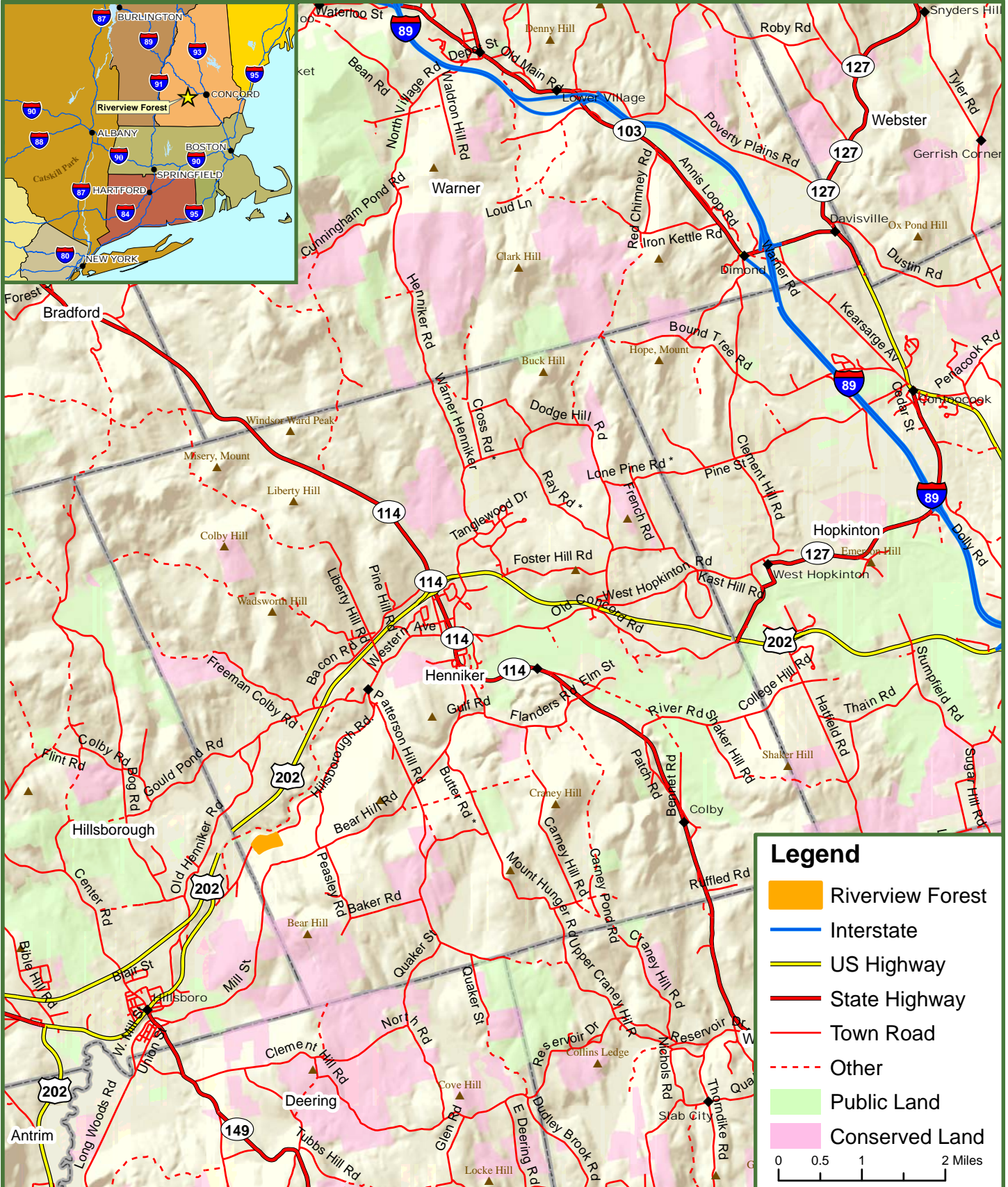


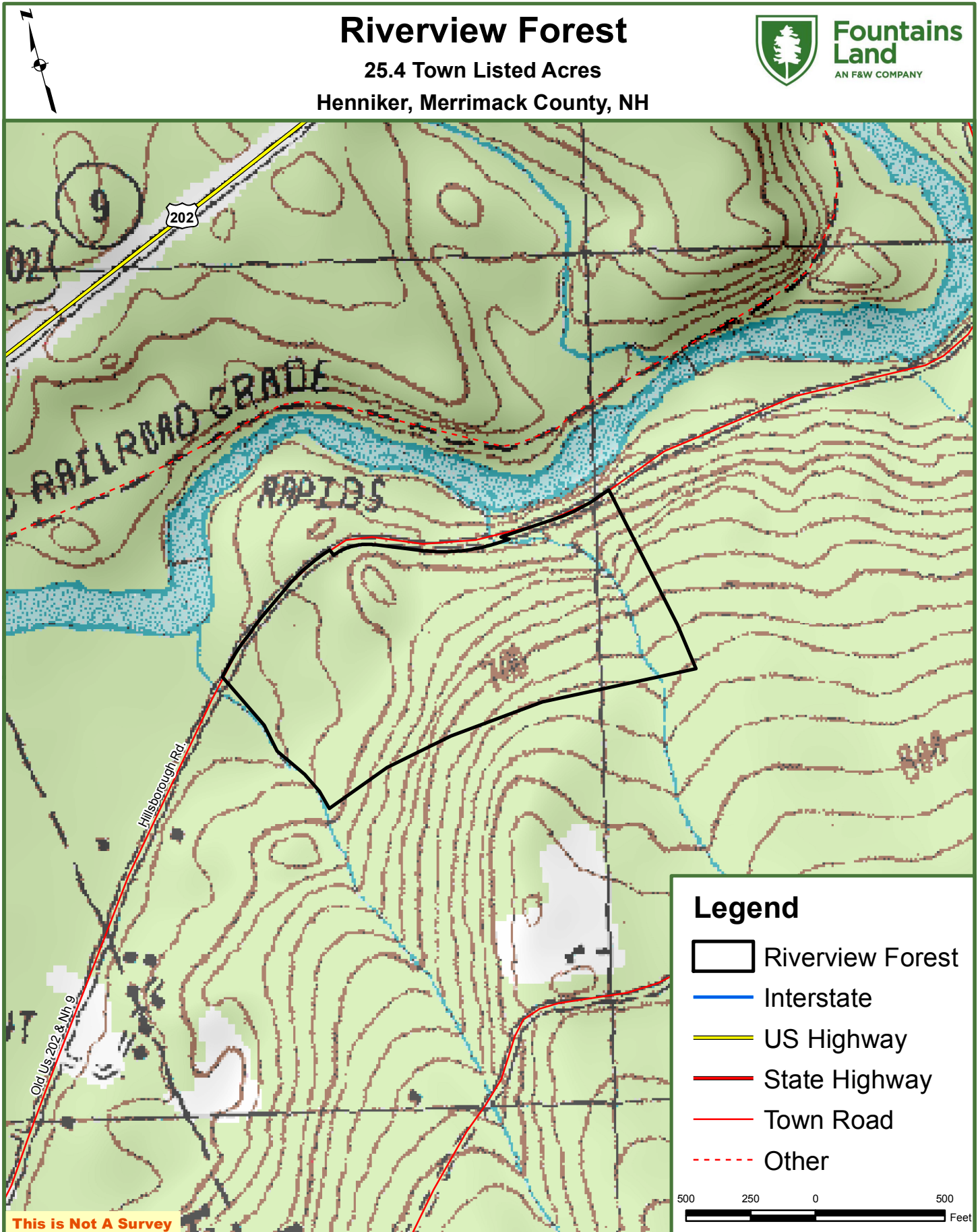
# Locus Map Riverview Forest

25.4 Town Listed Acres  
Henniker, Merrimack County, NH



**Fountains  
Land**  
AN F&W COMPANY





# Riverview Forest

25.4 Town Listed Acres  
Henniker, Merrimack County, NH



## Legend

- Riverview Forest
- Interstate
- US Highway
- State Highway
- Town Road
- Other

500 250 0 500 Feet

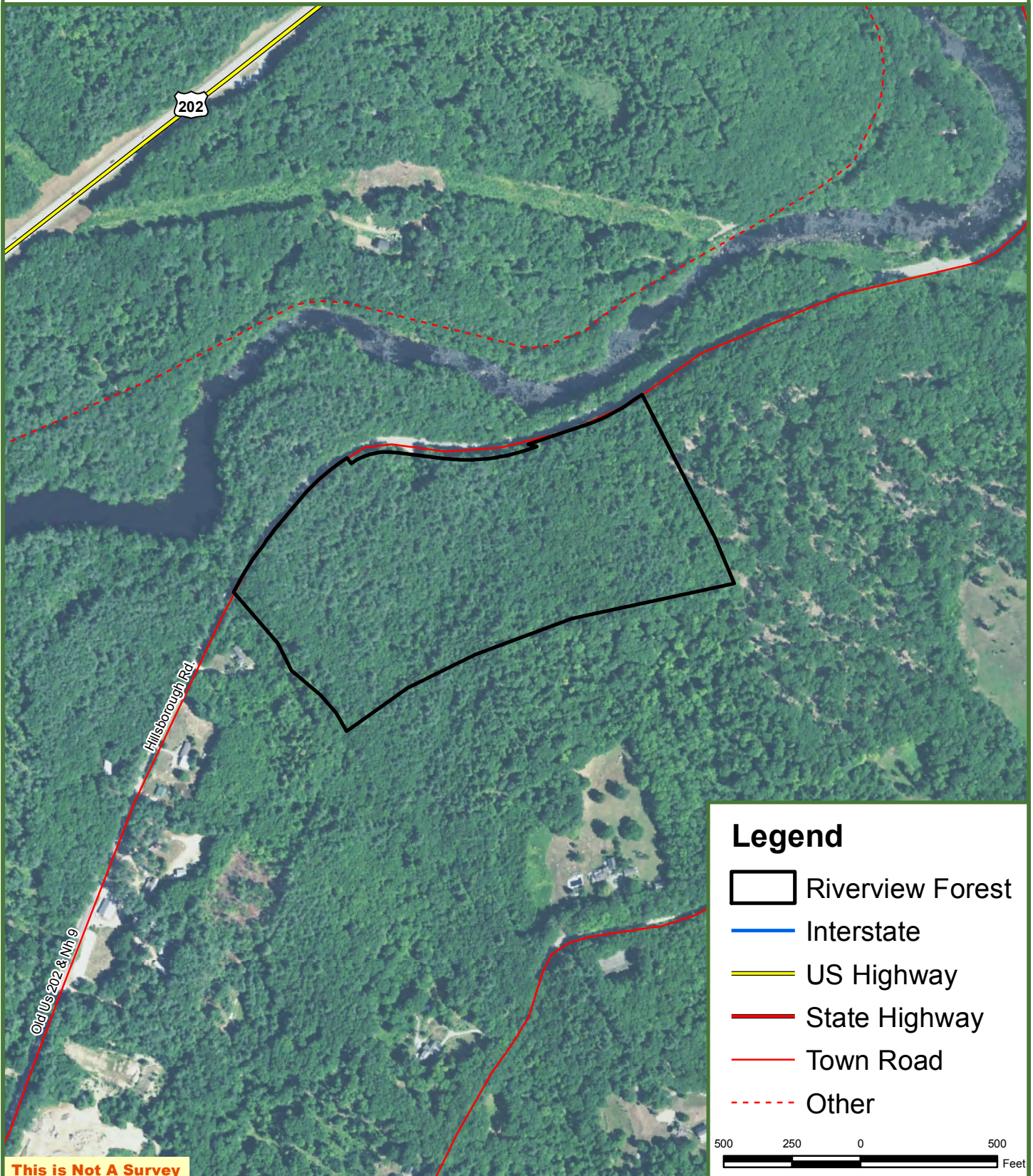
Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location 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)

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](http://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.