

COPPLE CROWN FOREST

Located just a few miles from Moose Mountain and adjacent to the Copple Crown Conservation Area, this secluded forest, with internal trails, gently-sloping terrain and sweeping scenic views of area lakes and mountains, is ideally suited for the outdoor enthusiast and a great place for a seasonal camp.



80 Acres
Brookfield, Carroll County, New Hampshire

Price: \$78,000

LOCATION

Copple Crown Forest is in Brookfield, New Hampshire, a small rural town of less than 600 year-round residents, located between the towns of Wakefield and Wolfeboro. The surrounding area is known for its many lakes, small mountain peaks, and large tracts of conserved forest land.

The parcel is located just a few miles west of Route 109 and Wakefield village, which offers a few restaurants, a small grocery store, and other conveniences.

The 732-acre Copple Crown Conservation Area, managed by the Lakes Region Conservation Trust, directly abuts the parcel's western boundary, while the 1,492-acre Ellis R. Hatch, Jr. Wildlife Management Area abuts the eastern boundary, ensuring ample opportunities to hike, hunt and explore this untrammelled corner of New Hampshire backcountry.

Regionally, the forest is located about 45 miles north of Concord, NH, 55 miles northwest of Portland, Maine, and 95 miles north of Boston, Massachusetts.

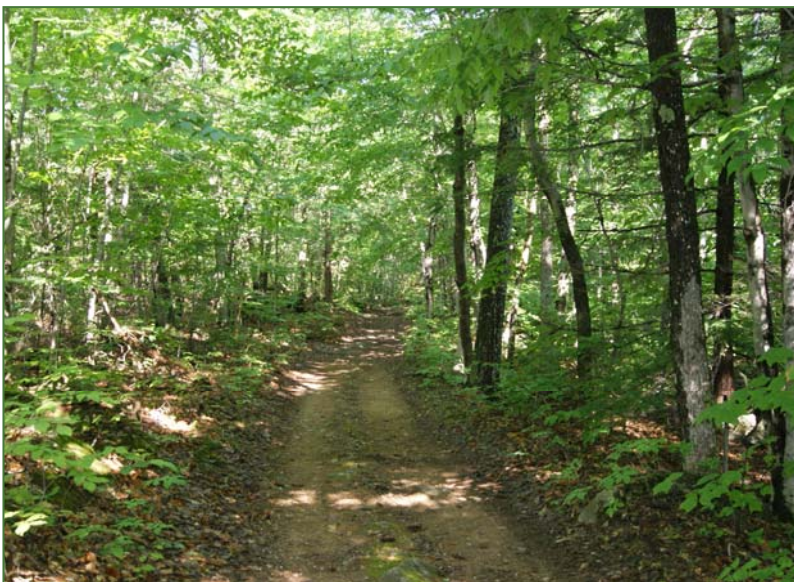


The Copple Crown trailhead is directly adjacent to the forest, inviting visitors to climb to the summit for a sweeping view of NH's Lakes Region and beyond.

ACCESS & BOUNDARIES

The parcel has nearly 2,700' of frontage on Woodman Hill Road, a Class VI gravel road (public but unmaintained). The road was recently upgraded to accommodate a timber harvest on the subject parcel. In winter months, a short portion of the road converts to a groomed snowmobile trail. Boundary lines appear as painted tree blazes, stone walls and occasional barbed wire.

To visit the property, take Route 109 from either Brookfield or Wakefield. Turn on to Governor's Road, travel a half mile, then bear right on Moose Mountain Road and go another half mile to the point at which the pavement ends. Turn right on to Woodman Hill Road and travel approximately 0.75 miles. The property will be on the left, marked by a small clearing lined with boulders.



Woodman Hill Road, an unmaintained gravel, Class VI road, provides vehicular access to the parcel. Although public, such roads are maintained only periodically. A short portion of this road becomes a groomed snowmobile trail in the winter.

SITE DESCRIPTION

The parcel has a consistent northeasterly aspect, with moderately sloping terrain and well-drained soils throughout. At mid-slope, a ledge outcrop provides a place to sit and enjoy a view of the area's lakes and mountains, including Kingswood Lake, Wentworth Lake, the Ossipee Range and the Presidential Range of the White Mountains. Internal trails ascending to the higher slopes provide an even better view.

The former log landing at roadside has been smoothed and cleared, offering a convenient location to park a camper or site a more permanent structure.

An historical stone foundation exists near the road frontage—a mid-19th century monument to the early settlers who cleared the land and built the stone walls for sheep farming.

The secluded access, mountain views and nearby private and public conservation areas, make this a great recreational camp prospect.

TIMBER RESOURCE

A winter timber harvest has left a mix of red oak, soft & hard maple, hemlock and other softwoods. Patches of small sawtimber remain for the next harvest cycle, which will likely be in another 15 to 20 years. In the interim, there is opportunity to conduct small-scale thinning to produce firewood while favoring certain species for future sawtimber and wildlife habitat benefits.

Red oak is the dominant hardwood species on this forest. Advanced seedlings established prior to the winter harvest will ensure that it remains the dominant species. The site will regenerate quickly with young growth, attracting a host of wildlife but especially white-tailed deer. The tops and branches were chipped during the harvest operation, thereby leaving the forest interior quite walkable.



The higher one climbs, the better the long-distance views. The White Mountain Presidential Range is visible on a clear day.



The former log landing provides an opportunity to park a camper or potentially site a seasonal camp, town regulations permitting.



One of several large trees left in this area of the forest to promote seedling regeneration and future saw timber.

MUNICIPAL ZONING

The parcel is located in Brookfield's "Residential-Agricultural" zoning district. The town does not allow permanent residential dwellings on a Class VI road, thereby relegating permissible land use to a seasonal, off-grid dwelling and recreational woodlot.

TAXES, ACREAGE & TITLE

Municipal property tax in 2017 for Tax Map & Lot 45-04 was \$2,107. The property is enrolled in New Hampshire's Current Use Program; however, five acres is excluded from the program to allow for a future owner to locate a seasonal dwelling and not incur the land use change tax.

The Current Use Program reduces property taxes in exchange for a commitment by the landowner to maintain the land as "open space" - e. g. forest, field or 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 the subdivision of the land 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.

The parcel contains "80 acres, more or less" per a 1979 survey (subdivision map) by North Country Surveyors, approved by the Brookfield Planning Board in 1980 and recorded in the Carroll County Registry of Deeds as Book 48, Page 1. Maps in this report are based on this survey and GIS information provided by the seller's forester.

The property is recorded in a Warranty Deed at the Carroll County Registry of Deeds as Shuja U. Saleem, MD, Trustee for the Defined Benefit Plan and Trust to Bear Bee, LLC in Book 3325, Page 713 dated May 3, 2017.

There is one deed restriction that mobile homes may not be placed on the property. However, it does allow a "travel trailer or tent-trailer" and "modular homes". A copy of the deed, tax bill, and other information are available upon request.



A 19th century stone foundation exists on the forest.



"Lookout Ledge" on the upper slope offers a great spot to enjoy scenic views of the lakes region.

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.

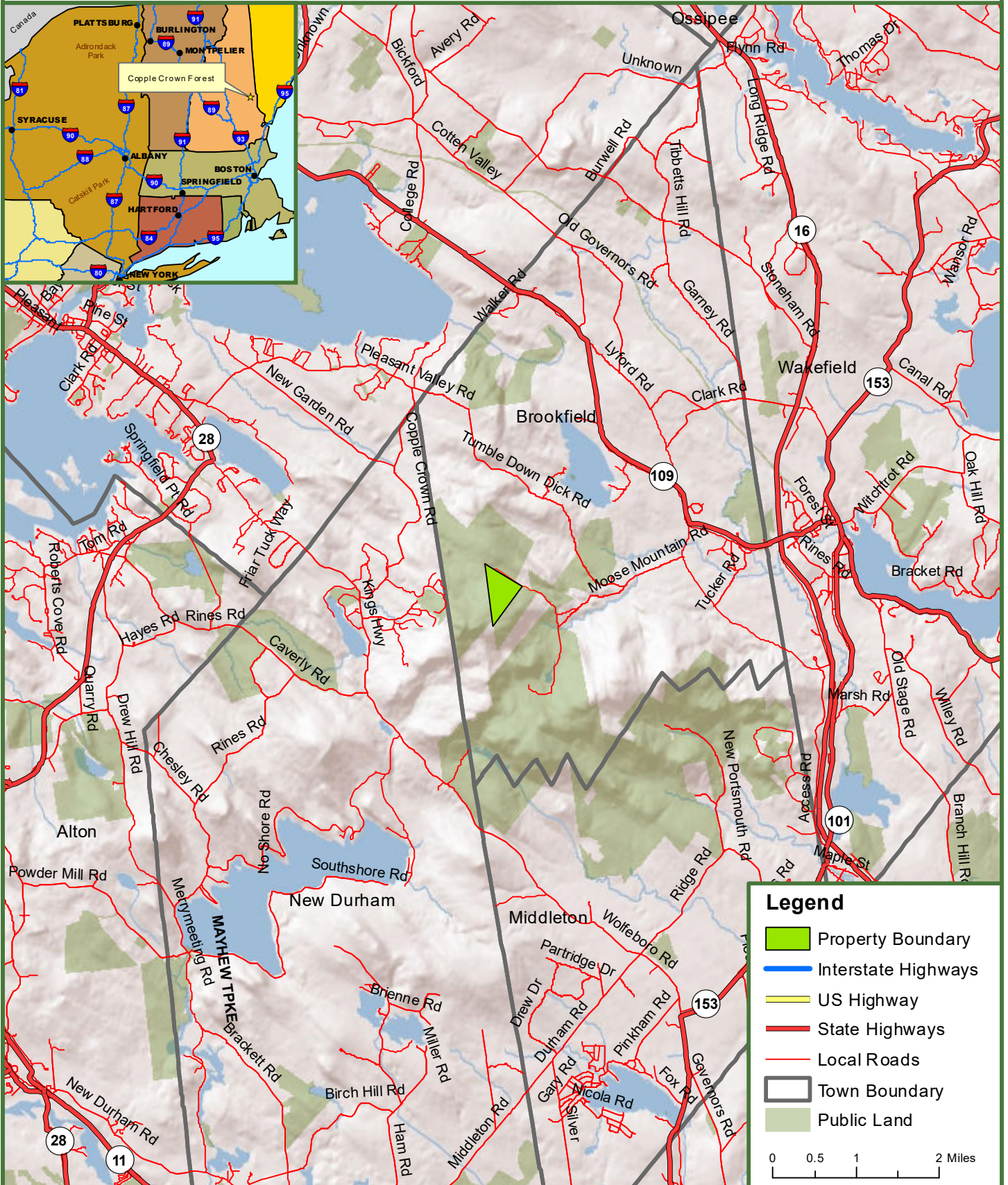


Locus Map

Copple Crown Forest

80 Acres

Brookfield, Carroll County, NH

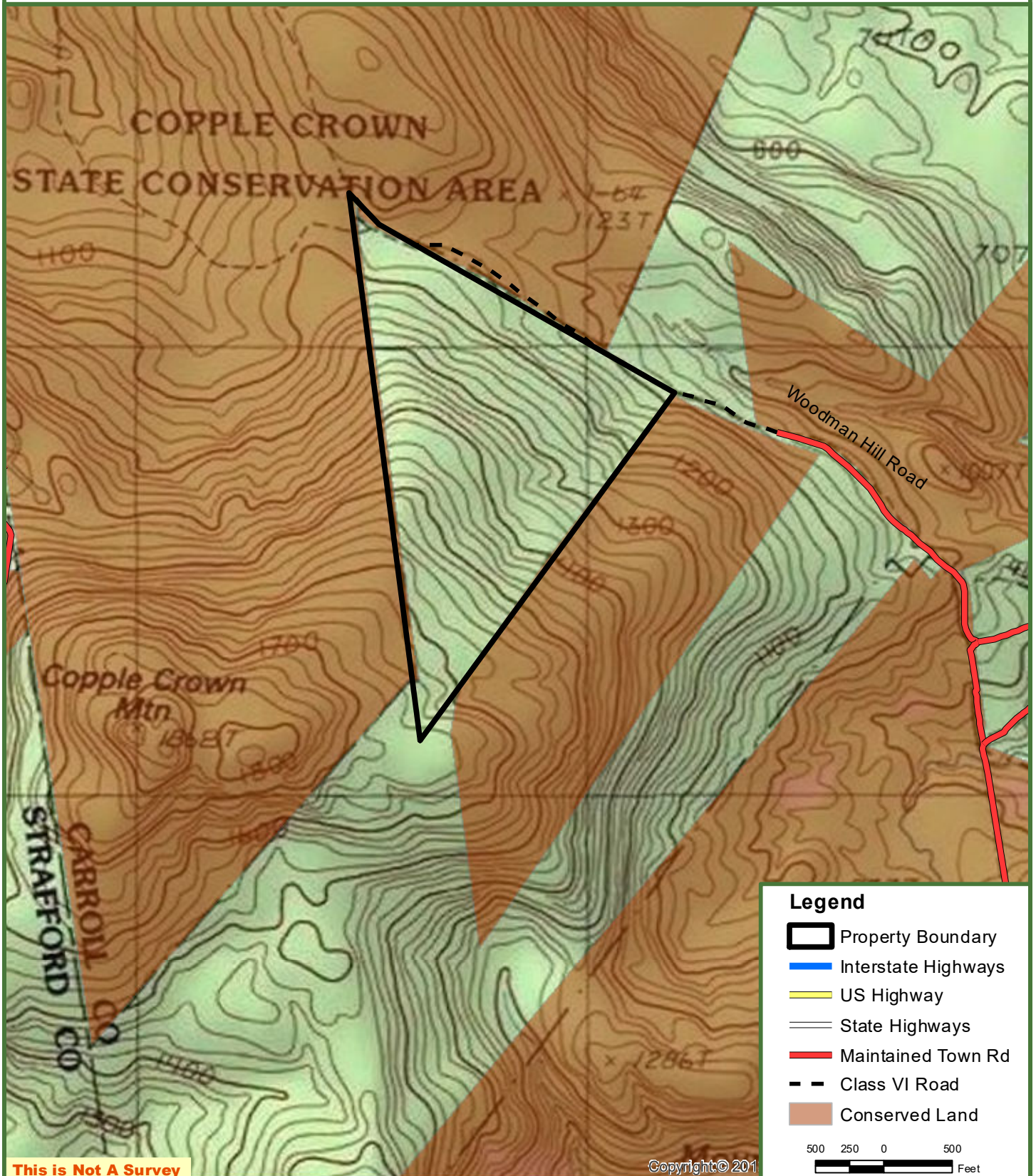




Copple Crown Forest

80 Acres

Brookfield, Carroll County, NH



This is Not A Survey

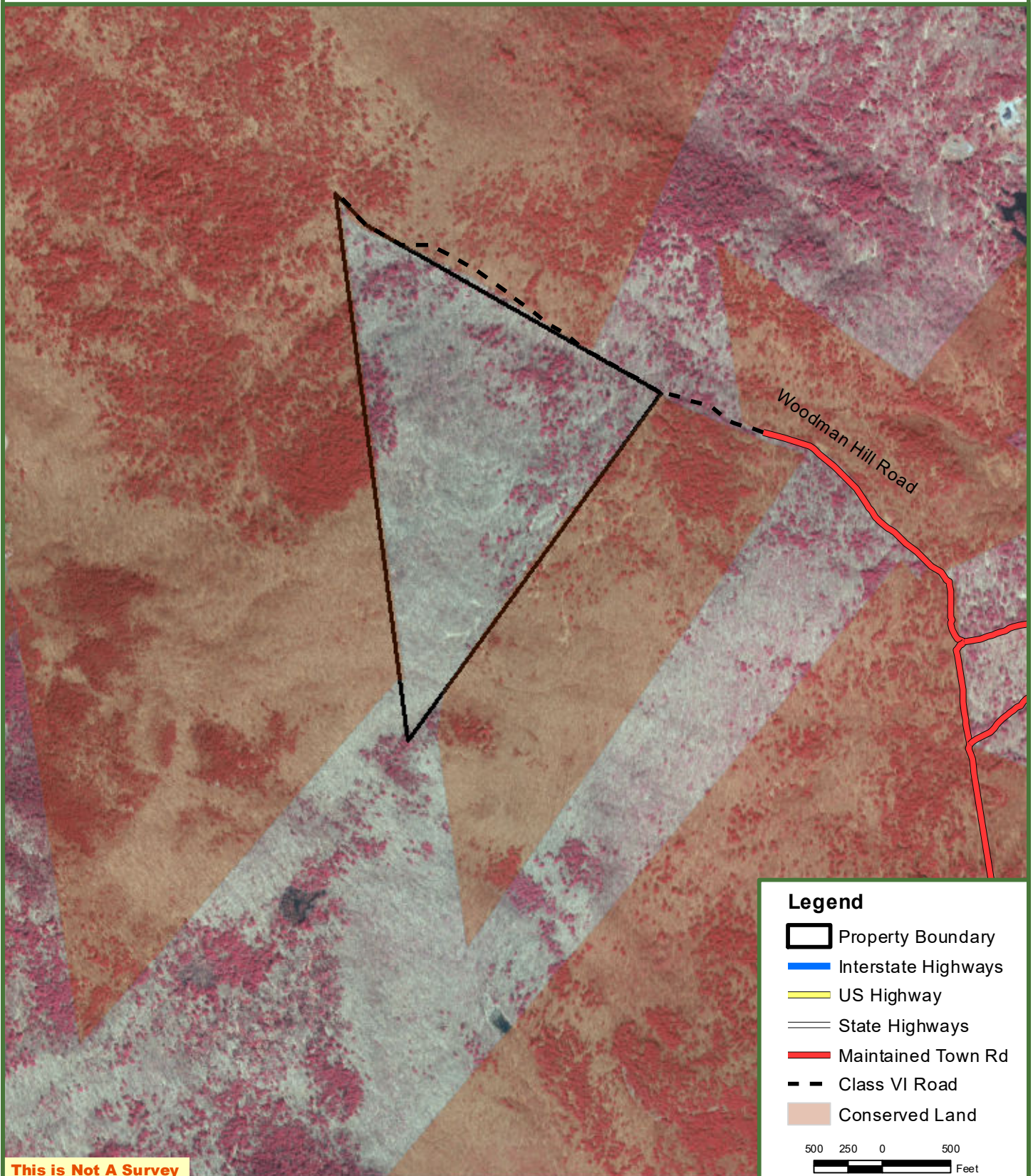
Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location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