

FOSTER HILL FOREST

Gentle terrain, south-facing aspect with tranquil forest trails, historic stonewalls, a small field, and a view of Pat's Peak Ski Area make this a great location for those seeking a rural residence with a convenient commute to Concord or Manchester.



66.16 Acres
Henniker, Merrimack County, New Hampshire

Price: \$189,000

LOCATION

The parcel is located just east of Henniker village, 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 are within a 20 to 30 -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 - Route 202/9 and Route 114 - Henniker provides easy commuting distance to a number of locations within the state's southern tier.

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



The scenic town of Henniker, New Hampshire straddles the Contoocook River and is less than 20 miles from Concord and about 30 miles from Manchester.

ACCESS, BOUNDARIES and ACREAGE

The parcel enjoys 402 feet of frontage on Foster Hill Road, a paved, municipal road with power and utilities. The road stretches roughly east to west from Route 202/9 to Dodge Hill Road.

Boundaries are in generally good condition and visible in the form of painted blazes on trees, barbed wire, stone walls and pins in the ground noting corners.

The warranty deed and registered *Corrective Plat Tax Map 1 Lot 277 & 277-C*, dated September 18, 2017, indicates the subject parcel is 66.16 acres with 402.11' of road frontage. The town tax card has incorrect acreage based on a previous survey that has since been corrected.



The forest enjoys just over 400 feet of frontage on Foster Hill Road, providing ample access for a driveway and potentially two residential lots.

To visit the property, take Exit 5 off I-89 and head west on Routes 202/9. Travel about 6.5 miles and take a right onto Foster Hill Road. Turn up the hill and travel about 1,600' past a classic clapboard New England-style house and a few outbuildings on the left. The property line begins just after the gravel driveway on the left. Look for a Fountains Land for Sale sign along the frontage.

SITE DESCRIPTION

The parcel enjoys gently sloping terrain on the southern portion; from just above the field down to the road frontage. The south-facing aspect provides a scenic view of Pat's Peak Ski Area. Soils on this portion appear to be sandy to rocky and well-drained throughout.

Just beyond the field, the terrain gradually levels out and becomes rolling, with pockets of dry ground threaded by small drainages that feed vernal pools and wetland areas. These are prime areas for all kinds of wildlife from amphibians to wild turkey and white tail deer.

The forest hosts a white pine/red oak/hemlock species composition with a mix of other hardwoods, predominantly red maple and birch. Thinned ten years ago, tree size now ranges from 8" to 14" in diameter, with the larger diameters offering some merchantable timber value (see photo caption below.)

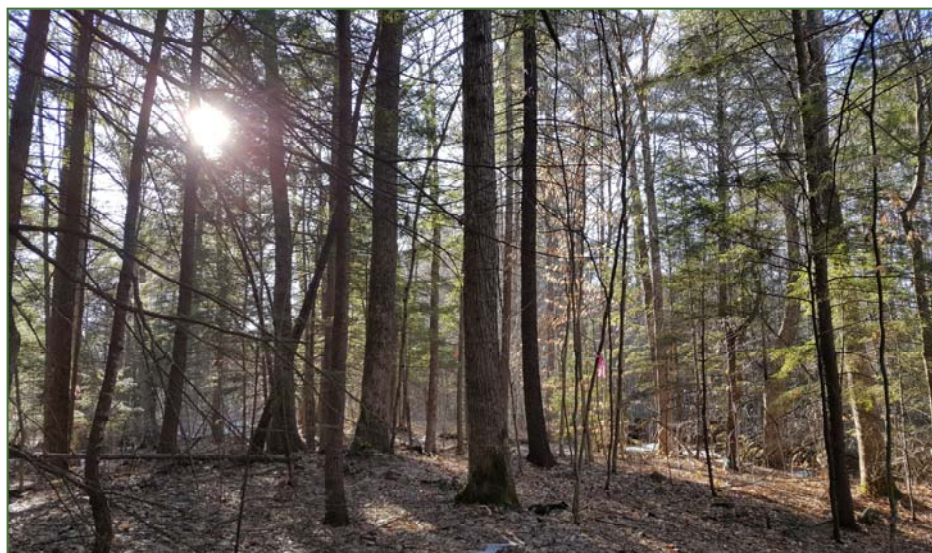
At least one and possibly two residential building opportunities exist in the southern portion from the small "plateau" just above the field and the 402' of frontage along Foster Hill Road.

The forest has a loop trail that provides access for a host of recreational pursuits including hiking, biking, cross-country skiing and horseback riding.

Thinned about ten years ago, the forest offers a mix of white pine, red oak, hemlock and mixed hardwoods. There is an estimated \$12K worth of timber on the forest based on an estimate from a log buyer. For now, this "recreational woodlot" can provide many cords of firewood and eventually another sawlog harvest in future years.



A small field highlights the property, allowing for a scenic view of Pat's Peak across the Contoocook River Valley.



MUNICIPAL ZONING

The parcel is located in Henniker's Residential Neighborhood (RN) District which requires a minimum building lot size of two acres, and minimum frontage of 200 feet on a town-maintained road. The parcel has ample acreage and 402' of frontage, allowing the potential to create two residential lots in this district.

TAXES and TITLE

Municipal property taxes in 2017 for Map 1, Lot 277-C were \$83. The property is enrolled in New Hampshire's Current Use Program, which reduces property taxes in exchange for a commitment by the landowner to maintain the land as "open space" - e.g. forest, fields and/or working farmland.

Ten acres is the minimum required for enrollment in the program. A land use change tax is payable when development occurs. Development is defined as the subdivision into lots less than 10 acres, or the construction of dwellings or other non-agricultural or non-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.

The property is recorded in a corrective Warranty Deed at the Merrimack County Registry of Deeds as Francis D. and Frank G. Sargent to Laurie A. and Pamela G. Grob in Book 1277, Page 478 dated July 27, 1976.

A corrective plan, dated September 18, 2007 is also recorded in Plan Book 18627, Page 0001. Copies of the deed, plan map, tax bill and other related documents are available upon request.



Stone walls, constructed in the early to mid-19th century, define the parcel boundaries in several areas.



Red oak trees are scattered among the pine/hemlock forest. Healthy, and with plenty of room to grow, they provide acorns for wildlife and eventually valuable sawlogs in future years.

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.



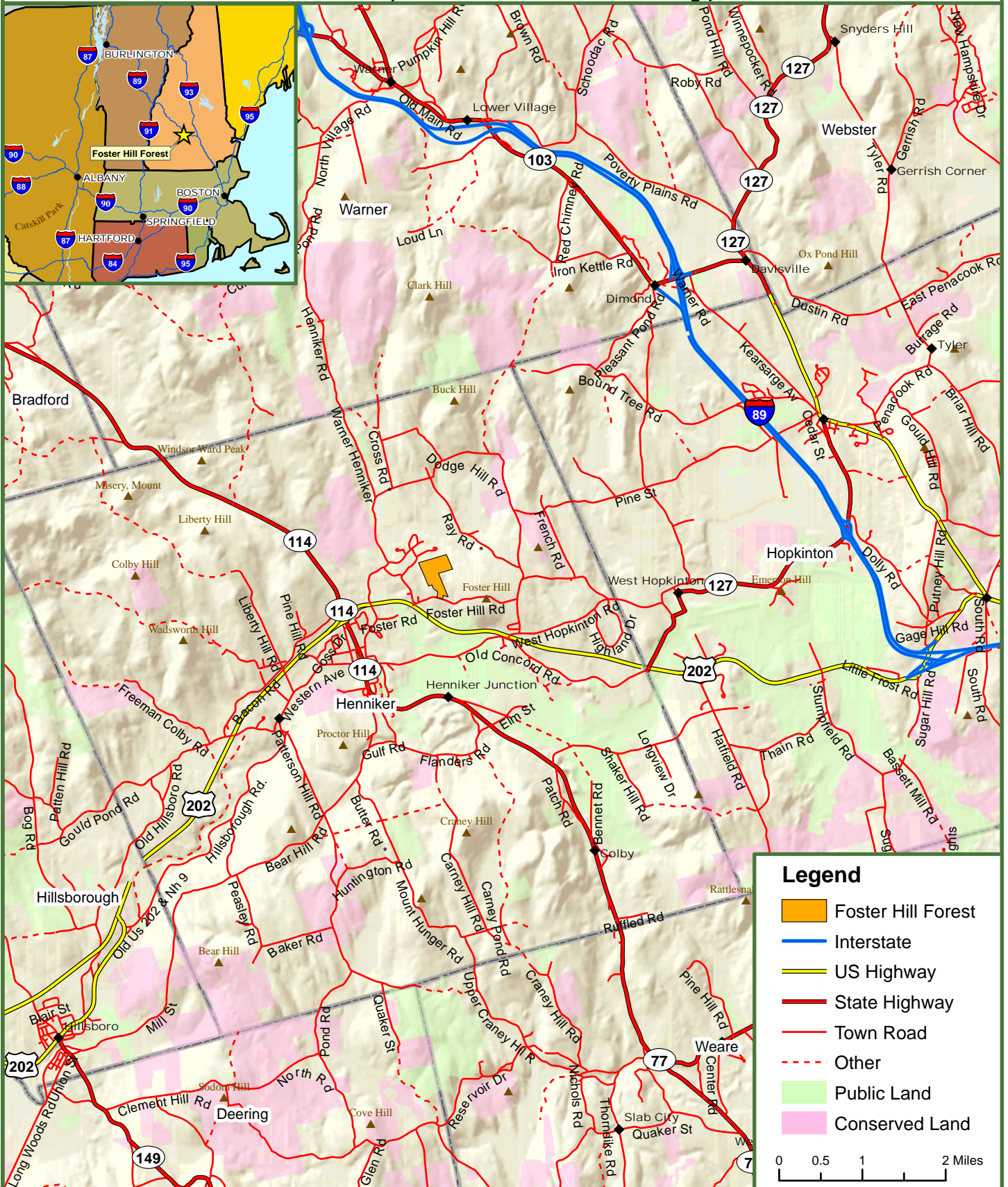
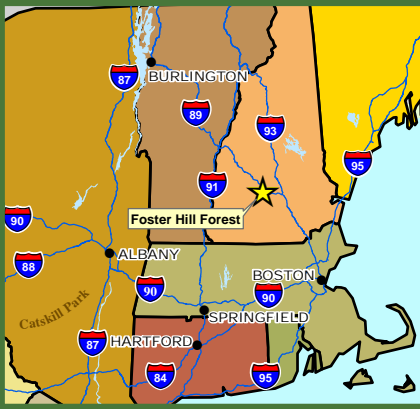
Locus Map Foster Hill Forest

66 Acres

Henniker, Merrimack County, NH



**Fountains
Land**
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Legend

- Foster Hill Forest
- Interstate
- US Highway
- State Highway
- Town Road
- Other
- Public Land
- Conserved Land

0 0.5 1 2 Miles



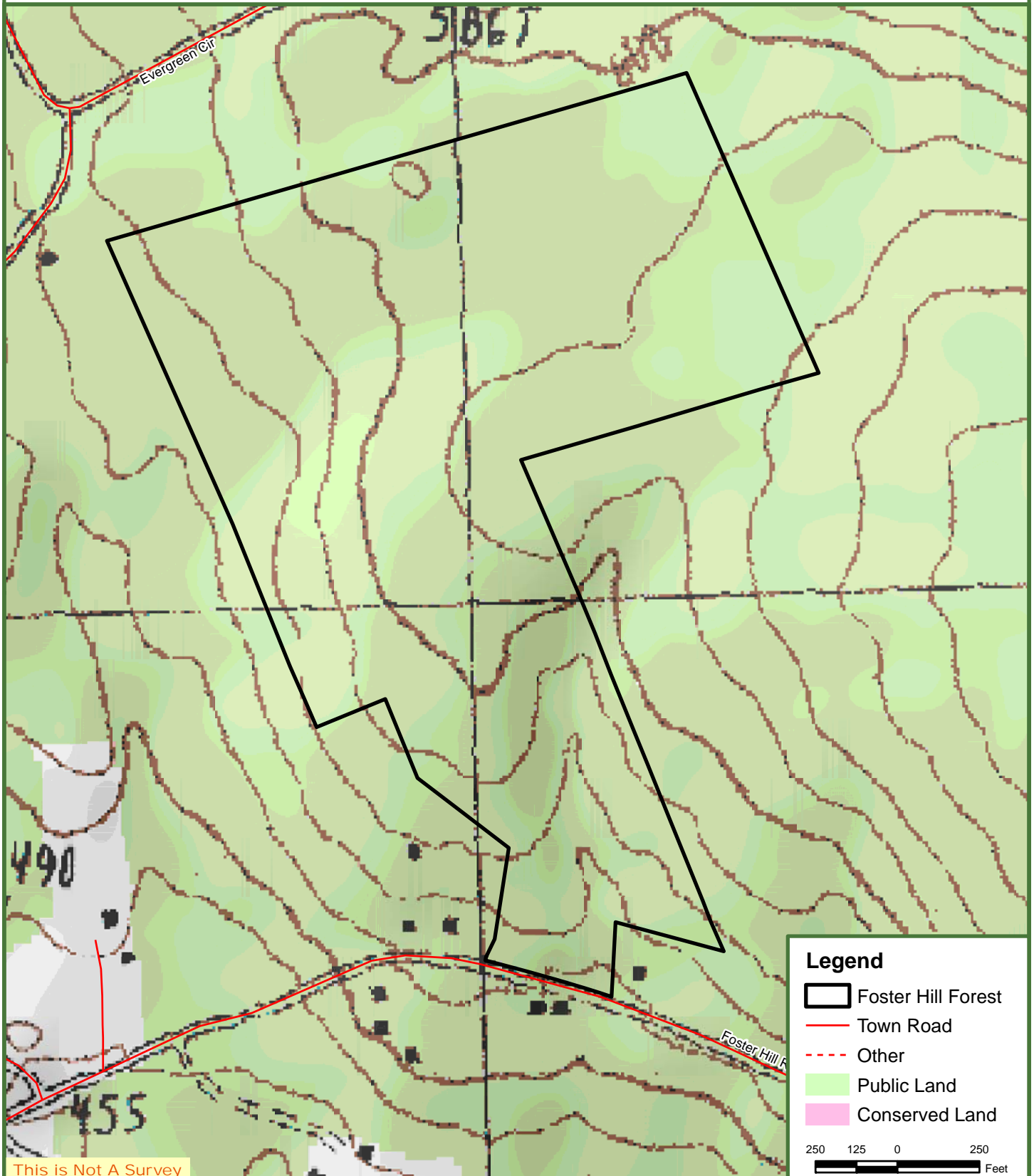
Foster Hill Forest

66 Acres

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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 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.



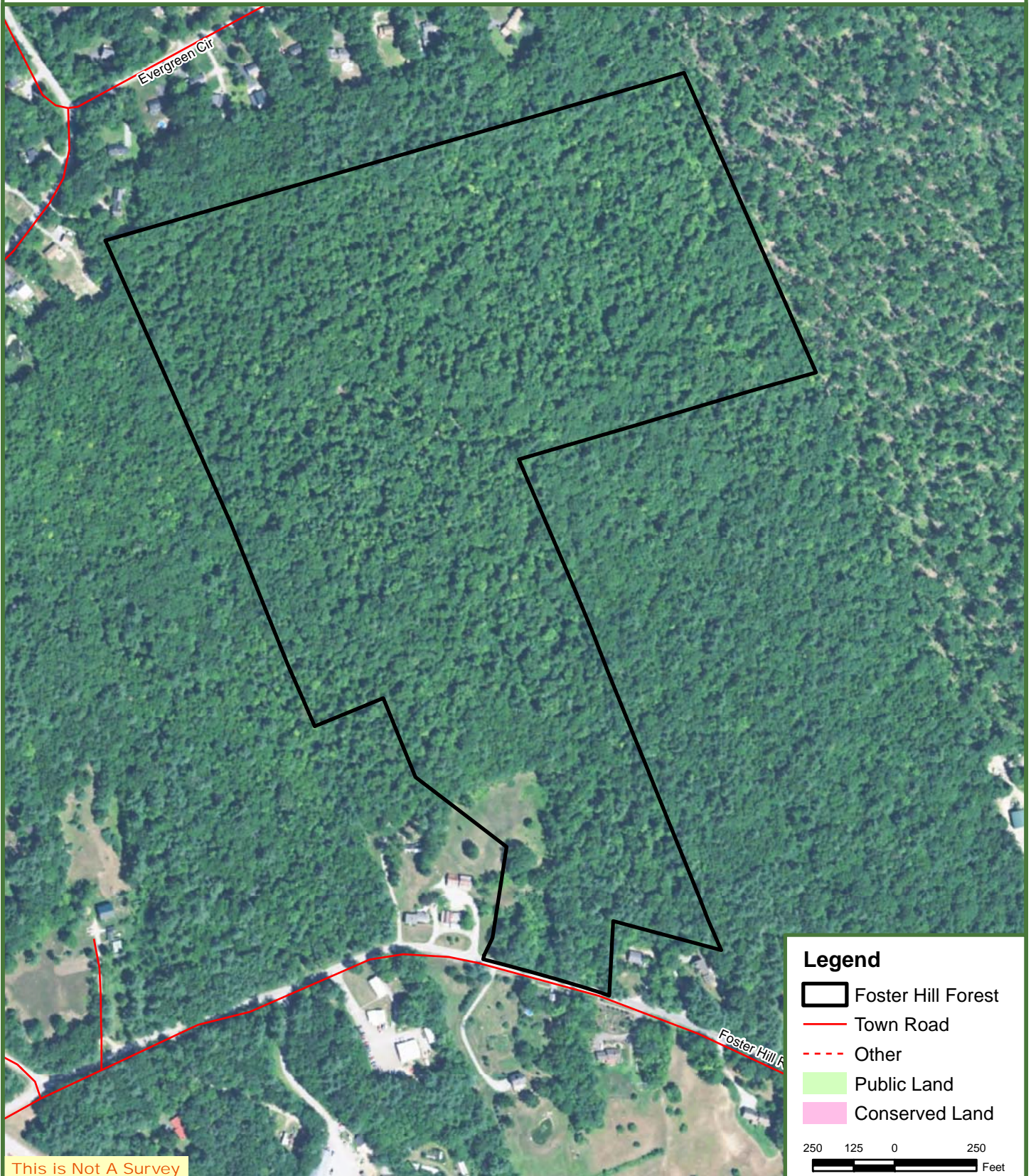
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NEW HAMPSHIRE REAL ESTATE COMMISSION

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)

(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.