

PINE HILL FOREST

**Located just outside the village of Lisbon, NH,
this multiple-use forest offers ridgeline views,
recreational trails,
and excellent potential for a private rural residence.**



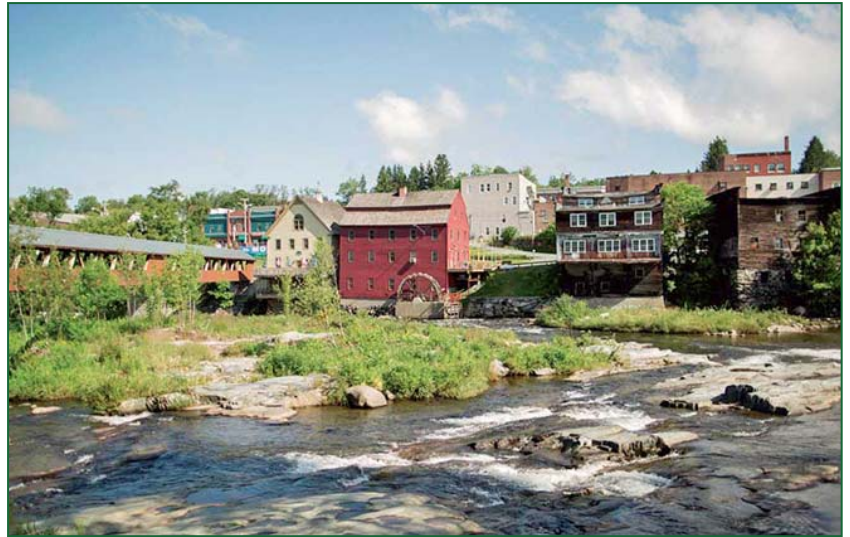
65.8 Acres
Lisbon, Grafton County, New Hampshire

New Price: ~~\$120,000~~ \$112,500

LOCATION

The parcel is located in the southeast corner of Lisbon, NH, an historical mill town bisected by the scenic Ammonoosuc River and just a few miles west of Franconia Notch Parkway.

At its industrial peak in the early 20th century, the town was once home to numerous shops, mills, factories and stately homes. Today, the town is smaller and quieter, surrounded by forested hills and a patchwork of fields along the river valley. Many of its 1,600 residents work at New England Wire Company. Founded in 1898, the company employs over 400 workers operating three shifts, five days a week. Alternative employment, diverse shopping outlets, restaurants and entertainment can be found in nearby towns such as Littleton, Woodsville or St. Johnsbury, Vermont.



Littleton, NH, named one of the best little towns in America, is located just 20 miles north of Pine Hill Forest (*Photo: Yankee Magazine*)

A half mile to the southwest of the property is tranquil, undeveloped Pearl Lake, a gem for both its beauty and its pristine state. This lovely lake has a public access space on the northeast shore, making it the perfect spot for wildlife viewing, canoeing, kayaking or fishing while enjoying the view from the water.

The town is conveniently located just twenty minutes south of Littleton, NH, a thriving New England town at the western end of the White Mountain Region and near the intersection of Interstates 93 and 91.

Boston, Massachusetts is located 154 miles to the south, about a two-and-a-half hours' drive. For skiing enthusiasts, Cannon Mountain is just 14 miles away, while Bretton Woods is about 26 miles away.

ACCESS & BOUNDARIES

The parcel has 829 feet of frontage on Pearl Lake Road, a town-maintained gravel road with power and utilities. A 100-foot gravel driveway leads into the parcel interior.

Boundaries are in fair condition, with steel pins at the road frontage and generally visible in the form of painted tree blazes and stone walls.

To visit the property from the center of Lisbon, take Savageville Road off Route 10/302, across from New England Wire. Follow this road for about half a mile to where it becomes Pearl Lake Road. Stay on this road for another 2.5 miles and the gravel driveway, flagged with pink ribbons, will be on your left.



A gravel driveway commences from the Pearl Lake Road frontage to provide access upslope to the parcel interior.

SITE DESCRIPTION

The parcel offers moderately sloping topography with a southeast aspect. Soils are well-drained, sandy to gravelly, and with no evidence of wetlands.

The sloping terrain is relatively consistent with the exception of a somewhat steep section along the western boundary. The former logging trails provide an excellent means for recreational use and for future forestry activities. Some of the main trails could benefit from brushing out to improve their utility.

The ridges across the valley come into view from the upper slopes. On a clear day with leaves gone, distant views of mountains to the northeast can be enjoyed. A view of Pearl Lake, located a half mile from the property, is also available at mid-slope.

The property's northeast corner touches the shoulder of Pine Hill, a prominent ridgeline with an elevation of approximately 1,600' ASL (above sea level).

A residential building opportunity is readily available in the small clearing at the end of the driveway. The slope and soils should allow carefully extending the driveway upslope to enhance privacy and capture views of the local ridges and possibly Pearl Lake.

The forest was last thinned in 2015, leaving a species mix of predominantly pine, red oak and red maple in the sapling to pole size classes. The young forest is well-stocked and growing fast, to the point where some modest clearing may be necessary to maintain the views. Opportunities for periodic, small-scale firewood thinning are abundant.

White pine, red oak and red maple are the dominant species.



The 110' driveway leads to a small clearing up a short slope.



The clearing offers great potential for a secluded home site.



MUNICIPAL ZONING

The parcel is located in Lisbon's conservation district, the Pearl Lake watershed, which allows a minimum lot size of 1.8 acres and a minimum of 125' of town-maintained road frontage. Despite the district name, the zoning ordinances are reasonable for those seeking to build a single family home in this part of town. For more information regarding planning and zoning, contact the town office at (603) 838-2862 or visit their website at www.lisbonnh.org.



Ample sunlight brightens the south-facing forest.

TAXES, TITLE & ACREAGE

Municipal property taxes in 2018 are \$134.63 (total) for two separate tax lots: Map R39, Lot 5 (\$100.24) and Map R39, Lot 7 (\$34.39).

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 NH Current Use program, visit www.revenue.nh.gov.

Acreage is based on a January 2002 survey conducted by Mark T. van der Hayden LLS #730.

The property is recorded in two warranty deeds with the Grafton County Registry of Deeds as Larry Moffett to Michael Wearne in Book 2513, Page 514 and Book 2513, Page 512, both dated January 26, 2001. Copies of the deeds, tax bills, maps and other related documents are available upon request.

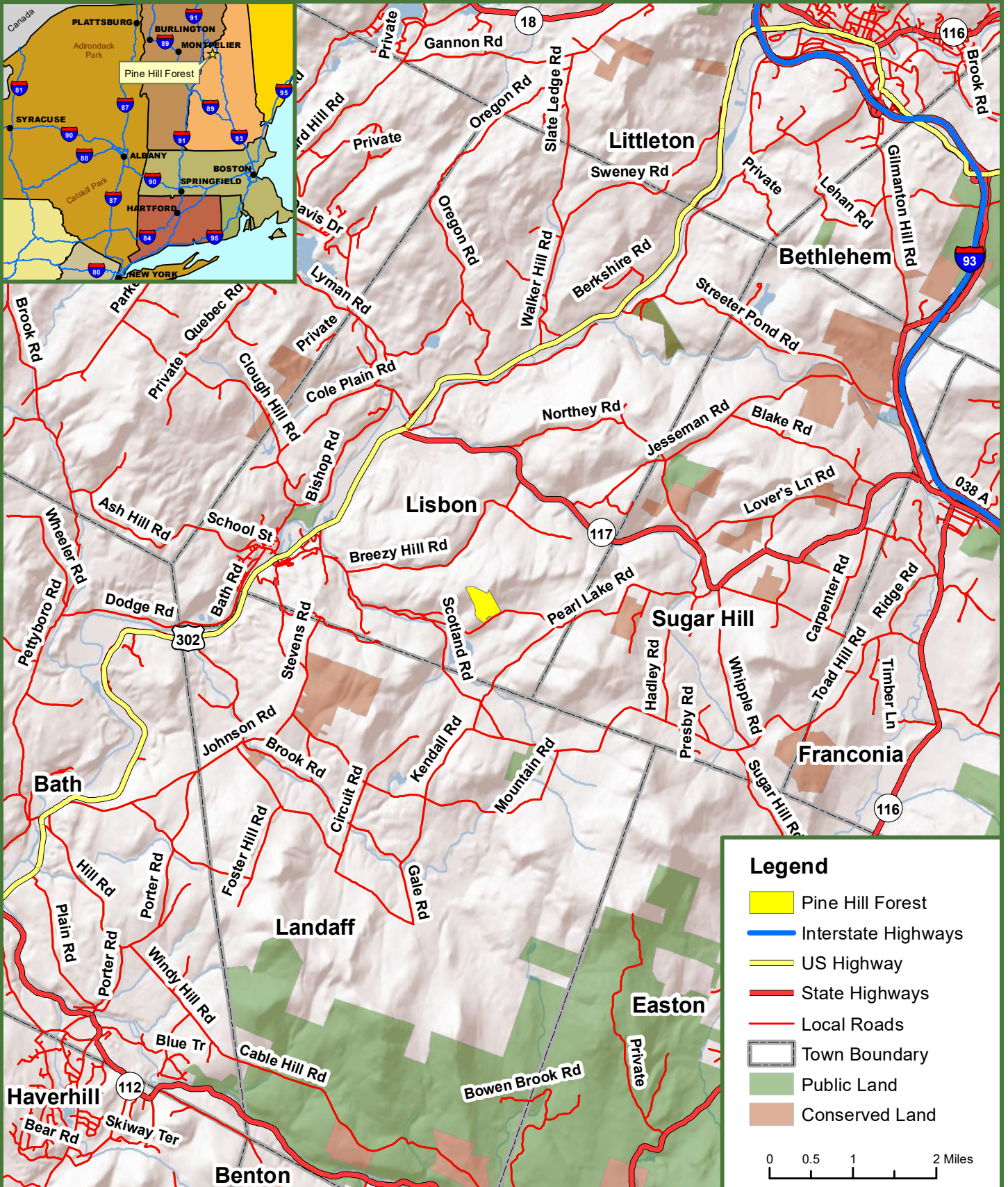
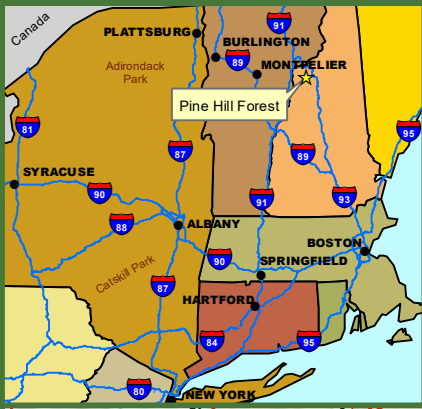
Tranquil, undeveloped Pearl Lake is a half mile from the property.



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.

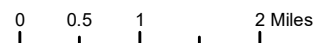


Locus Map Pine Hill Forest 65.8 Acres Lisbon, Grafton County, NH



Legend

- Pine Hill Forest
- Interstate Highways
- US Highway
- State Highways
- Local Roads
- Town Boundary
- Public Land
- Conserved Land



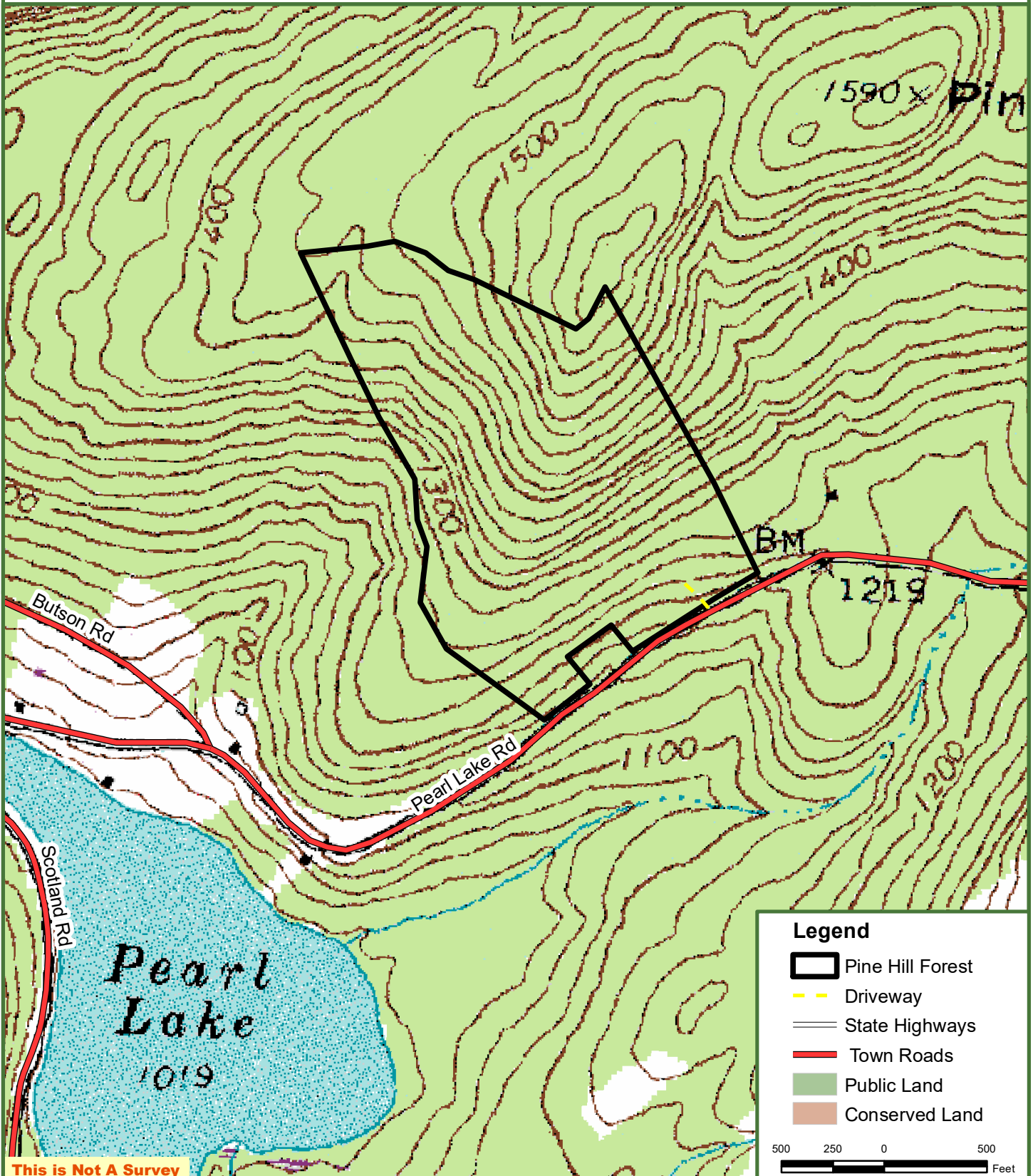


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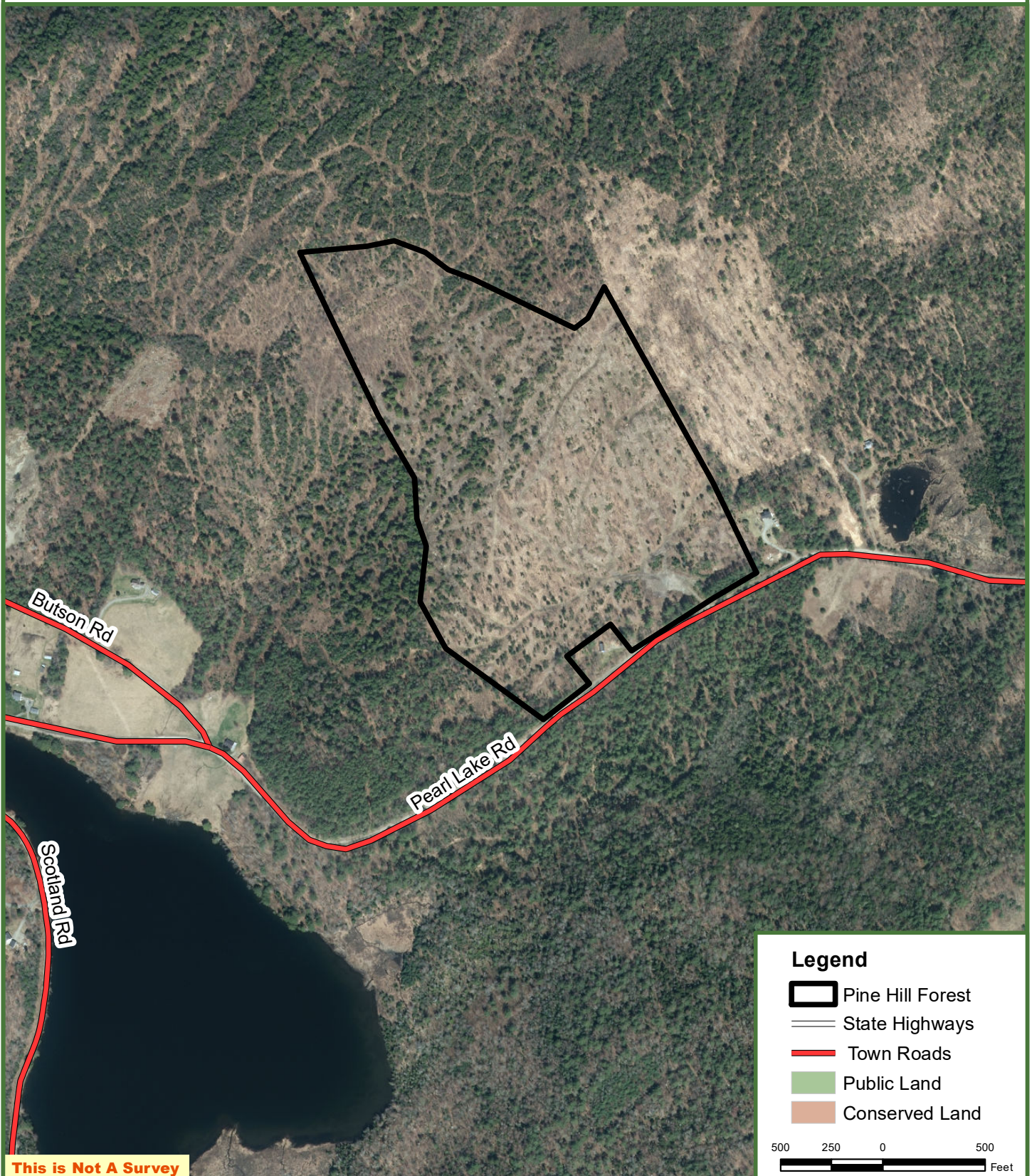


Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location 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 *1/19/2012*

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.