

## SENTINEL MOUNTAIN HEADWATERS

**A New Hampshire property well-suited to camp development and long-term timber management, located just outside Warren Village, whose high elevation offers views of Carr Mountain.**



**166 Acres**  
**Warren, Grafton County, New Hampshire**

**Price: \$199,000**



## LOCATION

Sentinel Mountain Forest is located in the town of Warren, New Hampshire, a rural mountain village bisected by the Baker River and just a few miles west of Franconia Notch Parkway.

The town is conveniently located just thirty minutes north of Plymouth, NH, a thriving New England college town at the southern end of the White Mountain Region and bordering I-93.

Boston, Massachusetts, is located 140 miles to the south, about a two-and-a-half hours' drive. Loon Mountain is just 20 miles away for skiing enthusiasts, while Cannon Mountain is about 26 miles away. In the shadows of Mount Moosilauke the hiking opportunities are also abundant. The property's footprint is expanded considerably given the western boundary borders lands of the White Mountain National Forest. In addition, the Appalachian Trail is 1.5 miles to the west of the land.



The opposing Carr Mountain ridge is visible from the high points on the property.

## ACCESS & BOUNDARIES

Access is provided by the Class 6 Weeks Road, which is not a town-maintained road. This road is passible with high clearance vehicles and consists of a woods road with culverts and ditch work on the uphill side of the road with maintenance provided by the landowners who have property along the road. There is one year-round home being constructed at the beginning of the road. Beyond this, there are several camps.

Head 5,000' (.9 miles) along Weeks Road to where Weeks Road takes a sharp left fork then proceeds +/- 600' to the property boundary. There is a small clearing upon entering the property.

Once on the land, a main trail heads southerly along the boundary, then forks, with the southern fork heading along the boundary and to the stream at the land's southeast corner. The upper fork is well developed, doubles as a regional snowmobile trail, and heads uphill to the center of the land, eventually leaving the northern boundary heading towards Sentinel Mountain.

Boundaries exist as stone walls, wire fencing, and old blazes.

To visit the property from Warren Village, take Lund Lane from 25C .2 miles to Beech Hill Road. Make a left on Beech Hill Road and head south .6 miles to Weeks Road. If coming from the south, head onto Beech Hill Road off Route 25/118 and head 2.7 miles to Weeks Road. The address of the former house at the junctions of Weeks and Beech Hill Roads is 4 Weeks Road, Warren New Hampshire.



Weeks Road provides access to the land. The road is an unmaintained class 6 road with good ditches and culverts.



## SITE DESCRIPTION

The property is between Beech Hill (elevation ,539') and Sentinel Mountain (elevation 2,180'). The land's high elevation location offers attractive views of Carr Mountain and the Baker River Valley to the east. With tree clearing, the viewshed would offer an outstanding view.

The property's elevation ranges from 1,420' where the land's stream leaves the property, to 2,020' at the land's northern end, the origin of the mountain stream that runs through the land. The land's slope generally rises from the east (at the access point) to the west, creating a mostly easterly aspect with various southern aspects further uphill.

The terrain nearest to the access point gently slopes and offers good building sites for a camp. There are stone walls and an old stone house foundation in this area, indicating a history of agricultural and homesteading use on the land. Slopes become moderate to steep at the central section of the property and then moderates closer to the height of elevation.

One of the property's most interesting attributes is the mountain stream that cuts through the southern part of the land in a "J" shape. Along the mid and upper sections, the stream runs in a deep, tight valley where a series of falls runs over rocks and ledge with small pools scattered along the way. This area is a great location to explore.



The stream and falls run through the land's western area.



A high-quality woods trail runs through the land to the ridgetop. This trail doubles as a local snowmobile trail.



Hardwood stand with view of the Carr Mountain Ridge to the east.



## TIMBER RESOURCE

The property offers an attractive timber resource that is currently fully stocked. Harvesting of any scale last occurred +/-25 years ago. The existing age classes include 25-year-old stems, 40-year-old stems, and an older age class where stems are 80 plus years.

Species are dominated by Sugar Maple, which occupies nearly 60% of the species composition, an indication of the land's well-drained, productive soils. Various other species includes white birch, yellow birch, and white ash in roughly equal amounts. Minor other species are beech, balsam fir, and red oak.

Thinning to improve forest health and growth can occur at any time. For example, the current owner recently engaged with a forest manager to commence forest thinning; however, that activity (covering +/-5-10 acres) was put on pause given the ownership's decision to sell the land.



Hardwood stand at the upper land elevation.

## TAXES, TITLE & ACREAGE

Municipal property taxes are \$91.00 for a total acreage of 166 acres. Acreage is based on a 1977 survey conducted by Keer-Woods Associates.

The property is enrolled in New Hampshire's Current Use tax program, which reduces property taxes in exchange for a commitment by the landowner to maintain the land as "open space" - e.g., forest, field, and working farmland. Ten (10) acres is the minimum required for enrollment. A land-use change tax of 10% of "fair market value" is levied by the town when acreage is removed from the program for development. For more information about the New Hampshire Current Use program, visit [www.revenue.nh.gov](http://www.revenue.nh.gov).

The property warranty deed is recorded in the Grafton County Registry of Deeds, Book 4484, Page 623, owned by Commodore Investments, LLC. Copies of the deeds, tax bills, maps, and other related documents are available upon request.



Mid-slope northern hardwood stand.

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

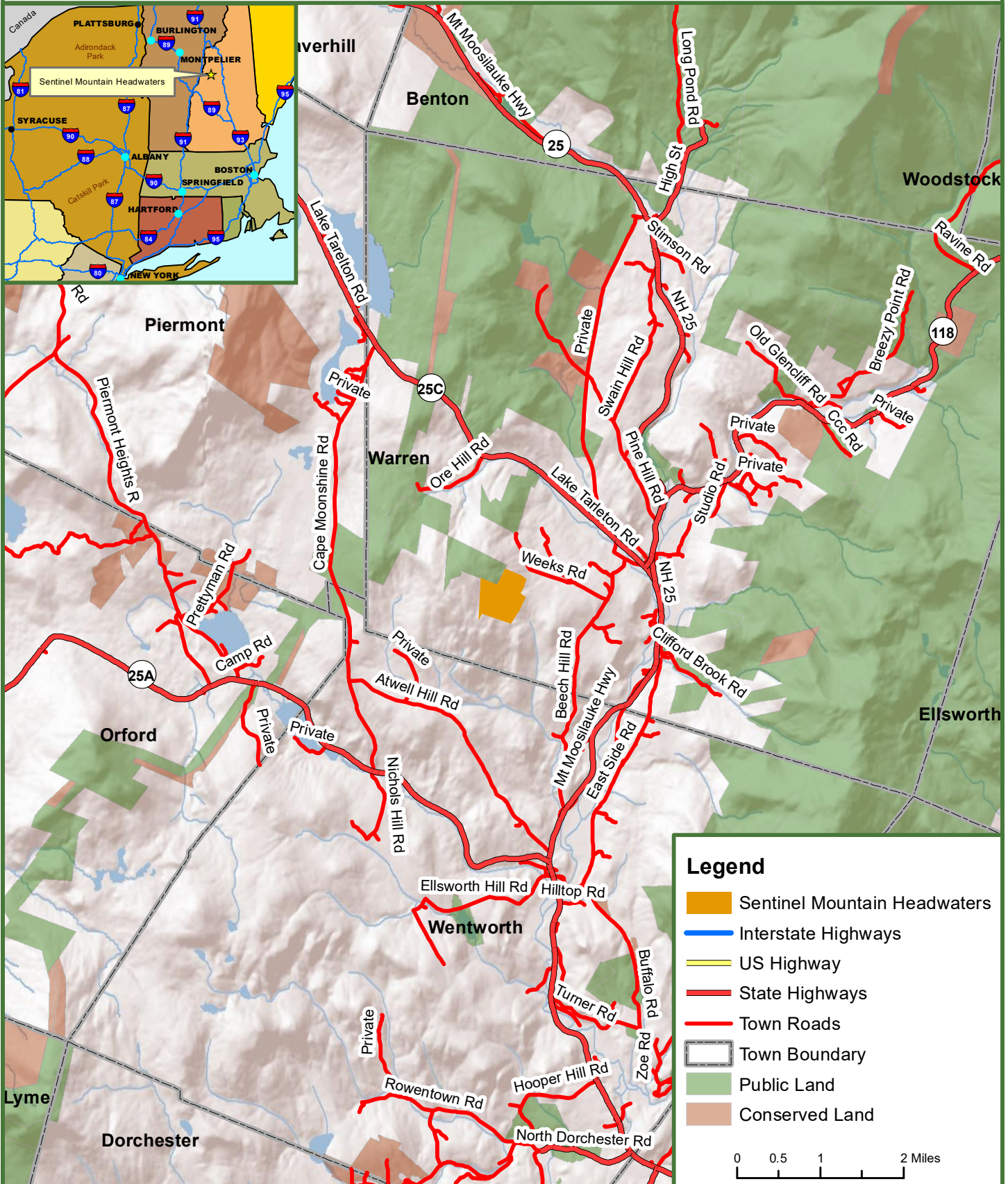
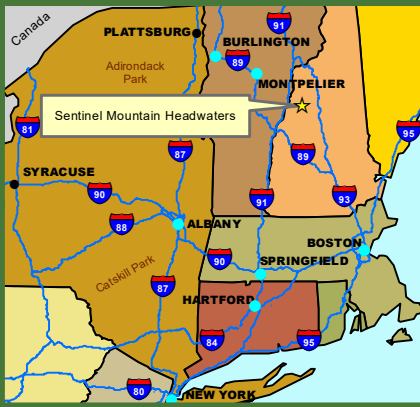
## Sentinel Mountain Headwaters

166 Tax Acres

Warren, Grafton County, NH



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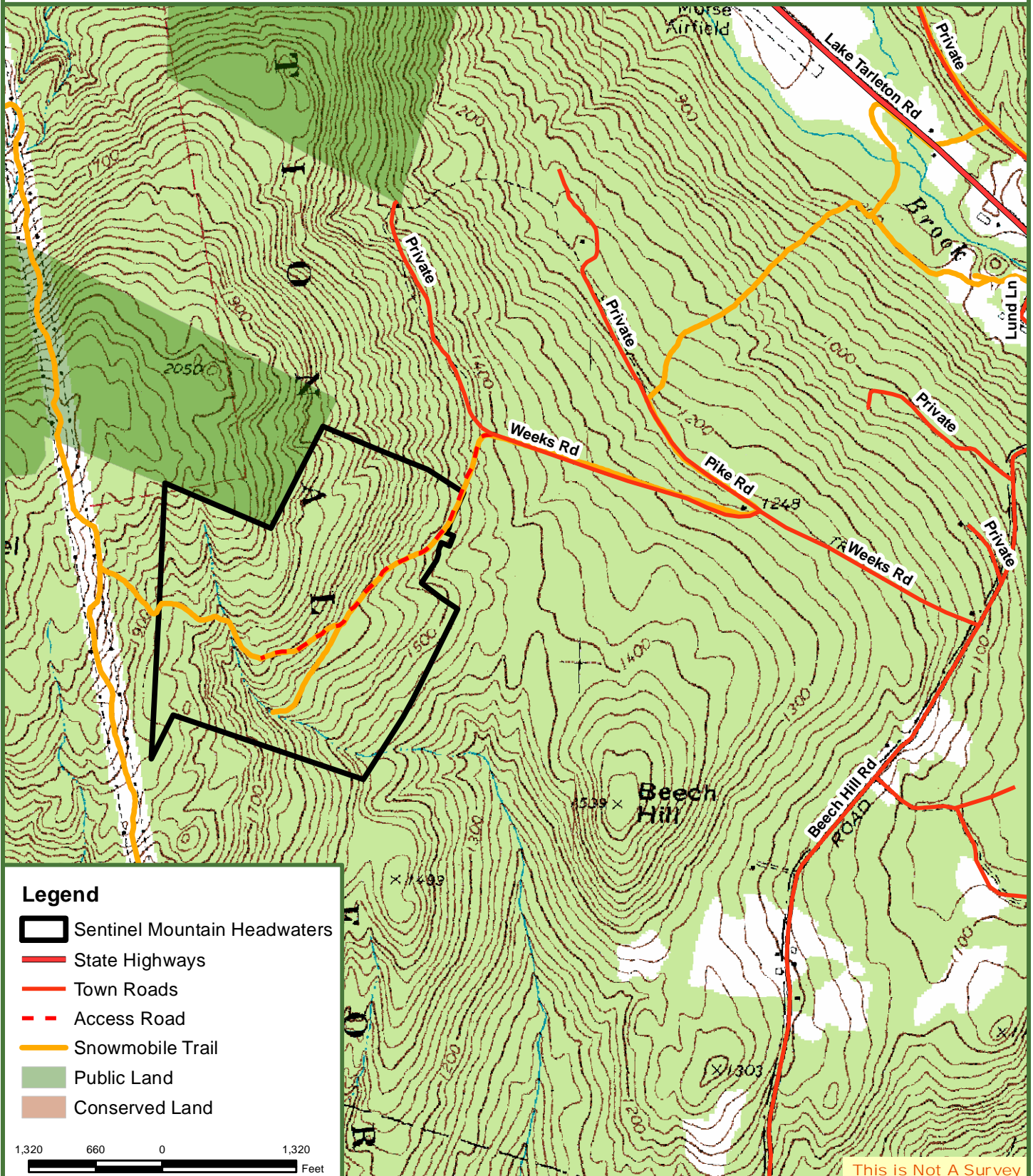


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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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



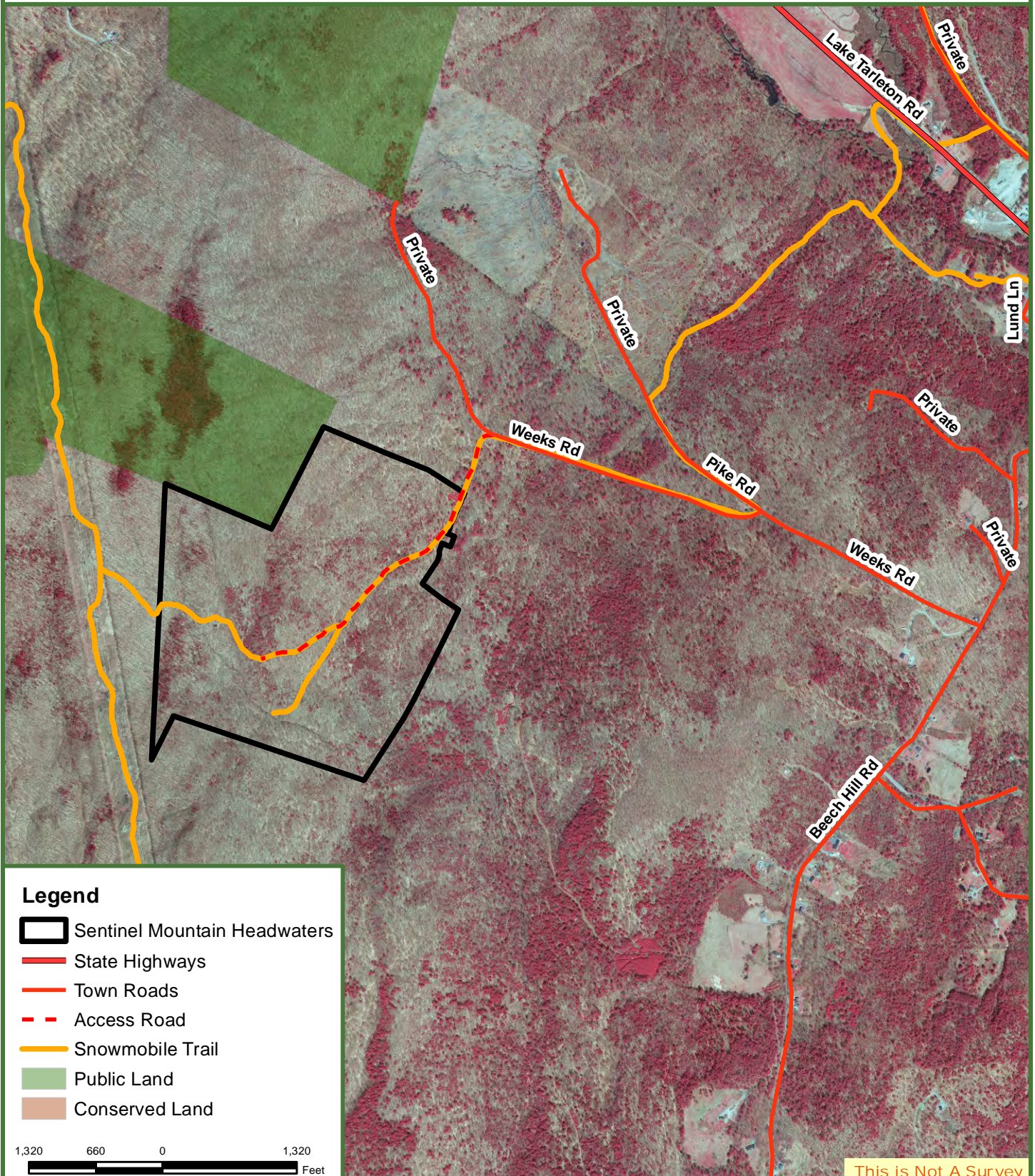


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# NEW HAMPSHIRE REAL ESTATE COMMISSION

61 South Spring St., 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**

*Unless or until you enter into a written agreement for agency representation, you are considered a Customer and the real estate broker or salesperson will not act as your agent. As a Customer, you should not expect the real estate broker or salesperson to promote your best interest, or to keep your bargaining information confidential.*

### ***To*** ***Become*** ***A Client***

Clients receive more services than customers. You become a client by entering into a written agency agreement for representation as a seller/landlord or as a buyer/tenant.

*In accordance with RSA 331-A:25-a the duties of an agent to a client are:*

Loyalty	Lawful Obedience
Disclosure	Confidentiality
Reasonable Care	Diligence
Accounting	

Client-level services also include advice, counsel and assistance in negotiations.

If you do not sign a written agency agreement, you will not be owed these duties.

For more 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 that unless I have become a client I should not disclose any confidential information \*\*\*\*\***

\_\_\_\_\_  
Name of Consumer (Please Print)

\_\_\_\_\_  
Name of Consumer (Please Print)

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

Provided by: Stuart Bevin

\_\_\_\_\_  
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](http://www.nh.gov/nhrec). Inactive licensees may not practice real estate brokerage.

(Page 1 of 2)



## *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. 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.