

CHERRY MOUNTAIN FARM & FOREST

Surrounded by mountain views, this contemporary 3-bedroom home with a large detached garage is graced with fields, a thriving hardwood forest, and a small year-round brook, all on a dead-end road and bordered by national and state forestland, ensuring privacy.



***115.12 Tax Acres
Jefferson, Coos County, New Hampshire***

Price: \$725,000

LOCATION

Cherry Mountain Farm & Forest in Jefferson, New Hampshire lies just a few miles north of the Presidential Range of the White Mountains, offering amazing mountain views right from the property's "front yard".

Named after Thomas Jefferson, the town was established in the late 1700s. With the advent of the railroad in the late 19th century, Jefferson became one of many popular summer resorts, attracting city folks from Portland, Boston and New York. Some of the visitors stayed at the grand hotel, The Waumbek, near the town center.

Today, a significant portion of the town is home to the White Mountain National Forest and the Pondicherry Wildlife Refuge, offering thousands of acres for viewing nature, hunting, hiking, fishing, paddling, camping and ATV-riding. In the winter months, ample opportunity exists for cross-country and alpine skiing, and snowmobiling.

Jefferson is approximately 165 miles from Boston, MA, 111 miles from Portland, ME and 175 miles from Montreal, Quebec. Locally, the property is only 7.5 miles from Bretton Woods Ski Resort and 23 miles from Littleton, an increasingly popular destination for North Country shopping and dining.



Jefferson is home to some of the most scenic vistas in the White Mountains. Israel River Valley (above), just a mile from the property, offers a sweeping view of the Presidential Range.

ACCESS, BOUNDARIES & ACREAGE

The parcel sits at the end of Chambers Road, a town-maintained, dead-end gravel road with power, utilities and 550' of frontage.

Boundaries are in good condition and visible in the form of painted tree blazes and pins in the ground noting corners.

The warranty deed notes 102 acres "more or less," but the registered subdivision plan map #1990 notes 115.12 acres. The tax bills report the same acreage. Survey acres serve as the primary reference in this report.

All showings must be accompanied but to get a sense of the beautiful location and to view the property from the end of the driveway, take Route 115 to Old Cherry Mountain Road. Travel just under a mile and take a left on Chambers Road. Follow the road over Mill Brook and bear right. A panoramic view of Mounts Washinton, Madison and Jefferson appears as you continue down the road. As you come to the end of the road, the property driveway will be on your left. The boundary of Agnew State Forest begins after the stone wall and beyond the small camper (owned by the sellers).



Access to the homestead is via an 800' gravel driveway off Chambers Road, passing through a field and small seasonal brook.

SITE DESCRIPTION

The parcel topography ranges from flat to gently sloping in a westerly direction. Soils are well-drained in the open fields and around the homestead area, which sits on a modest rise.

There are roughly 15 acres of open fields surrounding the home. The largest field is about 7 acres and stretches from Chambers Road to the treeline in front of the house. Three smaller fields ranging in size from 2 to 3 acres are located closer to the home. The owner mows the perimeter of all the fields and the smaller ones near the home at least once a week. The two largest fields are mowed a few times each summer for hay used by a local farmer.

Although it takes effort to maintain the fields, they provide an abundance of benefits, not the least of which are the stellar mountain views, the variety of wildlife that come to browse the grass and the birds that nest along the edges.

The fields offer a great opportunity for pasturing horses and other livestock, or for establishing a small-scale agricultural business. The owners maintain a small garden plot near the home, complete with a garden shed.

Approximately 100 acres is forested, with soils varying from well-drained to poorly-drained in some areas. Species composition is northern hardwoods (maple, birch, beech), with a mix of softwoods (balsam fir, white pine). The forest was thinned approximately twenty years ago and may support another commercial thinning in the next five years.

In the meantime, the owner has enjoyed the ability to harvest his own firewood each year. The former logging trails require some brushing out, but provide ample access to the interior for continued forest management and recreational pursuits of all kinds.

The property is well-suited for those who seek an active outdoor lifestyle and enjoy managing land in the heart of the White Mountains.



Cherry Mountain dominates the western horizon and will remain unchanged as it is part of the national forest.



A small garden shed provides room for tools and a sunny place to cultivate one's green thumb.



A forest glade created by the owner offers an inviting place to walk and view the wildlife that frequently visit the property.

HOME FEATURES

Sturdily constructed in 2005 with 2 X 6' framing and 5/8" plywood, the three-bedroom house was designed after a recreational lodge with a central peaked roof, wrap-around deck, and a finished, walk-out basement. The house and windows are oriented to receive abundant sunlight throughout the day. There is a total of approximately 2,200 square feet of living space, split almost evenly between upstairs and downstairs.

Resilient tile floors cover the kitchen, living room and bathrooms on both floors. The bedrooms and downstairs hallway are all comfortably carpeted.

The downstairs offers a fully finished apartment with a kitchen, appliances, full bath, living area and two bedrooms. There is also an 8' X 8' utility storage room; an 8' X 8' pantry/freezer room and an 8' X 12' laundry room with utility sink.

The upstairs offers a 14' X 20' master bedroom with a master bath and Jacuzzi tub. The upstairs open-concept kitchen features modern appliances, red oak cabinetry, a central island with two-stool seating; and a convenient dining area to one side. Pendant lighting over the island is on a dimmer switch.

Given the northern climate, the house is well-insulated, including the interior walls constructed with 1/2" plywood. Heating costs run about \$3,000/year without woodstove backup. With the woodstove operating in the basement, oil consumption is considerably less.

The upstairs has a conveniently located 20' X 11' study/office just off the kitchen area. A removable wall panel conceals plumbing that would allow the room to be converted to an upstairs laundry room.

An oak dining set fits nicely to one side of the kitchen. The set and matching oak hutch are available for sale with the property.



A well-maintained lawn and fields surround the home.



The kitchen features red oak cabinetry and an island for preparing meals and hosting guests.



HOME FEATURES



One of two full baths; this one is just off the upstairs kitchen. A third 3/4 bath is located downstairs.



The upstairs master bedroom has a sunny southern aspect and access to the deck.



The upstairs living room separated from the kitchen by the brick hearth offers a panoramic view of Cherry Mountain.



The Jacuzzi tub in the upstairs master bath has a sunny but very private view of the forest from the back windows.



One of two carpeted bedrooms with baseboard hot water heating in the downstairs level.



Brick hearths on both levels are designed for woodstoves to supplement the oil furnace, hot water heating system.

GARAGE FEATURES

Built in 2001, the 30' X 40' gambrel-roofed garage rests on a cement slab located a short distance from the house. The main room has ample space for four vehicles and currently serves to house the plow truck, lawnmower and handy golf cart—all of which are also for sale with the property. Work benches and shelves line both sides of the garage; convenient for working on projects, storing tools and/or sporting equipment. The electrical system is wired to 100 amps, with plenty of outlets available.

An open, three-bay 24' X 36' equipment shed is attached to the rear of the garage, providing additional storage space suitable for a tractor, boats, lumber, etc.

The upstairs offers a sizable “bonus room” suitable for storage or the potential for summer living space. Skylights and a large window on one end allow for plenty of light to brighten the large room.

The south side of the garage has a side screen room for seasonal use; complete with a sink, stove, microwave and refrigerator—convenient for friends or relatives who wish to enjoy “open air” accommodations. A bathroom, also for seasonal use, is available in the garage.

A screened-in seasonal room is well-equipped to accommodate summer use and winter storage. Note the handy outdoor bar & grill area to the right. Now, that’s good planning!



Just steps away from the house, this well-appointed garage offers plenty of storage for cars, equipment and a great place to relax.



A view from one of the forest trails. The cart is a great way to travel the well-manicured “greens” of the property.



An outdoor area with brick fireplace offers a great place to enjoy the mountain air, and view a night sky full of stars.

MUNICIPAL ZONING

Jefferson has a land use ordinance that requires a minimum two-acre building lot with at least 200' of town-maintained road frontage. Multi-lot subdivisions would require a site plan review process and internal roads that meet town specifications. For more information about zoning and land uses regulations, go to www.jeffersonnh.org or call (603) 586-4553.

TAXES and TITLE

Municipal property tax in 2017 for three tax lots was \$7,292, broken down as follows:

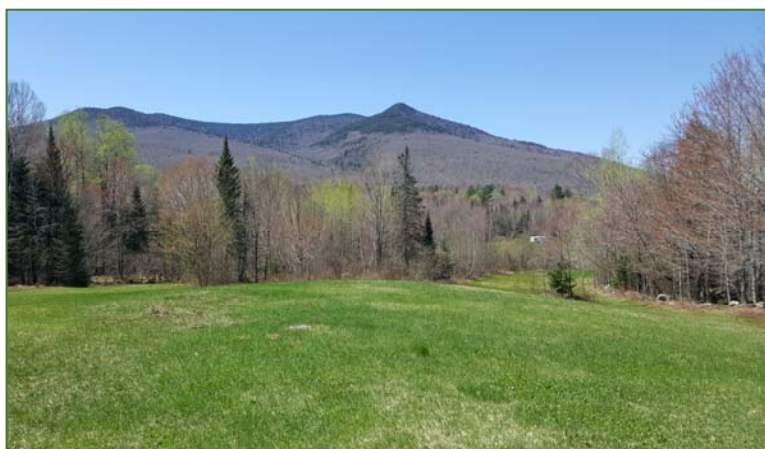
Map	Lot	Acres	Taxes
17	3A	108.5	\$6,773.00
17	3	5.12	\$513.00
17	6	1.5	\$6.00

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, field, working farmland).

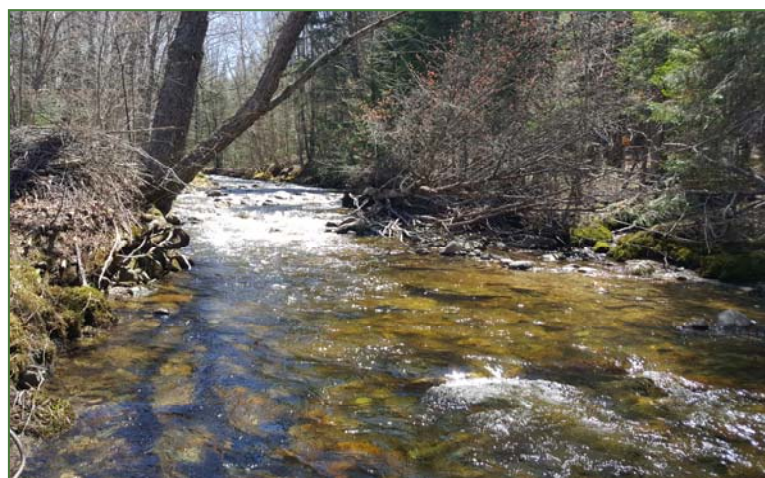
Ten (10) acres is the minimum requirement for enrollment in the program. A land use change tax is payable when development occurs. The land use change tax is 10% of "fair market value" prior to development and is payable to the town. For more information about New Hampshire's current use tax program, contact Fountains Land or visit the NH Department of Revenue Administration's website at www.revenue.nh.gov.

The property is recorded in a warranty deed dated May 12, 2000 in the Coos County Registry of Deeds, Book 0938, Page 0567. Plan map #1990, drafted by Colin F. Sutherland and dated August 7, 2009, is also available in the county registry.

Copies of the deeds, tax bills, tax maps and other related documents are available upon request.



A 2.6-acre field on the southern end of the property offers another perspective of the Cherry Mountain ridgeline.



The property fronts over 500' of Mill Brook, a year-round brook shown here in mid-May with full banks.



Cherry Mountain Farm awaits its new owner.

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

Cherry Mountain Farm & Forest

Home on 115 Acres

Jefferson, Coos County, NH





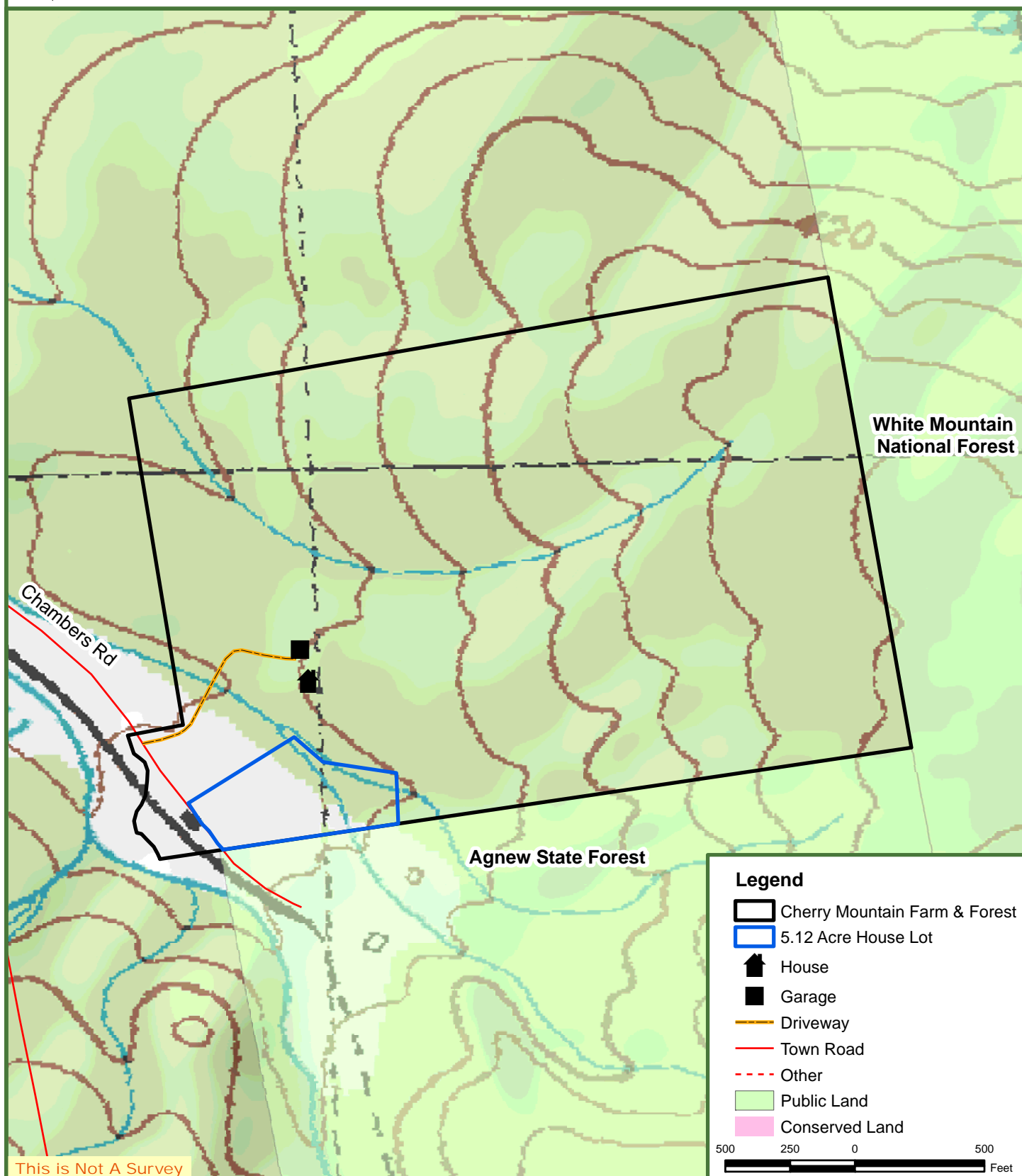
Cherry Mountain Farm & Forest

Home on 115 Acres

Jefferson, Coos County, NH



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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.



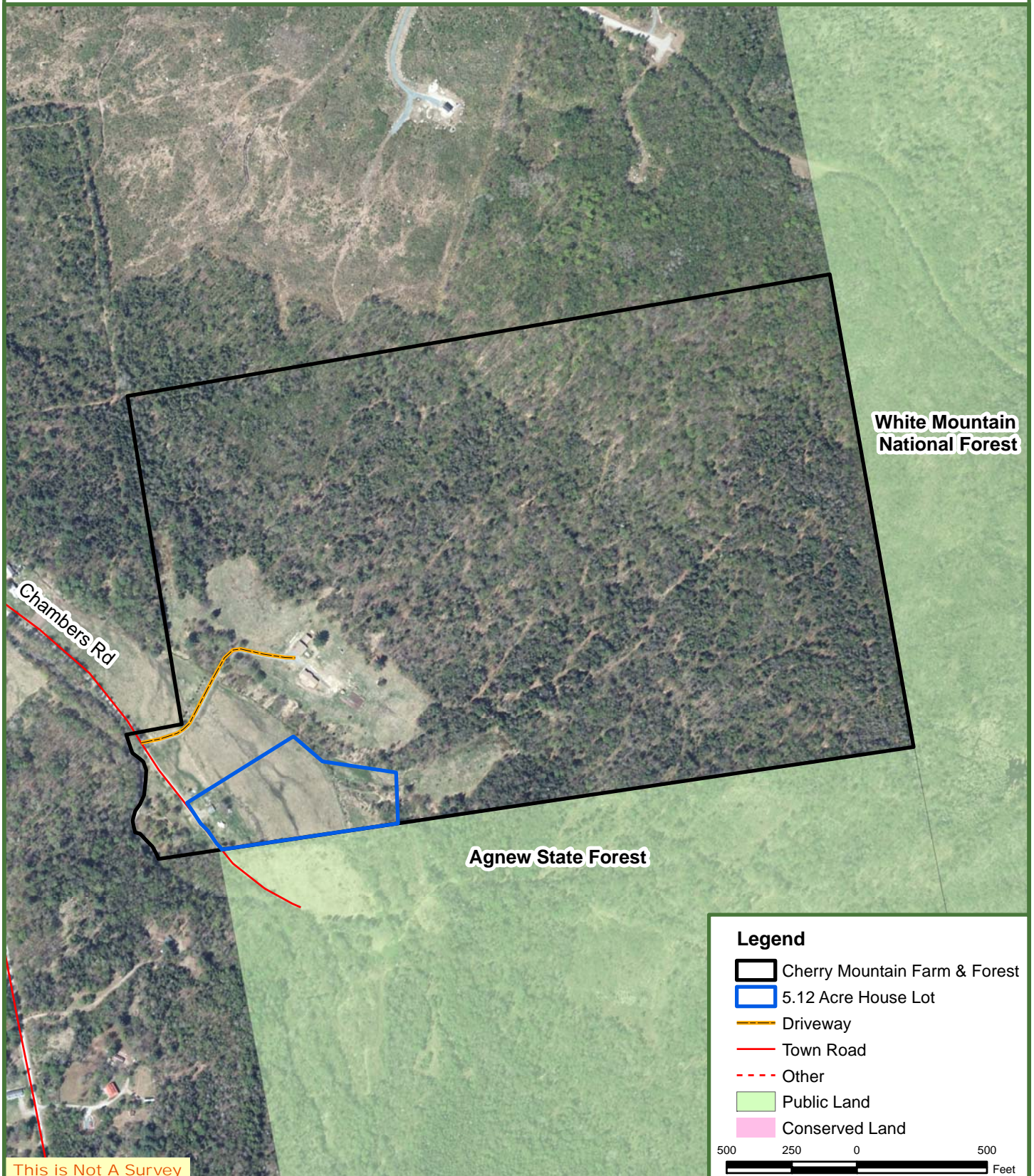
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NEW HAMPSHIRE REAL ESTATE COMMISSION

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)

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.