



**Fountains
Land**
AN F&W COMPANY

SHAWS CORNER FOREST

A private tract with good access, located in the hills of southwest New Hampshire. Ideal for timber investment, sugarbush, recreational property or wooded homesite.



55 Acres
Surry, Cheshire County, New Hampshire

Price: \$175,500

LOCATION

Shaws Corner Forest is located off Rte 12A in Surry, NH; a quiet, rural community located in the Monadnock foothills of southwest NH. Named after Charles Howard Earl of Surrey it was one of the towns in the western part of the state that attempted to join VT in 1781.

Today, Surry is a picturesque rural community of approximately 950 full time residents. Agricultural fields stretch along the banks of the Ashuelot River, bordered by steep hills and small mountains cloaked in lush hardwood forests. Surry is located in an excellent geological area with the underlying soil on the mountains containing fine specimens of quartz.

The community is highlighted by the Surry Mtn Recreation Area, a public lake that provides ample opportunities for boating, fishing and wildlife viewing.



Small openings provide cover and feed for a variety of wildlife species.

Bordering Keene, NH the location allows for quick and easy access to a larger community that can provide shopping, dining and entertainment. With Interstate 91 located 20 miles to the west, a host of locations throughout New England are easily accessible. NYC is within a 4-hour drive. Hartford is approximately 1.5 hours south, while Boston is about 2 hours away.

ACCESS

The property has approximately 209 feet of frontage along Rte 12A. It is via two access points. The northern access point was brought up to NHDOT standards in 2018 with the establishment of a gravel driveway. The other access point is wider and appears to provide enough room for a permanent driveway as well. Cell service is available along with electricity along Rte 12A.

SITE DESCRIPTION

A number of potential uses exist for this property. Sugarbush, long term timber investment or with proper permitting a year-round home in a natural setting. A subdivision into two separate parcels is another option as well.



Looking south from potential homesite with Surry Mountain in the distance.

The property is steep in the back. However, there is a flat area to the south that borders Rte 12A. This would make for a nice potential house site. A somewhat level one-acre open area, to the north, exists as well. Each of these sites has their own separate access point from Rte 12A. A year-round stream bisects the property providing additional habitat for a variety of wildlife.

TIMBER

The soils are deep and lush providing a robust site index for the growth of sugar maple. The elevation gains provide great opportunities for hiking and excellent views to the east from the top of the property. The aspect would also allow for excellent conditions for gravity feed lines- should one choose to do maple sugaring.

The forest resource consists of predominately of sugar maple with oak and hickory comprising a small percentage as well. A timber harvest in 2020 has left a stand of trees in primarily the pole-sized and small sawtimber diameter class. Well established trails provide ease of travel throughout the entirety of the property.



The soils are rich and deep providing excellent conditions for the growth of sugar maple .

TAXES & TITLE

Taxes in 2022 were \$57.00. The property is enrolled in NH Current Use. The property is zoned rural residential.

Tax maps indicate a total of 55 acres. GIS map data show the acreage to be 55. For marketing purposes 55 acres serves as the primary reference.

The property is broker owned. The warranty deed is recorded in the Sullivan County Registry of Deeds Sarah L. Tappen & Katherine Goldstein to Bear Bee LLC in Book 2985 Page 0726 dated May 16, 2017.

Copies of deeds, tax bills and maps are available upon request



Looking east on the Ashuelot River directly across the road from the southern entrance.

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.

PROPERTY DISCLOSURE - LAND ONLY
 New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: RTE 12 A, SUPPLY, NH.

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are you aware of any past or present underground storage tanks on your property? YES NO UNKNOWN
 IF YES: Are tanks currently in use? YES NO
 IF NO: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____ Owner of tank(s): _____
 Location: _____
 Are you aware of any problems, such as leakage, etc.? Yes No Comments: _____
 Are tanks registered with the Department of Environmental Services (D.E.S.)? YES NO UNKNOWN
 If tanks are no longer in use, have tanks been abandoned according to D.E.S.? YES NO UNKNOWN
 Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? YES NO UNKNOWN
 If YES, Explain: _____
 If YES, what is your source of information? _____
 b. Is this property located in a Federally Designated Flood Zone? YES NO UNKNOWN
 c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? YES NO UNKNOWN
 If YES, Explain: _____
 d. What is your source of information? _____
 e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? YES NO UNKNOWN
 If YES, Explain: _____
 f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YES NO UNKNOWN
 IF YES, Explain: Current Use
 g. How is the property zoned? _____ Source: _____
 h. Has the property been surveyed? YES NO UNKNOWN If YES, is the survey available? YES NO
 i. Has the soil been tested? YES NO UNKNOWN If YES, are the results available? YES NO
 j. Has a percolation test been done? YES NO UNKNOWN If YES, are the results available? YES NO
 k. Has a test pit been done? YES NO UNKNOWN If YES, are the results available? YES NO
 l. Have you subdivided the property? YES NO UNKNOWN
 m. Are there any local permits? YES NO UNKNOWN Please explain: _____
 n. Are there attachments explaining any of the above? YES NO UNKNOWN
 o. Septic/Design plan available? YES NO UNKNOWN
 p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) YES NO If YES, please explain: _____

9. NOTE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

*Property abt's previously active gun/trap shooting range.
 It currently does not appear to be in use, but in past activity did take place*

SELLER(S) INITIALS SB, 8.25.13

BUYER(S) INITIALS ,



Locus Map

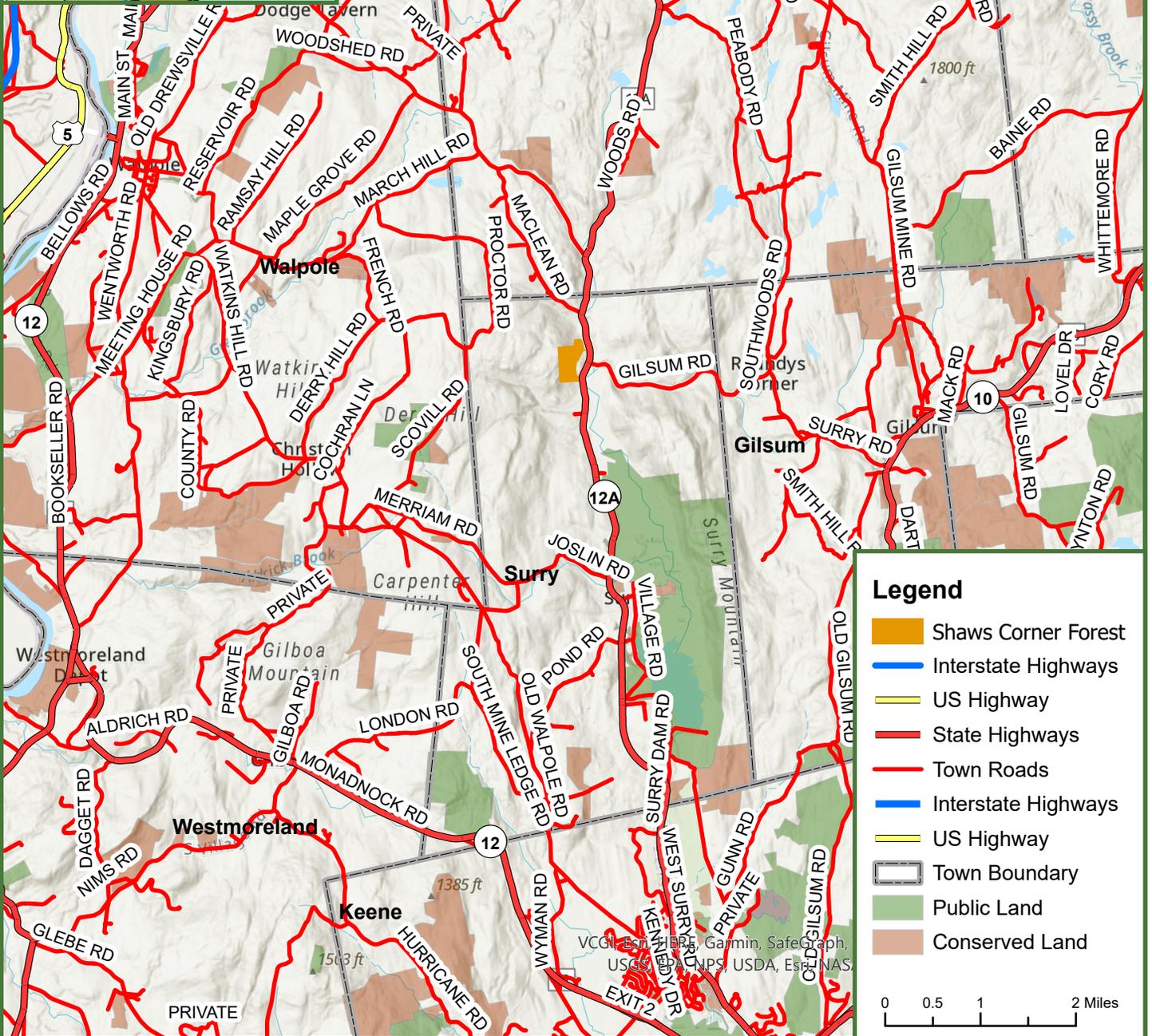
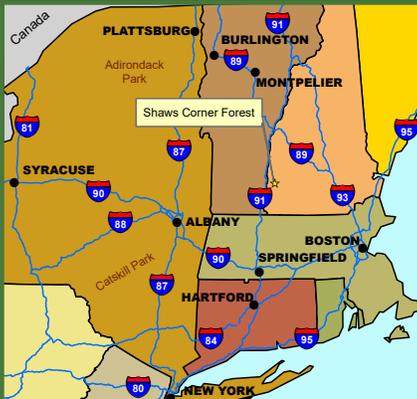
Shaws Corner Forest

55 Acres

Surry, Cheshire County, New Hampshire



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Legend

- Shaws Corner Forest
- Interstate Highways
- US Highway
- State Highways
- Town Roads
- Interstate Highways
- US Highway
- Town Boundary
- Public Land
- Conserved Land

0 0.5 1 2 Miles

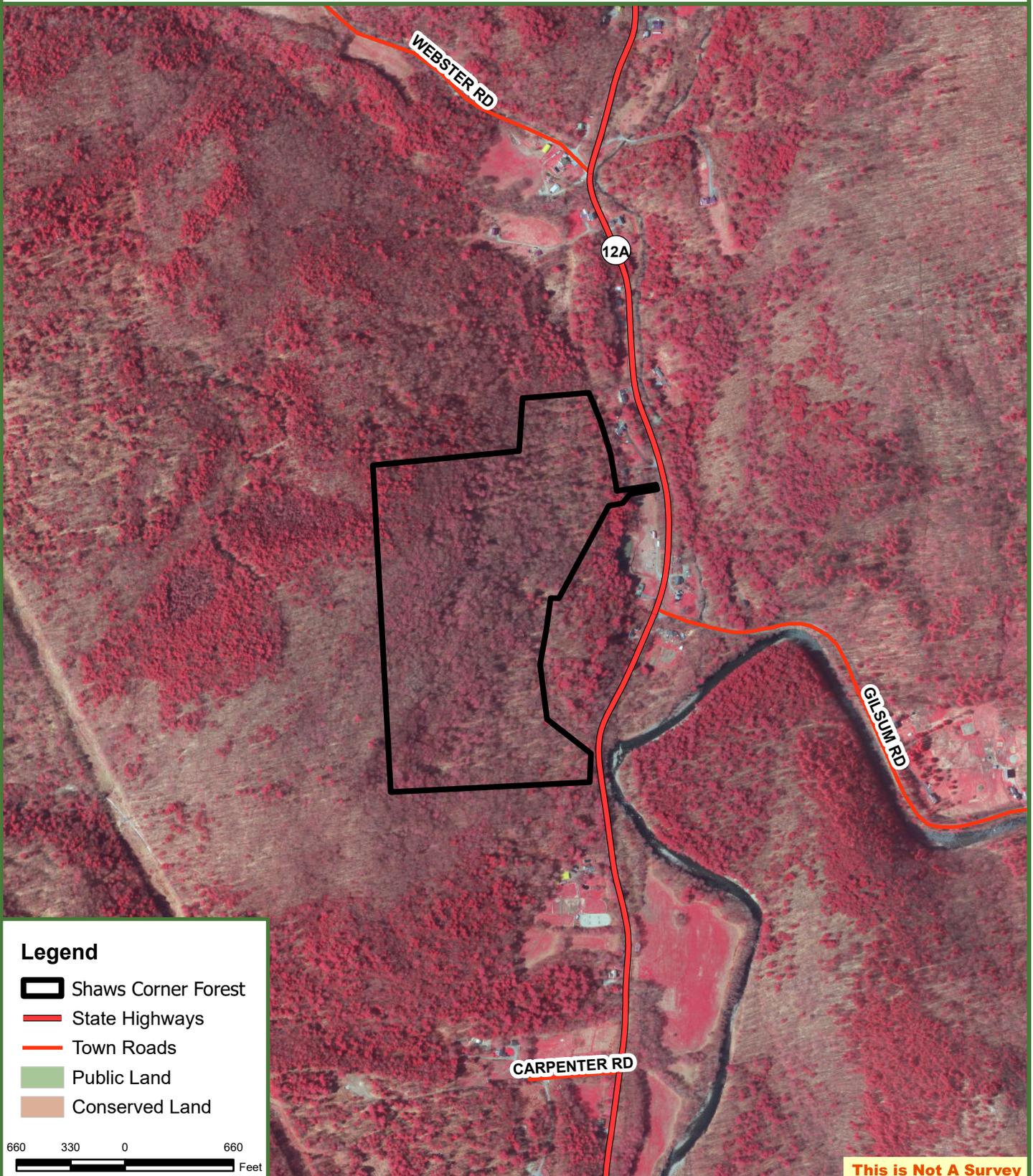


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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate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

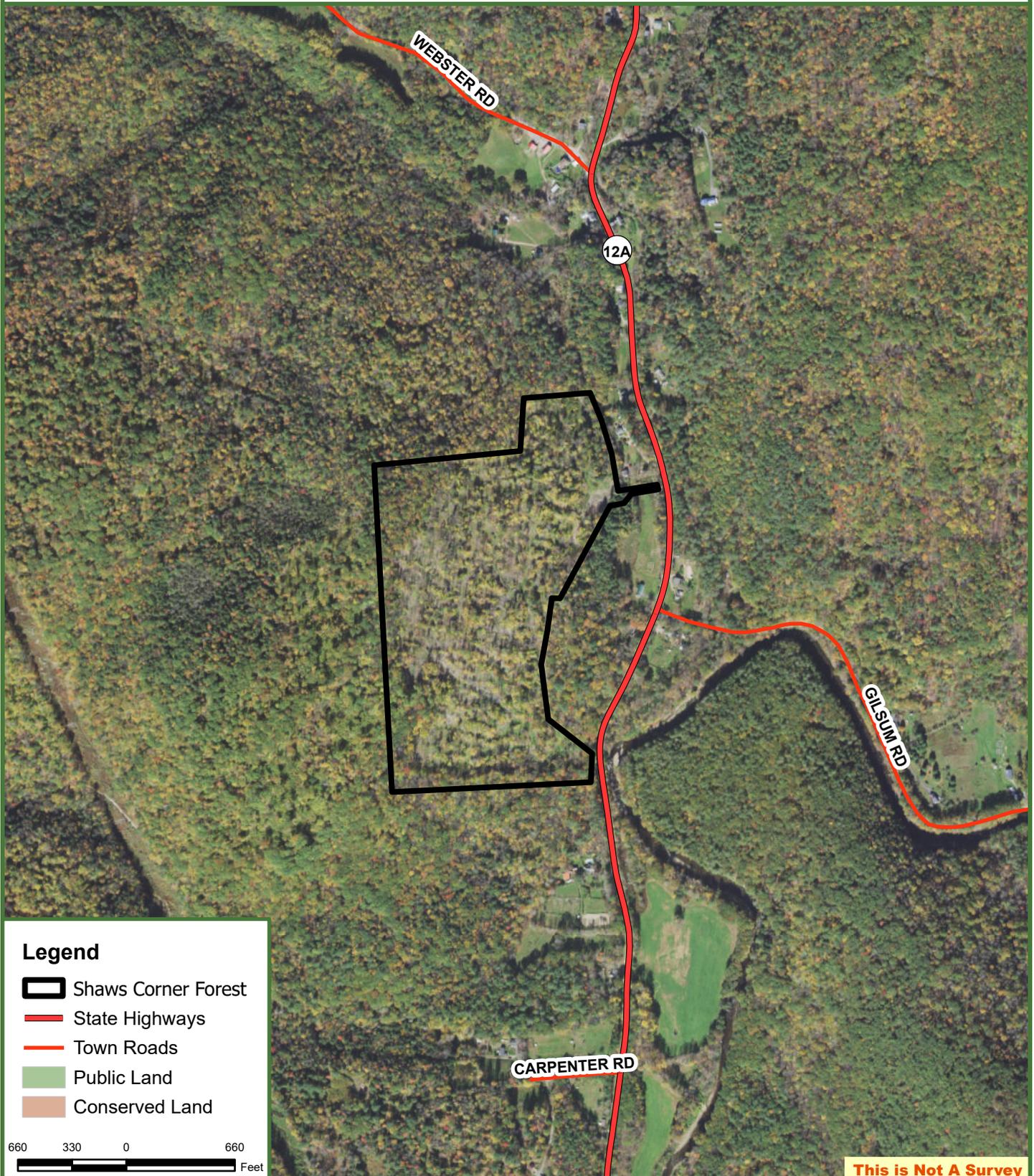


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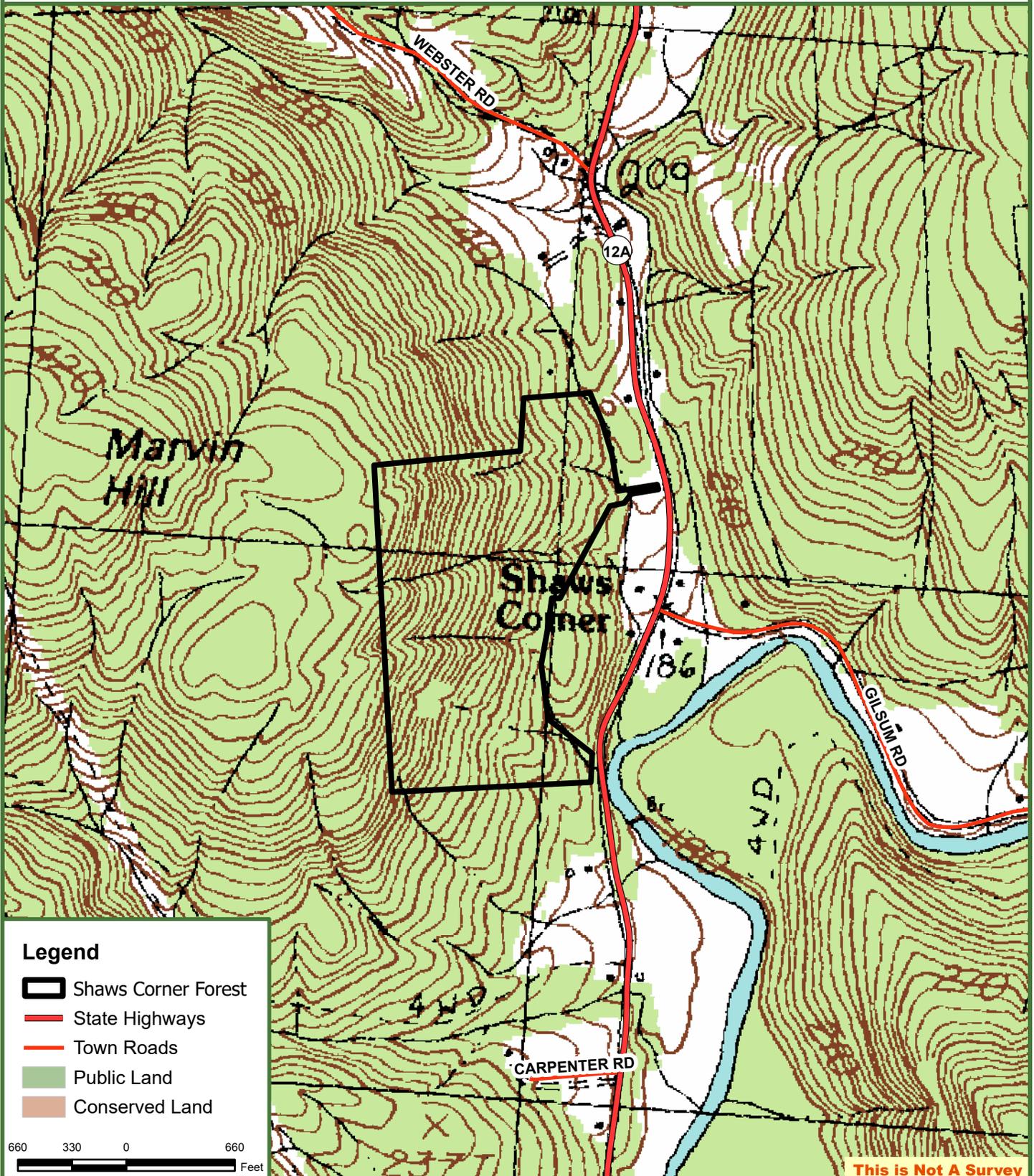


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Legend

- Shaws Corner Forest
- State Highways
- Town Roads
- Public Land
- Conserved Land

660 330 0 660
Feet

This is Not A Survey

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