

ISHAM FOREST

A recreational tract located just outside Gilsum village with gravel road access, gently sloping terrain, and a year-round brook. Highlighted by a small historical mica mine, the young hardwood forest supports a host of game species, including deer, bear, grouse, woodcock and wild turkey.



***46 GIS Acres
Gilsum, Cheshire County, New Hampshire***

Price: \$45,000

INTRODUCTION

Isham Forest offers the perfect opportunity to acquire an affordable recreational retreat with good access, a young hardwood forest, internal trails, a year-round brook and a nearby village store with just enough conveniences to supply your seasonal camp.

LOCATION

The forest is located in Gilsum, New Hampshire, a small rural town of less than 800 year-round residents, located just ten miles north of Keene. Situated a mile west of Route 10 and abutting a large conserved tract to the north, the forest borders May Brook which is part of the Ashuelot River, whose winding, rocky turns course through the village center.

Regionally, the forest is located about 20 miles east of the Connecticut River Valley and Interstate 91. Both Boston, Massachusetts and Hartford, Connecticut are located about 110 miles away or about a 2-hour drive, southeast and south respectively.



Gilsum's famous stone bridge, built in 1863, has a span of 47' and is one of the highest stone arches in the state.

ACCESS, BOUNDARIES & ACREAGE

Access is provided by the unimproved Class VI portion of Centennial Road, a town-maintained gravel road off Route 10 near the village. The gravel road bisects the southeast corner of the parcel and then parallels the eastern boundary.

Boundaries are in fair condition and visible in the form of stone walls, painted tree blazes and old barbed wire fencing. A 1982 unrecorded survey plan by William P. House notes two adjacent tracts totaling 46.2 acres. The tax bills report 46.2 acres. Maps in this report rely on GIS acreage of 46 acres.

To visit the property, take Route 10 to Gilsum and travel east on Centennial Road for approximately 1 mile to the southern boundary of the parcel which is flagged with pink ribbons. A gated gravel road to the right indicates the entrance to the adjacent cell phone tower. This is also where electric power ends, turning up the access road to the tower.



Centennial Road has electric power up to the parcel's southern boundary. The road is Class VI but in drivable condition.

SITE DESCRIPTION

The terrain is gently sloping with a westerly aspect. With the exception of the riparian area along May Brook, the soils are predominantly well-drained, and rocky in places.

The hardwood forest is comprised of red oak, red maple, yellow and black birch and beech. Harvested about 10 years ago, there are basically two age classes: a scattered overstory of small sawlog-sized trees and a dense understory of hardwood saplings. A 50' buffer along the Class VI road has larger trees that may be available for harvest on the next entry.



Soils favor a nearly even split between hardwood and softwood species. Site quality is good for pine and excellent for red oak.

May Brook borders the western boundary, flowing south until it connects to the Ashuelot River which winds its way along Surry Road. The width and flow of the brook is controlled by beavers who periodically dam the channel to create their submerged habitat. A small pond is gradually expanding behind the dam, saturating the soils, changing the plant composition, and making ideal habitat for woodcock and other wildlife species.

MICA MINE

An abandoned mica mine is located in the southeast corner of the property. Overgrown with thick vegetation, its location is well-hidden from all but those who know where to look. Mica mining in New Hampshire began in the early 1800s and continued through the early 20th century. Mica was used in the early years as a paint additive and later was widely used as an insulating material in nearly all electrical equipment.

Today, the mica mines are mostly treasured by mineral collectors searching for rare colored gems, such as tourmaline, beryl and garnet, that can be found associated with mica-bearing pegmatite formations. When properly mined and refined, such gems are a valuable economic resource to the jewelry industry.



A small pond is slowly expanding as the beavers re-construct their dam on May Brook bordering the western boundary.



Piles of pegmatite chunks are scattered around the perimeter of the old mine site, an inviting place for rock collectors.

MUNICIPAL ZONING

The parcel is located in Gilsum's "rural residential & agricultural" zoning district which requires a minimum building lot size of 2 acres and minimum frontage of 175 feet on town-maintained road. The parcel's lack of town-maintained road frontage relegates land use to a seasonal, off-grid dwelling and recreational woodlot. Buyers should refer to the town zoning ordinance to confirm this policy.

TAXES AND TITLE

Municipal property tax in 2018 for three tax lots was \$563 total and broken down as follows:

| Map | Lot | Acres | Taxes |
|-----|-----|-------|----------|
| 407 | 20 | 35.9 | \$553.00 |
| 407 | 19 | 6.8 | \$7.00 |
| 407 | 22 | 3.5 | \$3.00 |

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 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 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.



A very small camp or glorified shed is located just off the access road. It could be repaired and put to some use in storing hand tools, an ATV or other equipment.

Tax maps indicate a total of 46.2 acres, which is consistent with an unrecorded 1982 survey conducted by NH licensed surveyor William P. House, identifying Tract #1 as having 39.4 acres and Tract #2 as having 6.8 acres. Maps in this report reflect current total acreage based on GIS (46 acres). There is no hard copy of the survey available.

The property is described in a 2007 Warranty Deed, Stephen Munson, Marion Munson-Jamrog, and Debra Jamrog to H & H Investments, LLC, and recorded in the Cheshire County Registry of Deeds, Book 2407, Page 152.

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

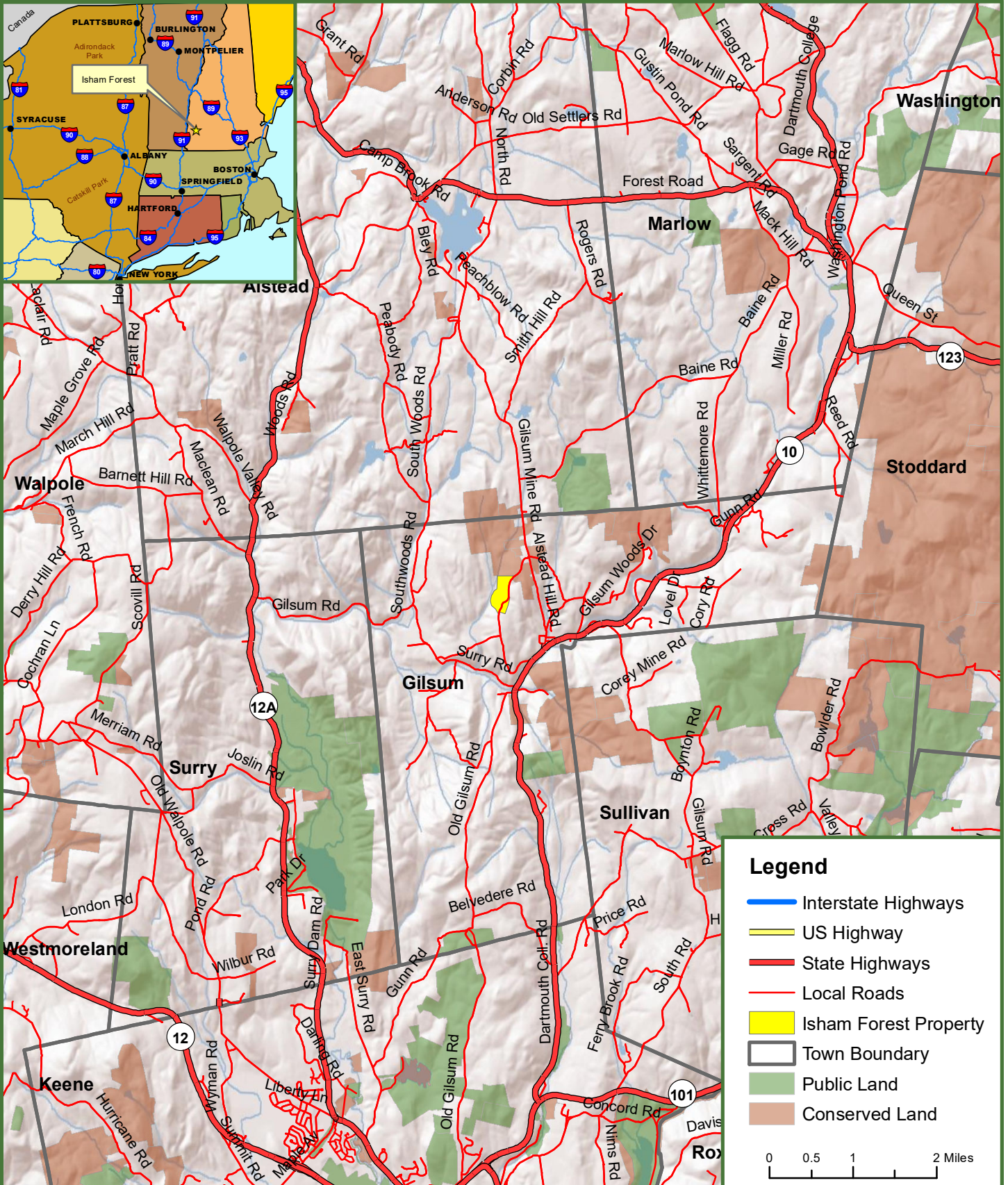
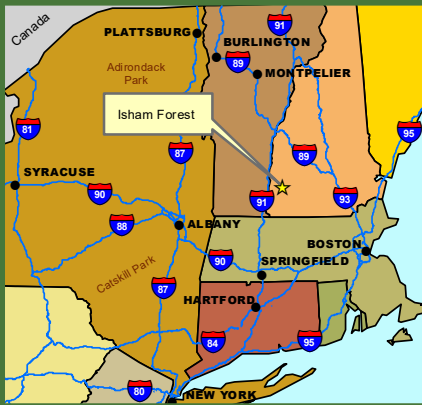
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given 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 Isham Forest 46 Acres Gilsum, Cheshire County, NH



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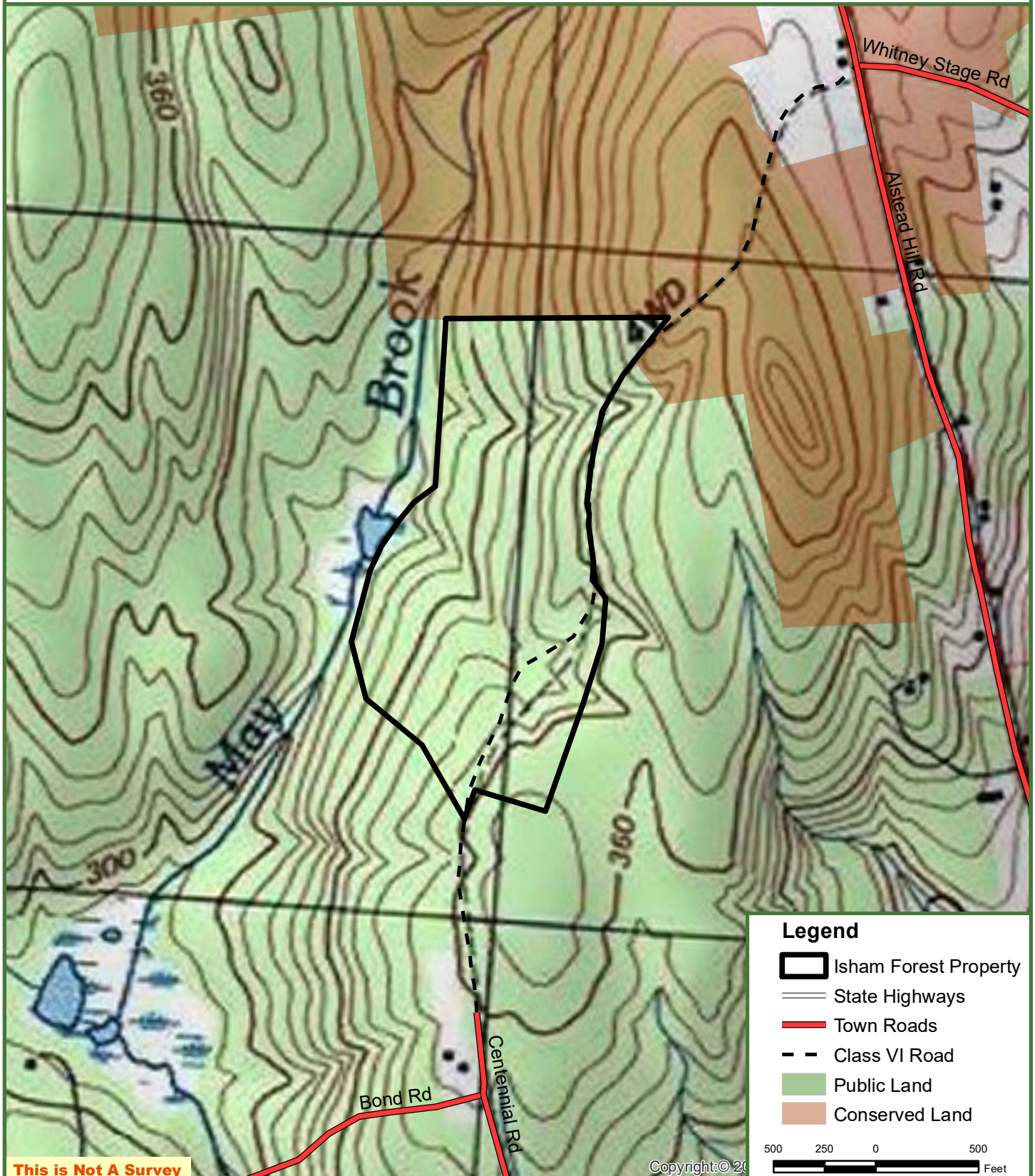


Isham Forest

46 Acres
Gilsum, Cheshire County, NH



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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.

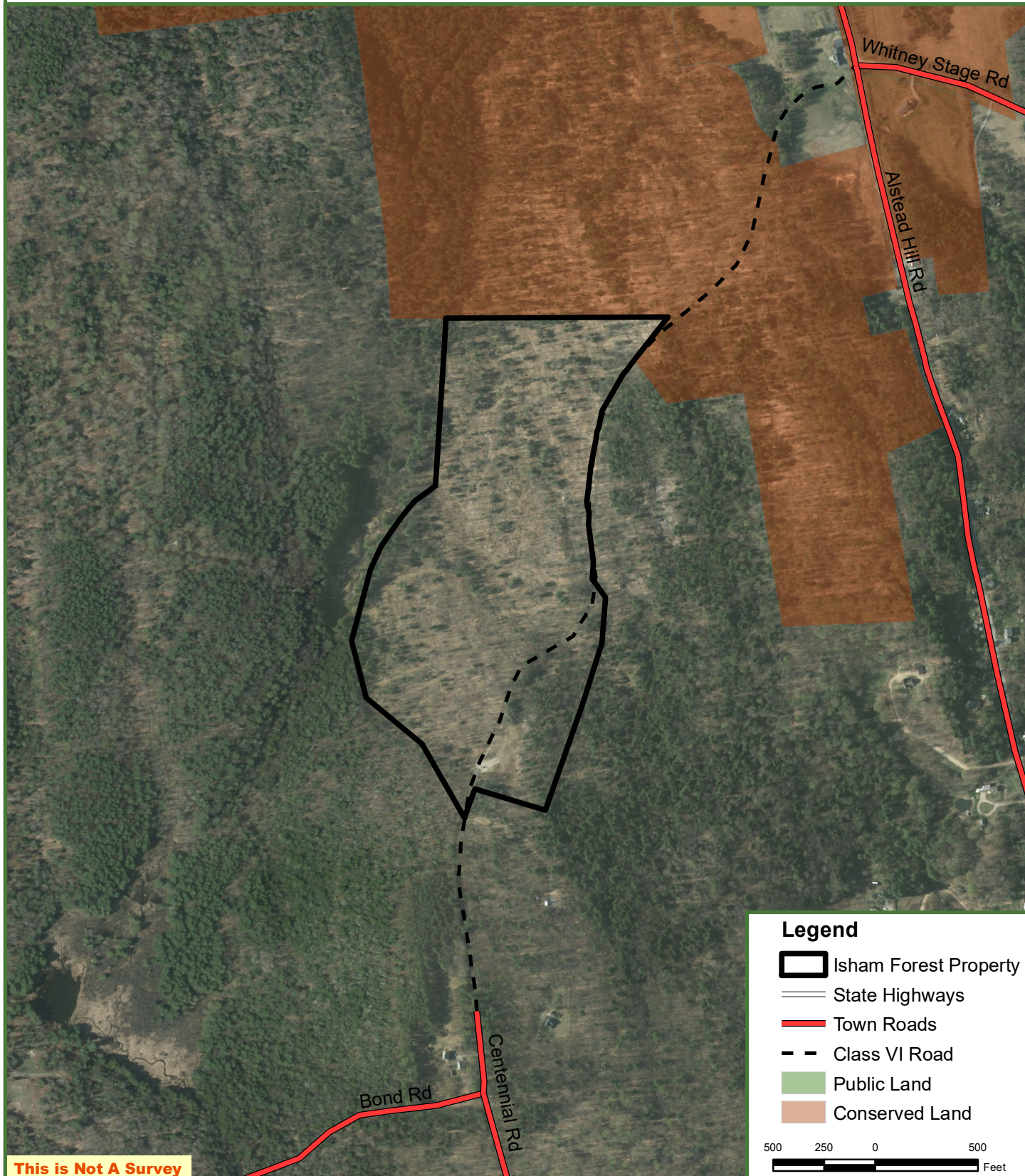


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NEW HAMPSHIRE REAL ESTATE COMMISSION

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.