

FAIRMOUNT FARM & FOREST

A classic New England farm, featuring an 1894 colonial home, a two-story barn and other outbuildings sitting at the foot of Towne Hill, a prominent knoll with four fields surrounded by over 200 forested acres. This property is waiting for the next steward, seeking the farming lifestyle in a scenic country setting.



***317 Tax Acres
Rindge, Cheshire County, New Hampshire***

Price: \$425,000

LOCATION

Fairmont Farm & Forest in Rindge, New Hampshire sits on a prominent knoll amid a rolling landscape of forests, fields, small lakes and villages that characterize this area known as the Monadnock Region.

Rindge has a classic village green with a gazebo and white-steepled church. To the north, Franklin Pierce University, on the shores of Pearly Lake, serves as the cultural and economic hub of the town. Inns and local shops cluster in the village center, while a few restaurants and stores are located on the two state highways that bisect the town.

Mount Monadnock, the highest point in the county (3,165' ASL) can be viewed from various high points across town, including Fairmount Farm's upper field on a clear day. Annett Wayside Park, part of the 1,494-acre state forest, occupies the northeast corner of town and is not far from the scenic Cathedral of the Pines National Shrine located off Hale Road.

The property is less than two miles from the Massachusetts border; about 75 miles from Boston, MA, 48 miles from Manchester, NH and 92 miles from Hartford, CT. Locally, the property is only 21 miles from Keene and 12 miles from Peterborough, a small but eclectic village of shops and eateries.



A view of Mount Monadnock to the north is revealed by a recent forest thinning. This view is from the field at the top of Towne Hill.

ACCESS, BOUNDARIES & ACREAGE

The parcel has collectively nearly 4,000' of frontage, including both side of Thomas Road, a paved, town-maintained road with utilities that commences off Route 202 just a few miles to the east.

Bean Hill Road, an unmaintained Class VI gravel road, borders much of the northern boundary. With periodic improvements, this historic town road now provides convenient access for on-going forestry, habitat management and recreational activities.

Boundaries are visible in the form of painted tree blazes, stone walls and barbed wire.

A 2002 survey conducted by John E. Doughty indicates 316.8 total acres, comprised of five adjacent tax lots. It should be noted that only the boundary of the 14.7-acre conservation exclusion area was surveyed. All other boundaries are based on municipal tax records. Maps in this report are based on the Doughty survey map.



Thomas Road, town-maintained with power and utilities runs past the farm with frontage on both sides for nearly 2,000'.

HOME FEATURES

The house is an 1894 Colonial that has been modified during the current ownership (since 1968) to include a two-story addition on the west side; an office/study on the east side; and a two-story greenhouse was added to the front of the house. A deck and a screen porch were also added to the north side facing the fields. These additions have enhanced the living space while still being compatible with the historic charm of an antique home.

Despite their vintage, the house and barn are in great condition, both having new asphalt-shingled roofs recently installed. The clapboard-sided house and two sides of the barn have recently been painted.

The 15-room house has approximately 4,767 ft² of living space including 5 bedrooms, 2 full bathrooms and 1 half bathroom. The interior condition is good overall but could use some updating and fresh paint in some rooms. Flooring varies from white pine to hard maple throughout the home.

The walk-down basement features a full, unfinished concrete section on the east side offering considerable dry storage space. The west side of the basement is more typical of antique homes with a partially-finished concrete floor, crawl space with granite slab walls. The electric panel has been updated to a 200 AMP circuit box in conjunction with a fuse box servicing a portion of the home.

An oil furnace supports a forced hot air system. Liquid propane heats the green house, gas range and the occasional use of the backup generator.

The house is being sold with six woodstoves - four downstairs and 2 upstairs.



The home is set back from the main road and faces south to take full advantage of the abundant sunlight.



The galley kitchen is efficient in its narrow footprint with ample room for appliances, counter space, gas range and built-in storage.



A large area to the side of the kitchen can accommodate a dining room table with ample seating and room to host guests.

HOME FEATURES (First Floor)



A spacious living room located just off the galley kitchen which could be used as a more spacious dining room.



Additional living room/parlor with sliding doors framing the view of the fields to the north.



From the kitchen looking into the west-end living room. Note the ample shelves and cabinets for an open pantry.



A fireplace highlights this room. It could be an additional "sitting room" or a downstairs guest bedroom.



The study which was added to the original home in the 70s has walls lined with shelving and a corner woodstove.



A smaller room located just off the study served as an office but could become another bedroom.

HOME FEATURES (Second Floor)



The east-end addition has high ceilings and windows lining the back wall facing the fields and ponds.



This room offers ample space to pursue hobbies or to just sit back and enjoy the view of the fields and ponds.



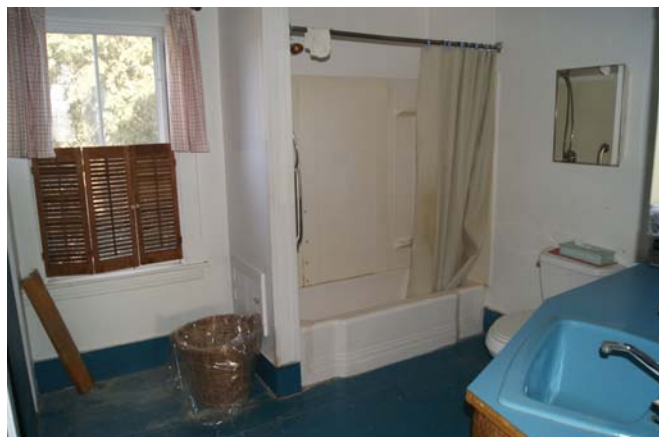
One end of the bonus room could serve as an office or an exercise room. The space offers many use options.



The east end features a bright, spacious “bonus room” with a back stairway that leads down to the deck.



One of five bedrooms upstairs with a window, closet space and hardwood floor. All of the bedrooms have closets.



One of two full bathrooms on the second floor. A half bathroom exists on the first floor.

BARN & EQUIPMENT BUILDINGS

The antique barn is 105'x40', offering ample space for livestock at ground level; equipment or vehicle storage on the first floor, and hay storage in the loft. There is also a tack room for horse enthusiasts and a woodshop on the second level. The barn's south side has three steel-roof canopies to provide shelter for animals and/or equipment. The west side of the barn has an large extension constructed to accommodate cows. This area could also house horses or other livestock.

There are two study, custom-built equipment sheds on the property. A 100'x20' six-bay shed is located close to the house and directly behind the barn. Another shed, 150'x30', with at least eight bays, is located farther back on the road, leading to the fields on Towne Hill.



The detached barn offers plenty of room for livestock, farming equipment, or cars. A small woodshop and tack room is located on the second level.



An additional potting shed and slat house is located near the raised garden bed area.



One of two equipment sheds. This one is conveniently located adjacent to the house and directly behind the barn.



A potting shed and attached green house surrounded by raised garden beds awaits its next master gardener.



A second equipment shed (150'x30') is located farther back from the house along the road leading to the upper fields.

SITE DESCRIPTION

The parcel encompasses Towne Hill, a notable hilltop in an area known as a “drumlin”, a geological formation comprised of glacial till, sand and gravel that was transported and left behind by a moving glacier many years ago. The hilltop was cleared for pasture in the late 18th century and four fields, lined by old stone walls, remain to this day.

Roughly 25 acres of fields surround the homestead. The largest field is about 7 acres and stretches from behind the house to the top of Towne Hill, where three smaller fields ranging from 2 to 6 acres are clustered. Each field is bordered by stone walls. A small pasture is located below the barn and another 6-acre field is located directly across Thomas Road. The fields are maintained by a local farmer who hays and fertilizes them each summer. The uppermost field offers scenic views of the surrounding countryside, including a long-distance view of Mount Monadnock to the north.



The largest field is 7 acres, one of four fields located atop Town Hill. The fields are well-maintained throughout the year.

Overall, the topography and soils are excellent for continued forestry and agricultural activities and will be appealing to the buyer seeking to manage the land.

TIMBER RESOURCE

Approximately 225 acres is forested, with soils varying from (mostly) well-drained to poorly-drained in some areas. Soils on the upper edges of the drumlin are well-drained and conducive to growing white pine, oak and hemlock, the dominant forest type along with mixed northern hardwoods (maple, birch and beech) .

Until just this fall, the forest had not been thinned since the early to mid-sixties. Many stands are over-crowded with little to no regeneration due to the dense canopy. The lack of young forest age classes limits wildlife habitat diversity. On the positive side, the long period of undisturbed growth has produced tall, large-diameter trees that will result in valuable sawlogs at harvest time.



A hardwood stand consisting of red oak, maple and ash on the eastern slope of Towne Hill.

A 2017 timber inventory indicates the forest supports 48 cords/acre, well above the regional average. A detailed forest management plan has been developed by a New Hampshire licensed forester, with recommended thinning intervals every 15 years. The plan lays out a thoughtful rationale for diversifying wildlife habitat and forest stand structure. A timber harvest is currently underway during the winter months to achieve those goals while minimizing soil impacts. A copy of the forest management plan and updated timber valuation is available upon request. Tours of the forest operation will be available to interested prospective buyers.

CONSERVATION EASEMENT

The Monadnock Conservancy holds a conservation easement prohibiting development on 302 acres of the property. Established in 2002, the owners desired to “preserve open space, ecological integrity, natural beauty, wildlife habitat, conserve productive fields and retain forestlands...” among other values. Sustainable forestry is permitted relative to “enhancing wildlife habitat” and allows for timber harvesting under a management plan developed by a New Hampshire licensed forester. Commercial agricultural activities, including hay production or other crops are encouraged. The house, barn and outbuildings are contained within a 14.7 acre “exclusion area” that is not part the easement agreement.



The largest of the three man-made ponds located upslope from the house and accenting the surrounding fields.

TAXES & TITLE

Municipal property taxes in 2018 for five tax lots was \$11,030 and broken down as follows:

Map	Lot	Acres	Taxes
2	13	8	\$12
5	44	186	\$10,651
5	45	17	\$25
5	47	50.8	\$157
6	4-2	55	\$185

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.



A view from the middle pond looking southwest to the home on the left and barn on the right.

Two powerline easements traverse or parallel southern portions of the property. A New England Power easement parallels about 2,500’ of the southwestern border and cuts across two (short) property corners. The Eversource easement cuts across the 63-acre lot south of Thomas Road for about 4,400’. The two power lines have only modest impact on the visual aesthetics given their location downslope in the southern areas of the property. The power lines are not readily seen from the residential area or from the upper fields near parcel center.

The property is recorded in a quitclaim deed dated November 14, 1994 in the Cheshire County Registry Book 1508, Page 403. A plan map (#58), drafted by John E. Doughty and dated December 12, 2002, is available in Cabinet 12, Drawer 8 at the registry office.

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

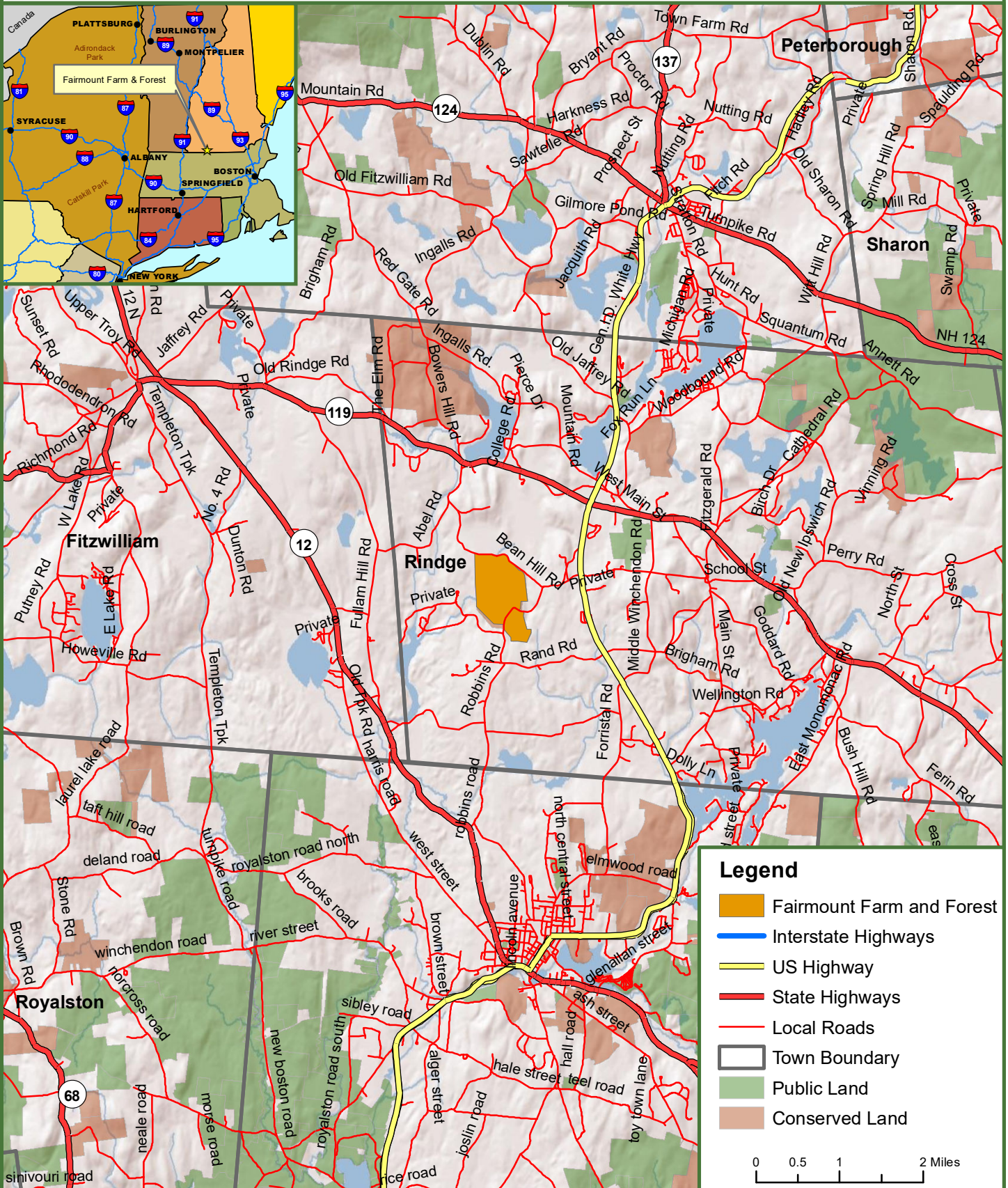
Fairmount Farm and Forest

316.8 Acres

Rindge, Cheshire County, NH



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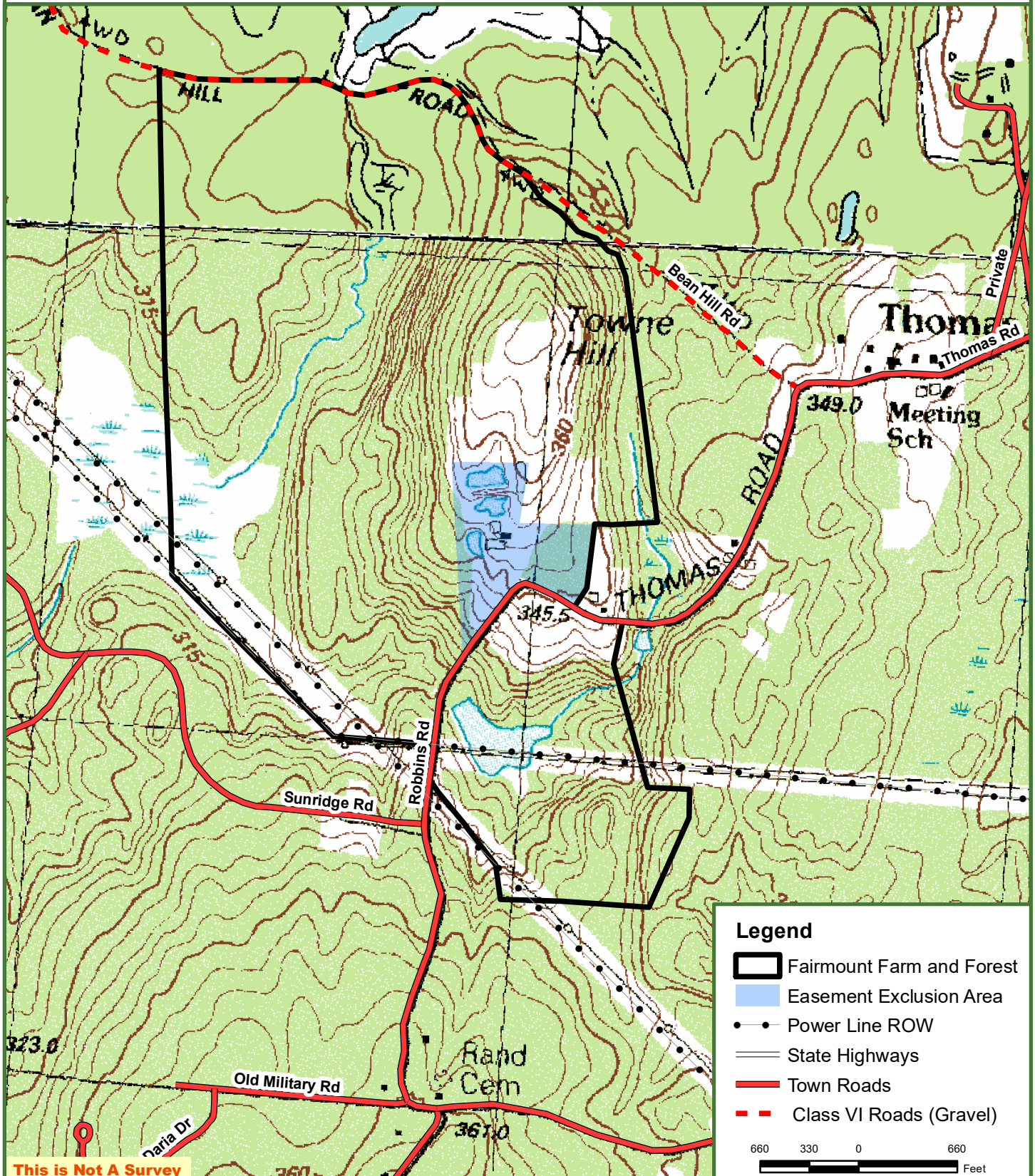
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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



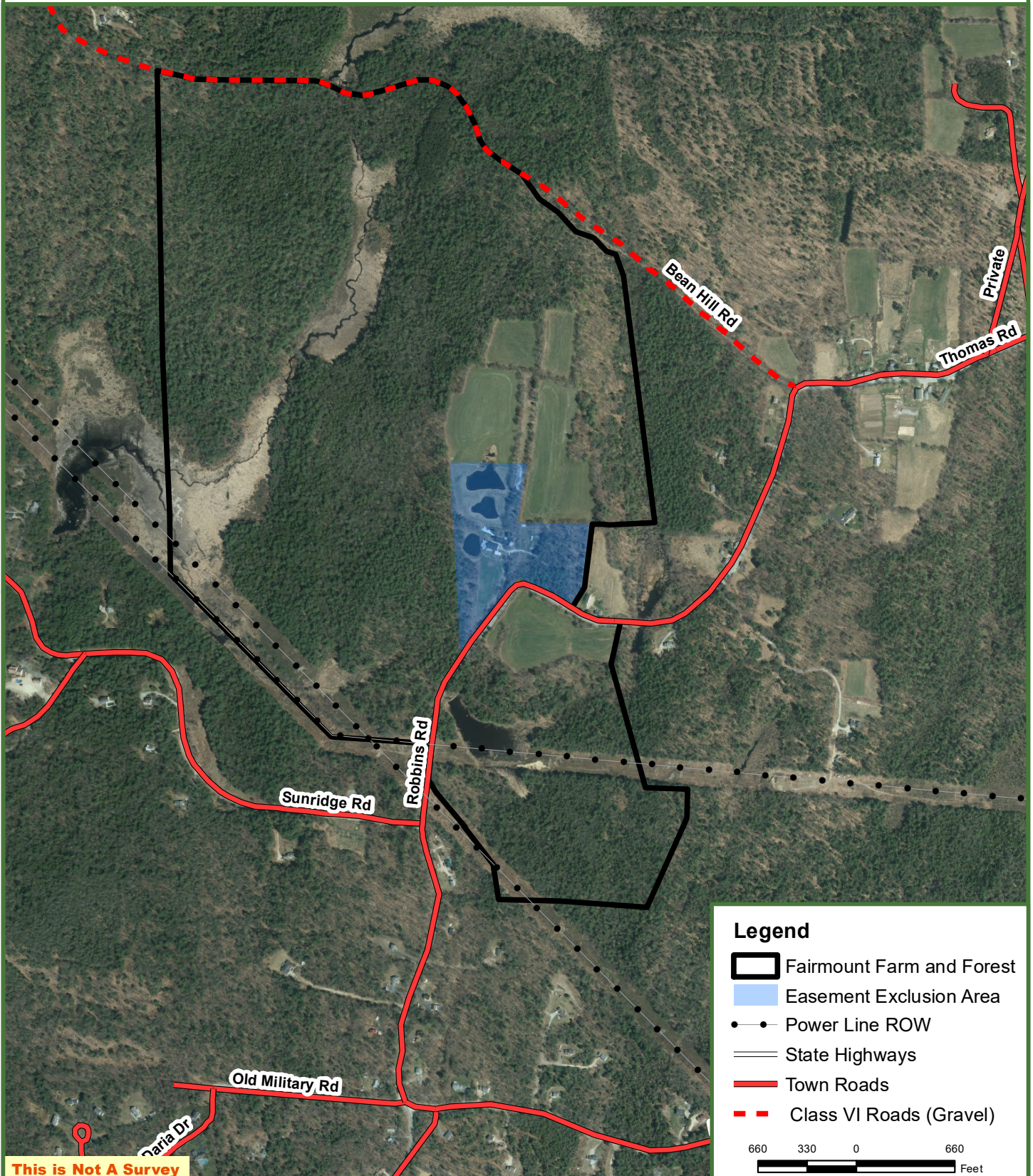
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NEW HAMPSHIRE REAL ESTATE COMMISSION

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
(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.