

## SCULPTURED ROCKS FOREST

**A large, central New Hampshire tract adjacent to state forest land offering 1.3 miles of scenic river frontage, high elevation homesite options, long potential views and a developing timber resource.**



Suckermouth River runs 1.3 miles through the property offering a narrow, rocky, tree lined course.

*1,339 Town Acres  
Groton, Grafton County, New Hampshire*

**Price: \$1,620,000**



## PROPERTY OVERVIEW

The property's two notable attributes are its significant site characteristics, and attractive long term timber resource. The land also offers a special location attribute from its adjacent state owned Sculptured Rocks scenic river area and nearby, Newfound Lake community.

### Property highlights include:

- Nearly 1.3 miles of scenic river frontage with small cascading falls, deep pools, large boulders, tall timber and rock cliffs;
- South facing, high elevation, gentle terrain accessible from existing internal roads for private home building with big potential views;
- Significant central New Hampshire footprint spanning roughly 1.5 square miles, including one of the areas highest peaks;
- Adjacent popular State Forest land expanding the recreational footprint;
- Developing timber resource with an estimated Capital Timber Value of \$813,000;
- Low carrying cost with taxes of \$654/year;
- Subdivision opportunity from the land's long road frontage.

## LOCATION

The property is located in the town of Groton, New Hampshire (population 586), near the geographic center of the state and less than 30 minutes from Interstate 93. The general area is well-known for its scenic, undeveloped forestland, abundant state land ownerships, and thriving tourism economy supported by the nearby lakes region and the 850,000-acre White Mountain National Forest.

The forest is situated just a few minutes south of Route 25, a major east-west state highway that leads to Plymouth, NH (population 6,420), the latter located 13 miles to the east of the land and home to Plymouth State University, plus abundant retail shopping options.

The immediate area to the south of the parcel, along Jewell Hill and Sculptured Rocks Roads, is a rural-residential zone supporting a mix of seasonal and year-round homes. Bordering the tract's southeast corner is the popular Sculptured Rocks State Wayside Area, a 272-acre state recreation site famous for its narrow, twisting canyons and potholes carved into the bedrock by the Cockermouth River, which also flows along much of the parcel's entire southwestern boundary.

Boston, MA is a 2 hour drive to the southeast, the NY City Region is a 5 hour drive and Lebanon NH is a 1 hour drive to the southwest.





## ACCESS

Legal access is provided by Jewell Hill Road, a private road maintained by +/-12 area homeowners that terminates at a gate directly on the boundary line.

The land also benefits from +/-1.3 miles of frontage on Sculptured Rocks Road along its southern boundary. Nearly 2,000' of this frontage is town maintained with the balance being seasonally maintained. Electric power and telephone services are along Jewell Hill and much of the town maintained section of Sculptured Rocks Road.

An additional access point is provided by approximately 80' of frontage on the paved North Groton Road.

Interior access is provided by +/-1.4 miles of old logging roads providing a solid base for future driveway access for home construction and other uses. A snow machine trail runs through the southern section of the land, including a bridge crossing the Cockermouth River, enhancing recreational opportunities.

To visit the property from NH Interstate 93, take Exit 26 and travel west on US Route 25 for about 8 miles. Take a left on Hall Brook Road and travel 3.5 miles to the intersection with North Groton Road. Bear left on North Groton Road and travel 4.5 miles to the intersection with Sculptured Rocks Road. Bear right on this road, traveling another 2 miles to the entrance of Jewell Hill Road noted by the bridge across the Cockermouth River. Jewell Hill Road ends at the tract's southern boundary and locked gate about 0.5 miles up the hill.



Sculptured Rocks Road frontage at land's S. end.



Jewell Hill Road access which has electric power.



Western internal access road with the property's terrain to right, left and beyond.



## SITE DESCRIPTION

The property has a predominantly southerly aspect comprised of mostly well-drained, upland soils. Overall terrain is mostly gently sloping allowing for easy access and a wide array of future uses. Some steep terrain and rock outcropping exists in scattered areas and along some of the riparian zones plus, on the western slopes leading to Jewell Hill.

Elevations range from 800' along the Cockermouth River to nearly 2,000' on the plateau of Jewell Hill in the northeast corner of the tract. Despite the elevation differential, the moderate terrain has allowed for the establishment of an extensive internal trail network that reaches nearly all corners of the parcel, facilitating future property uses.

The parcel's southern exposure, moderate terrain, high elevation, level plateaus, and internal access combine to offer an ideal setting for a family compound where outstanding views of the local mountains unfold to the south and west with tree clearing. It also seems possible to extend the internal road to the top of Jewell Hill for homesite development.

The nearly 1.3 miles of frontage along both sides of the Cockermouth River is scenic offering clear running water with small cascading falls, deep pools, large rock boulders, steep rock cliffs and dense forest canopy comprised of old trees.

The Jewell Hill plateau may have future potential for wind power generation, enhanced by a nearby high tension transmission line that bisects the eastern boundary. However the current zoning does not allow such use, something that could change in the future given the climate crisis.





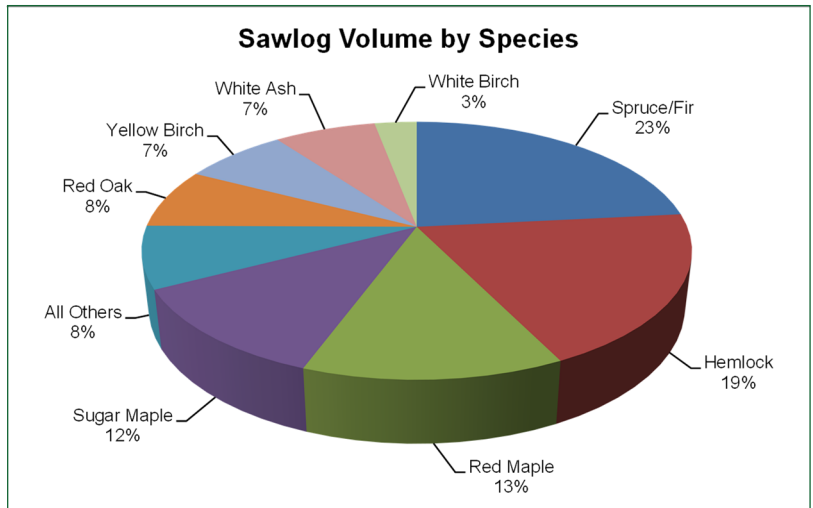
## TIMBER RESOURCE

The timber asset represents a long term appreciating resource, capable of storing value and producing future revenue.

Timber data in this report is based on a timber inventory conducted in January of 2009 by Fountains Forestry using random point sampling with 139 BAF 10 factor points taken. Sampling error was  $\pm 20.0\%$  for all sawlog volume, and  $\pm 12.3\%$  for all products combined. Upon applying growth through 2023, the timber data reveal a total sawlog volume of 4,013 MBF International  $\frac{1}{4}$ " scale (3.0 MBF/commercial acre) with 15,294 pulpwood cords (11.5 cords/commercial acre). The combined total commercial per acre volume is 17.5 cords, a figure about average for the region. Based on this information, stumpage values were assigned by Fountains Land in October of 2023, producing a property-wide Capital Timber Value (CTV) of \$813,200 (\$605/total acre). See the Timber Valuation in this report for details.

### Species Composition:

A species composition of hardwoods prevails, with hardwoods at 71% and softwoods (hemlock and spruce/fir) at 29% of total volume. Total species composition offers a wide mix but is dominated by The Maples (34%), hemlock (16%), spruce/fir (12%), American beech (10%), yellow birch (9%) and red oak (6%) with other common associates making up the balance. Sawlog volume comes from the same primary species (see graphic to right).





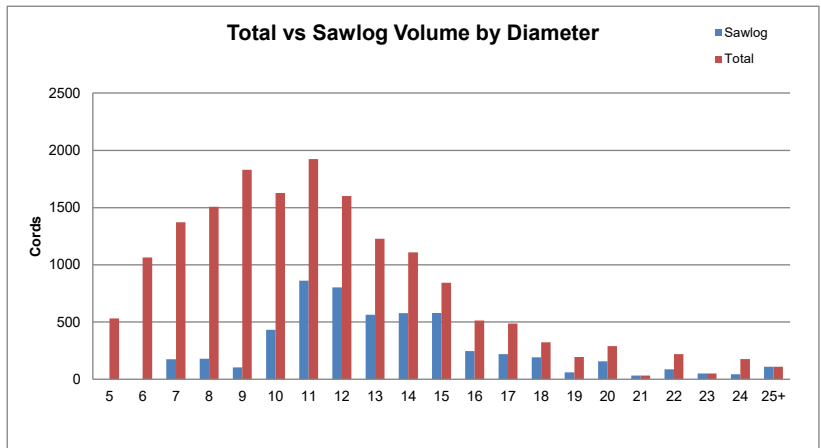
## TIMBER RESOURCE (continued)

### Diameter Distribution:

The average diameter for all products combined is 11.0", with the sawlogs at 13". Average sawlog diameters for key species include sugar maple at 12", red spruce at 10.5", hemlock at 14.5", and red maple at 12.5".

### Thinning History:

A summary of the Forest's harvest history provides a better understand of the current stand age structure and species composition. As evidenced in former aerial photos and broad forest type maps, the most recent cuts were in 2008 and



include a 71-acre "commercial clearcut" located in the central-southern portion, another 82-acre clearcut in the southeast corner, and a 15-acre clearcut at the end of the western spur. Other partial harvesting at this time occurred scattered throughout the forest. These areas are now fully stocked with young stands and tall enough to easily walk through. Prior to 2008, the previous harvest entries occurred between 1998 and 2004 in response to major ice storm damage. These harvests were a mix of partial cuts and patch clearcuts. These areas are now fully stocked with high quality pole-sized timber. Prior to this period, the last known harvests were in the mid-80's. The older more dominant age classes (by volume) are +/-60-80 years (9" to 16" size classes), with the oldest age class of 100+ years along the riparian areas and scattered around the forest, the latter represented in the 18" plus diameter size classes.

## TAXES/OWNERSHIP

Property taxes in 2022-23 were \$654. The entire property is enrolled in New Hampshire's Current Use Tax program - a municipal tax reduction program that is based on the land's productivity to grow timber, rather than the fair market value. This program reduces property taxes in exchange for a commitment by the landowner to maintain the land as open space. The land exists as four tax parcels; Map 5, Lot 27, 45 acres, Map 6, Lot 113, 657 acres, Map 6, Lot 112, 8 acres, and Map 4, Lot 11, 629 acres. Total town acreage is 1,339 while GIS calculated acreage is 1,393. Since 2010 the land has been owned by Auke-Jewell Hill, LLC. Mineral rights appear to be reserved on roughly 488 acres to what is understood to be long-since-defunct entities.





# TIMBER VALUATION

## Sculptured Rocks Forest

### Timber Valuation

Prepared By

**FOUNTAINS LAND**

Groton, Grafton County, New Hampshire

November, 2009 Revised for Growth & Stumpage Oct, 2023

1,344 Acres

1,329 Commercial Acres

Species	Volume	Unit Price Range			Total Value
	MBF/CD	Low	High	Likely	Likely
<b>Sawtimber - MBF (International 1/4")</b>					
Spruce/Fir	951	100.00	130.00	110.00	<b>104,600</b>
Sugar Maple	303	200.00	350.00	310.00	<b>93,800</b>
Red Oak Veneer	72	500.00	850.00	750.00	<b>54,200</b>
Hemlock	786	30.00	60.00	50.00	<b>39,300</b>
Yellow Birch	168	150.00	250.00	220.00	<b>36,900</b>
Red Oak	118	300.00	385.00	340.00	<b>40,100</b>
White Ash	250	250.00	500.00	375.00	<b>93,700</b>
Red Maple	292	200.00	250.00	225.00	<b>65,700</b>
White Pine	115	180.00	250.00	215.00	<b>24,700</b>
Hardwood Pallet/Grade 3	590	50.00	80.00	65.00	<b>38,400</b>
Yellow Birch Veneer	21	600.00	900.00	750.00	<b>15,800</b>
Paper Birch	105	180.00	225.00	200.00	<b>20,900</b>
Sugar Maple Pallet	162	50.00	70.00	50.00	<b>8,100</b>
Black Cherry	19	200.00	300.00	250.00	<b>4,700</b>
Aspen	30	15.00	50.00	60.00	<b>1,800</b>
White Pine Pallet	24	15.00	50.00	25.00	<b>600</b>
Beech	7	10.00	50.00	25.00	<b>200</b>
<b>Pulpwood - Cords</b>					
Hardwoods	11,912	8.00	16.00	13.00	<b>154,900</b>
Hemlock	2,339	4.00	6.00	5.00	<b>11,700</b>
Spruce/Fir	971	1.00	2.00	3.00	<b>2,900</b>
Other Softwood	35	1.00	2.00	3.00	<b>100</b>
White Pine	37	1.00	2.00	3.00	<b>100</b>

<b>Totals</b>					
Sawtimber Total	4,013	MBF			<b>\$643,500</b>
Sawtimber Per Acre	2.986	MBF			<b>\$479</b>
Sawtimber Per Comm. Acre	3.020	MBF			<b>\$484</b>
Cordwood Total	15,294	Cords			<b>\$169,700</b>
Cordwood Per Acre	11.4	Cords			<b>\$126</b>
Cordwood Per Comm. Acre	11.5	Cords			<b>\$128</b>
Total Per Acre					<b>\$605</b>

<b>Total Value</b>	<u>Low</u>	<u>High</u>	<u>Likely</u>
	\$684,000	\$858,000	<b>\$813,200</b>

BASED ON JANUARY 2009 INVENTORY CRUISE BY FOUNTAINS FORESTRY

**GROWTH THROUGH 2023 WAS APPLIED AT RATES CALCULATED FROM FIA DATA**

Inventory cruise based on 139 plots, resulting in a Standard Error of +/-20.09% for all sawlog volume, and +/-12.07% for all products combined.

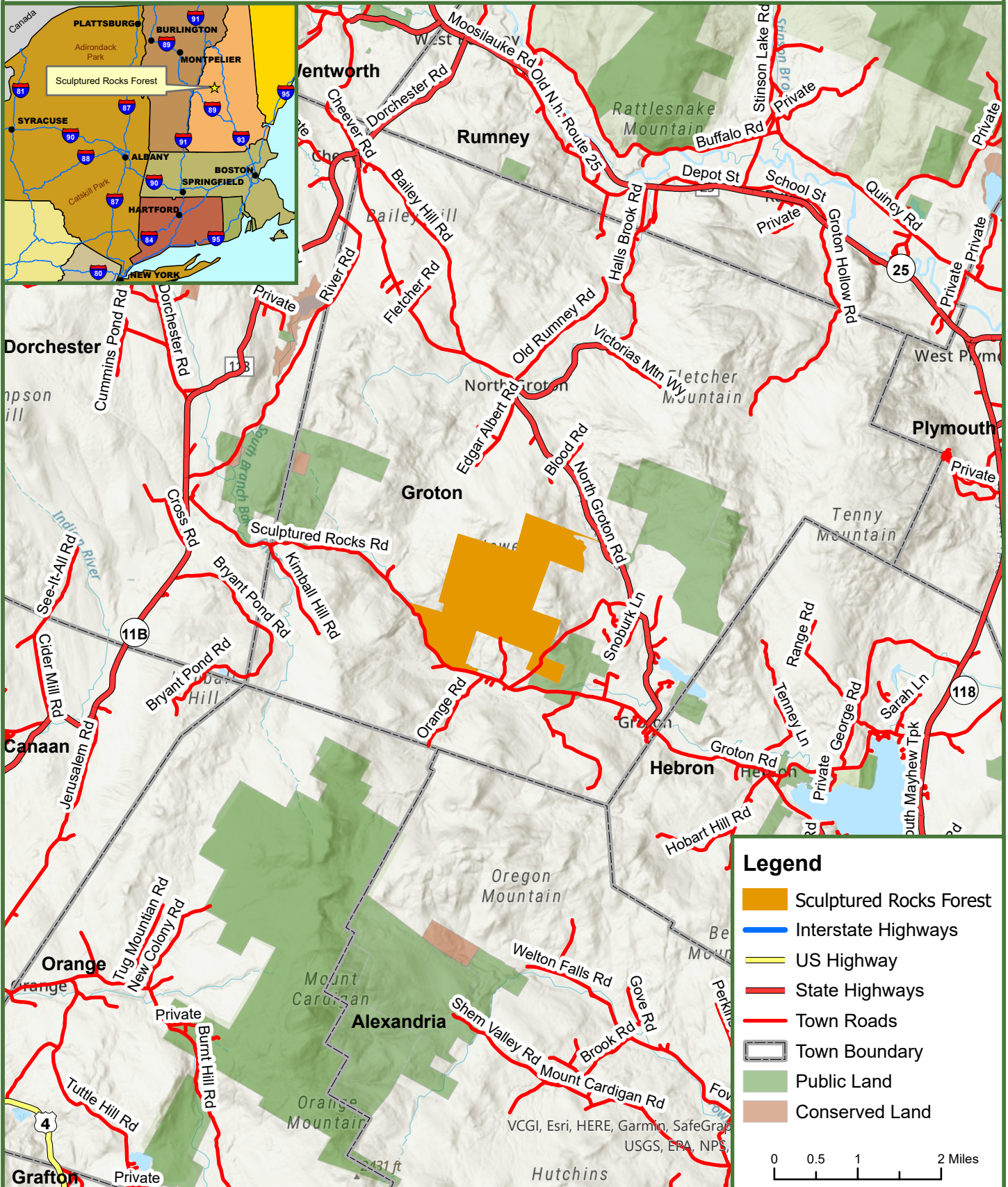
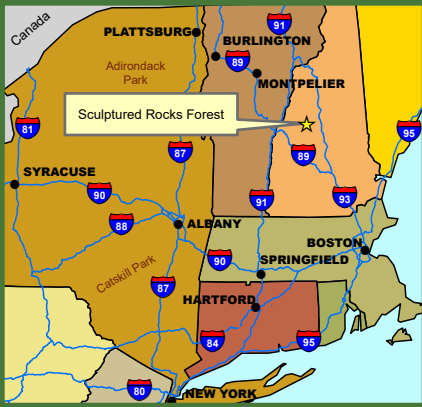
The volumes and values reflect estimated total capital value of merchantable timber.

The volumes and values are not a liquidation value.

Prices are averages for the area and are adjusted to reflect, access, quality and operability of the site.



Locus Map  
**Sculptured Rocks Forest**  
1,339 Town Acres  
Groton, Grafton County, NH

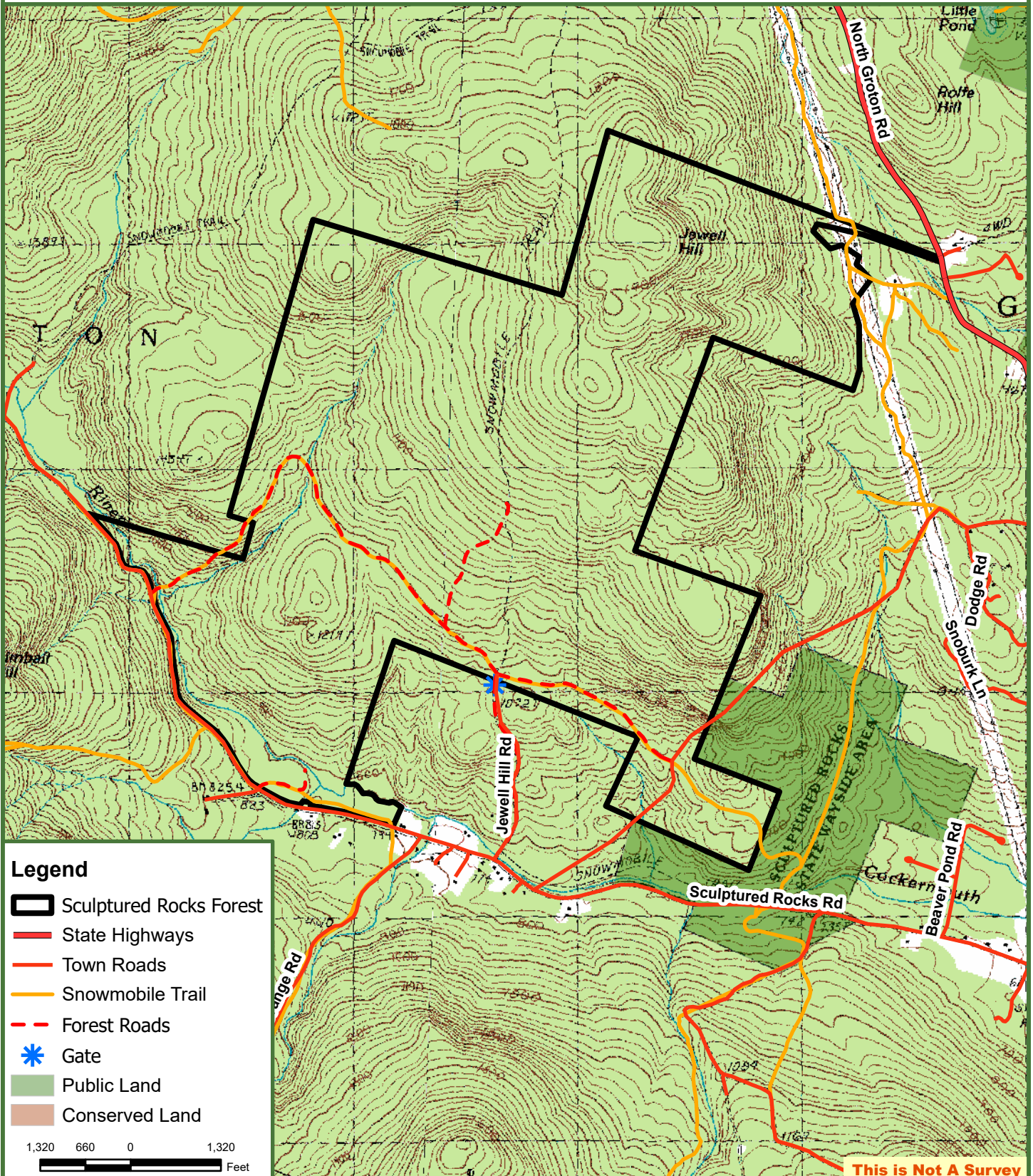






# Sculptured Rocks Forest

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Groton, Grafton County, NH



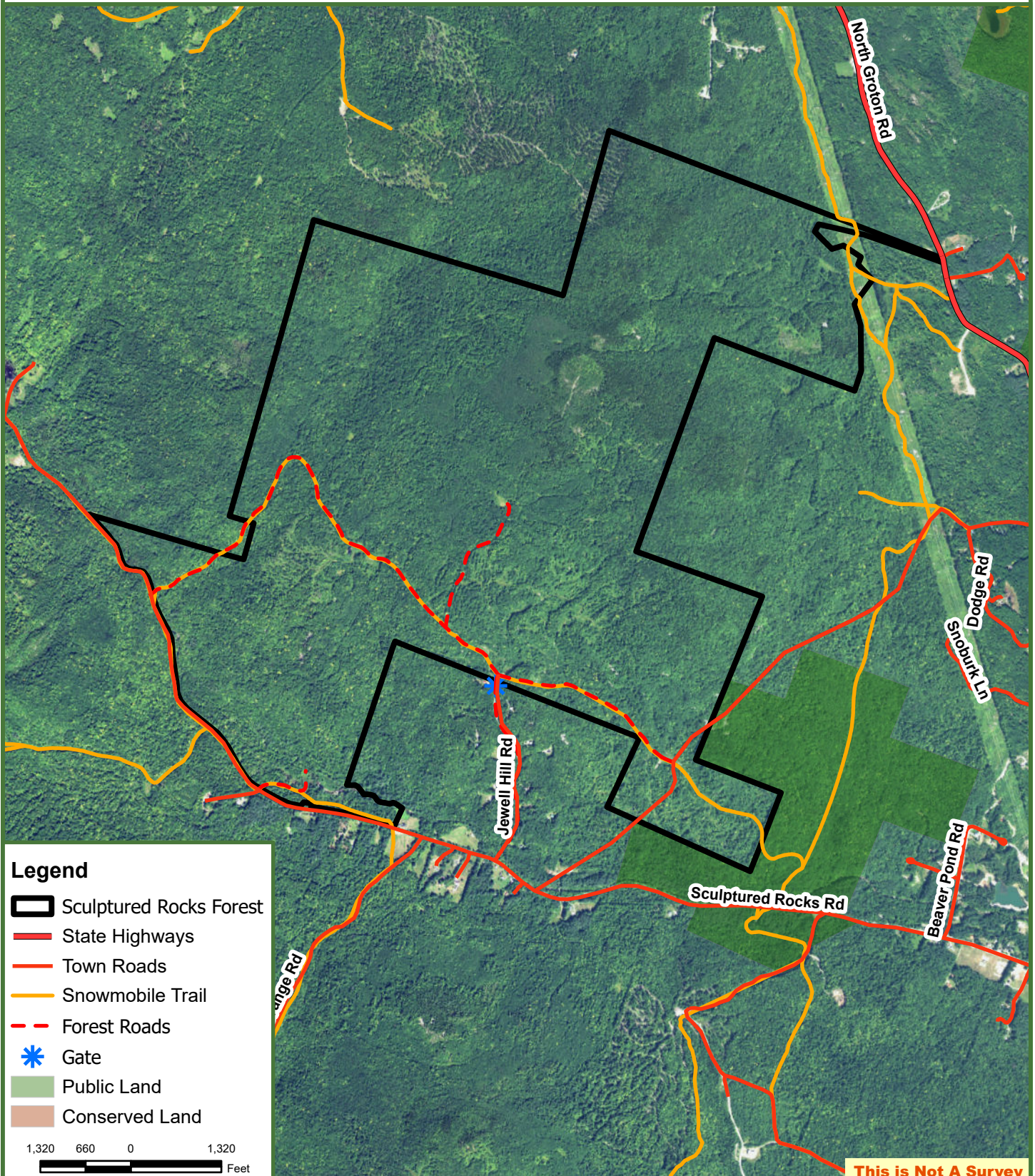
Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location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





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Groton, Grafton County, NH



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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: Michael A. Tragner

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.