

# fountains

## PEARLY LAKE FOREST

*On the shores of Pearly Lake and with sweeping views of Mount Monadnock, this conserved forest offers well-managed timber, a generous building envelope, internal trails and scenic fields.*



**672 GIS Acres**  
**Rindge and Fitzwilliam, Cheshire County, New Hampshire**

**Price: \$850,000**

## LOCATION

Pearly Lake Forest is set on the shores of its namesake lake in southwestern New Hampshire, also known as the Monadnock Region. The area abuts the northern border of Massachusetts and is about halfway between Vermont and the seacoast. The rolling landscape of forests and farms is punctuated with small New England villages and numerous small lakes and ponds.

The property is in the town of Rindge, a classic northeastern hamlet centered on a village green with a gazebo and steepled church. Franklin Pierce University sits just across Pearly Lake from the property and is the cultural and economic hub of the town. Inns, restaurants and local shops cluster in the village center near the University, while chain eateries and stores are available along the two state highways that bisect the town.



**Mount Monadnock rises to the north of the property as seen from one of two fields in the 150-acre building envelope near the parcel center.**

The town sits in the southern shadow of Mount Mondanock, the highest point in the county (3,165' ASL) and considered "one of the most climbed mountains in the world." Annett State Forest occupies the northeast corner of town and offers trails, ponds and the memorial Cathedral of the Pines, established in 1945 in honor of our nation's military veterans.

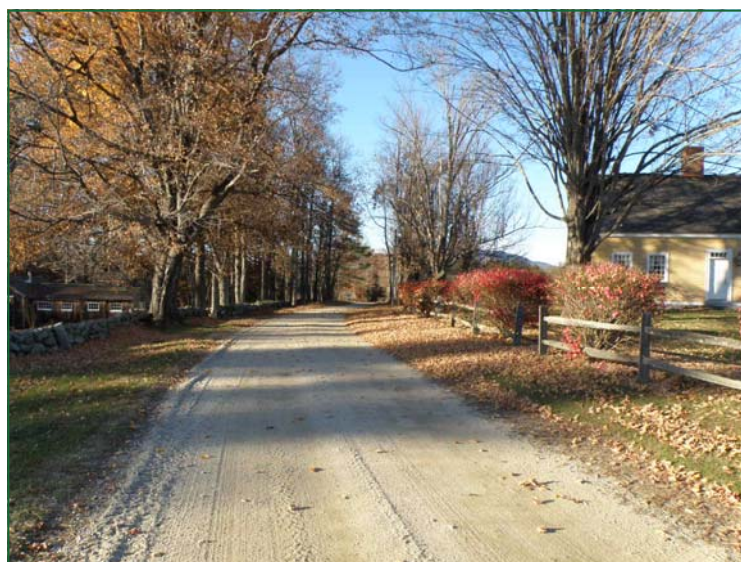
With its small town atmosphere, proximity to outdoor activities, and enrichment by the university, Rindge is an appealing place to call home or visit throughout the year. Brattleboro, Vermont, and Interstate 91 are 40 miles to the west. Manchester, New Hampshire, a popular city with outlets, an airport and access to Interstate 93, is 50 miles to the northeast. Boston, Massachusetts, is 70 miles to the southeast.

## ACCESS

The main entrance is from the south via Bowers Hill Road, an unmaintained Class VI road. Shortly after a gate along this road, a gravel spur on the right leads into one of the interior fields. After the spur, Bowers Hill Road turns right, providing interior access to a second field within the 150-acre building zone, before connecting to Ingalls Road to the north.

Ingalls Road frontage offers town-maintained access from the north through a small field, while another gravel road accesses the southwest corner directly off Route 119.

All of the internal roads have recently been re-designated from Class VI to *Class A Trails* whereby the public has pedestrian rights, but no vehicular access is permitted. The entrance to each trail is kept gated by the landowner.



**Shortly after this farmhouse on town-maintained Ingalls Road, the parcel frontage begins on the left, where another gravel road provides direct access. The road is kept gated by the owner.**



## SITE DESCRIPTION

The property's topography offers an interesting mix of flat, gently rolling and hilly terrain. The variable terrain makes it suitable for an equally diverse range of land uses - continued long-term forestry, recreation (fishing, hunting, wildlife viewing, paddling), small scale agriculture and residential development. Soils are mostly of a well-drained, glacial origin (sandy/gravelly) conducive to growing good quality pine and oak, as well as medium-quality hardwoods, such as maple and birch.

Several fields of varying sizes grace the forest. Some of these fields were recently re-established by the current and previous owners after decades of abandonment, having first been cleared in the early 19th century for livestock and agriculture. The granite stone walls bordering the fields serve as a lasting reminder of the hard-scrabble lives of early New Hampshire settlers.

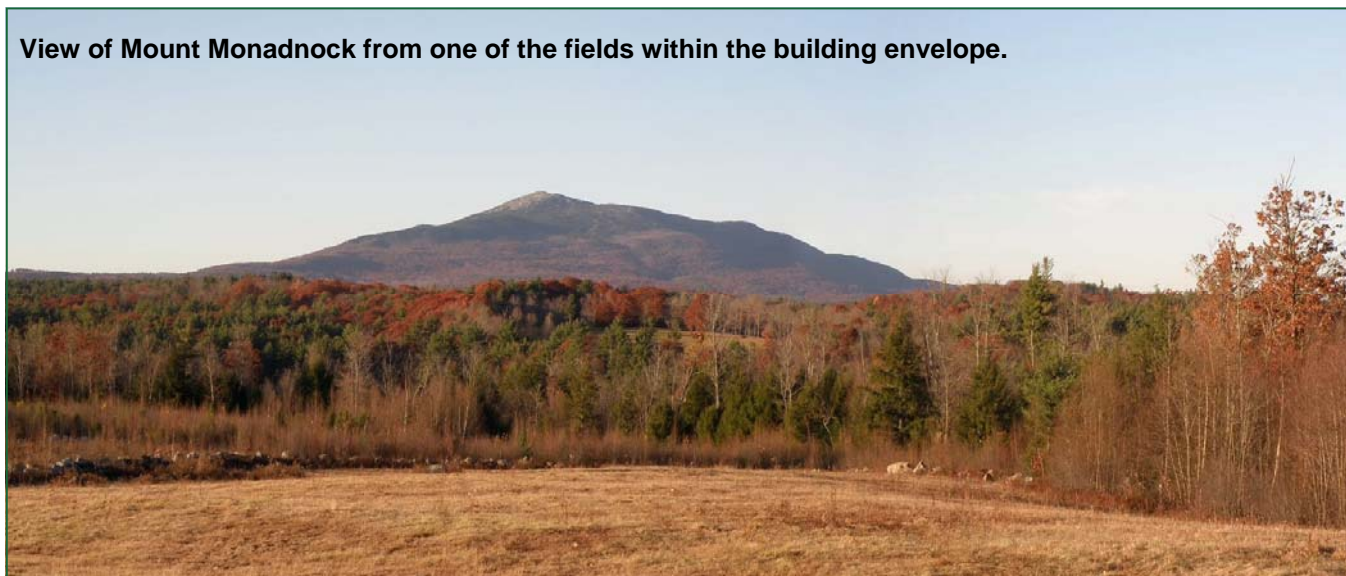


**Many of the fields are lined with historic stone walls, such as this field on the northeastern boundary along Ingalls Road.**

There is a total of 55 acres of field on the property. In the northeast corner of the tract, there is an 11.3-acre field, which was cleared in 2005 and fronts Ingalls Road. An 8.9-acre field, cleared in 2006, is a short distance to the south, adjacent to Bowers Hill Road on the eastern boundary. Two more fields, one 10.5 acres and the other 24.4 acres, were cleared in 2008. These two open areas are on two small "plateaus" and offer outstanding views of Mount Monadnock to the north. These fields are within the 150-acre designated building envelope, providing opportunity for building a home with a breathtaking view.

The conservation easement on the property allows for a 5-acre home site to be located within a specific 150-acre "building envelope" on the two gentle knolls described above and noted in the maps at the end of this report. Nearby aesthetics are enhanced by the stone walls that line sections of the fields, and the form of solitary Mount Monadnock provides a stunning backdrop for a year-round or vacation home. Access to the building envelope is available via Bower Hill Road from the northern end of the parcel.

**View of Mount Monadnock from one of the fields within the building envelope.**





## WATER RESOURCES

Water bodies ranging from open water wetlands and small brooks to beaver-controlled ponds and the shining waters of Pearly Lake provide additional charm to an already scenic property.

Pearly Lake (also known as Pearly Pond) is a 192-acre lake with some shoreline homes along the western and southern shoreline. The eastern shoreline, some of which is owned by Franklin Pierce University, remains largely undeveloped.

The lake is 17 feet at the deepest point and averages 7 feet deep throughout. The Franklin Pierce beach is open to the public and there is a lifeguard on duty on most summer days. Boating of all kinds is allowed, although there is no public boat access. For fishing enthusiasts, the pond supports a variety of warm water fish including largemouth bass, chain pickerel, yellow perch, horned pout and others.

Sections of the property shoreline appear suitable for constructing a dock for swimming and boating. A dock is allowed in the conservation easement.

Wetlands account for 54 acres of the property, including the two beaver ponds (8-10 acres in total). The ponds and associated bog areas offer excellent habitat and a great place to view a variety of wildlife and waterfowl.

A recommended course of action for the next owner would be to construct a trail leading down to Pearly Lake from one of the interior fields.



**Above: One of two small ponds with water levels maintained at the discretion of the beavers.**

**Below: Two year-round brooks course through the forest, providing additional habitat and scenic value.**



**The property's forest shore as seen from Pearly Lake's eastern side.**



## FOREST RESOURCE

The forest supports a mix of white pine and hardwoods with medium stem quality and a pole to small sawlog diameter distribution. Based on an adjusted 2003 timber inventory, white pine comprises 44% of the total volume, mixed hardwoods (red oak, red maple, yellow/black birch and white ash) account for 33%, hemlock is 12%, and a few other species (notably red spruce and red pine) comprise the remainder.

The forest has been sustainably managed for over twenty years, resulting in the majority of stands being fully stocked. With the exception of establishing three fields totaling 44 acres, there has been no other harvesting since 2005. Subsequent growth has resulted in a property-wide average stocking of approximately 26 cords/acre, well above the regional average and poised for another thinning in the near future.



**A quality stand of red oak and mixed hardwoods after a thinning in 2005. These same trees have likely grown another inch or more in diameter since this last thinning.**

Based on the adjusted 2003 inventory, the rough timber value is \$525,000. The ownership is considering an updated timber cruise in the spring of 2016.

## CONSERVATION EASEMENT

Almost the entire property is protected by a conservation easement that provides for one 5-acre house site within a 150-acre zone (see the topographical map at the end of this report with the zone highlighted). There is a 6-acre parcel in neighboring Rindge, which is not part of the easement. The easement also provides for construction of a dock along frontage on Pearly Lake. The easement has no specific mention of public recreational rights, so posting is permissible. The easement is recorded in the Cheshire County Registry of Deeds in Book 1447, Page 154.

## TAXES, ACREAGE AND TITLE

Municipal property taxes in 2015 were \$874 for the Rindge parcel (Map 09, Lot 13), which is enrolled in New Hampshire's Current Use Tax Program, \$6 for one conserved Fitzwilliam parcel (Map 16, Lot 3), and \$393 for a second, non-conserved Fitzwilliam parcel (Map 12, Lot 44) not enrolled in Current Use.

There is no formal survey available. Rindge and Fitzwilliam tax maps indicate a total of 721 acres. The deed lacks complete acreage references but GIS map acres total 672. For purposes of marketing, the GIS acres serve as the primary reference.

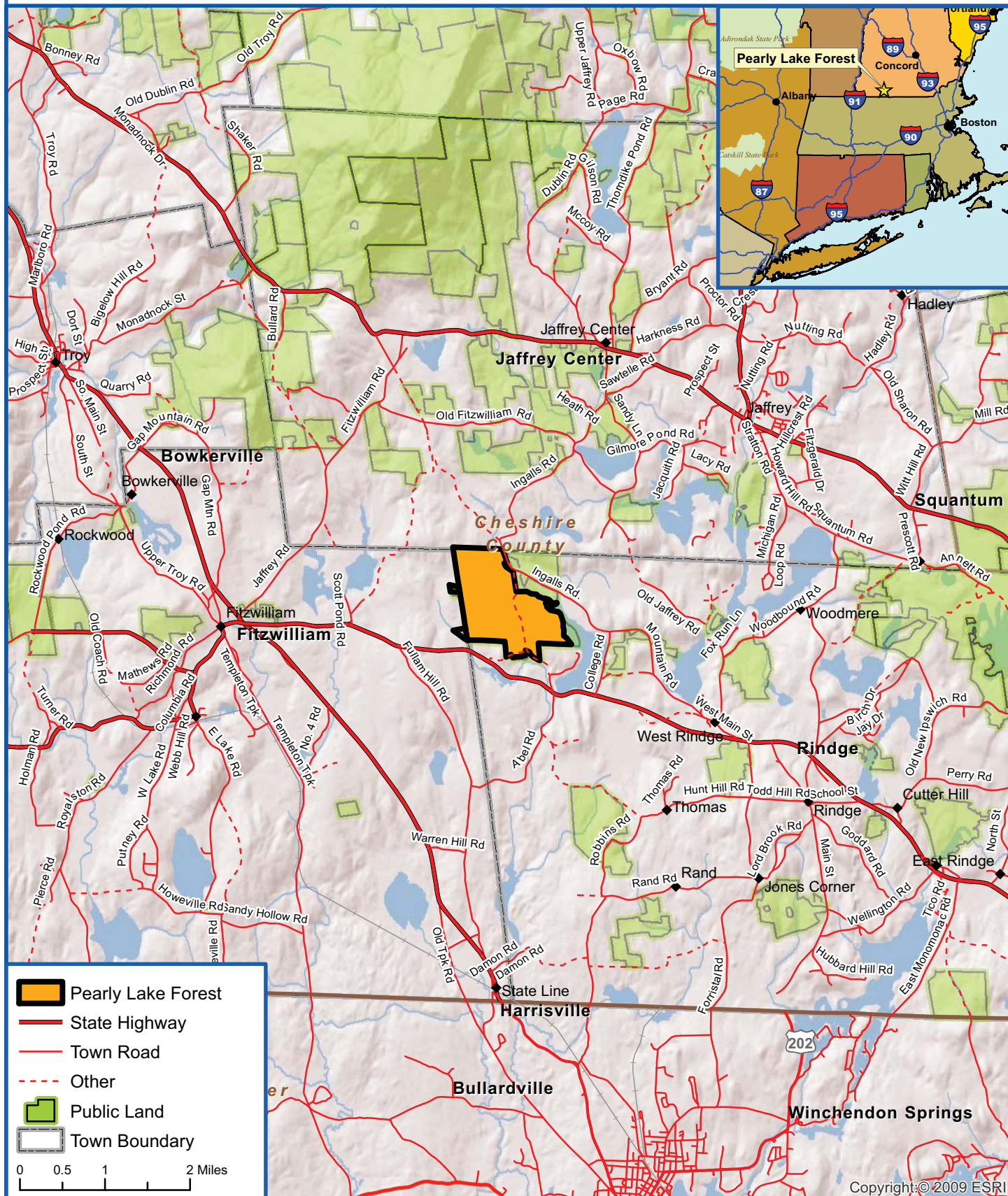
The property is owned by Pearly Lake Forest, LLC and the deed is recorded in Book 2361, Page 959 and Book 2499, Page 467 in the Cheshire County Registry of Deeds.

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Fountains Land Inc. 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.

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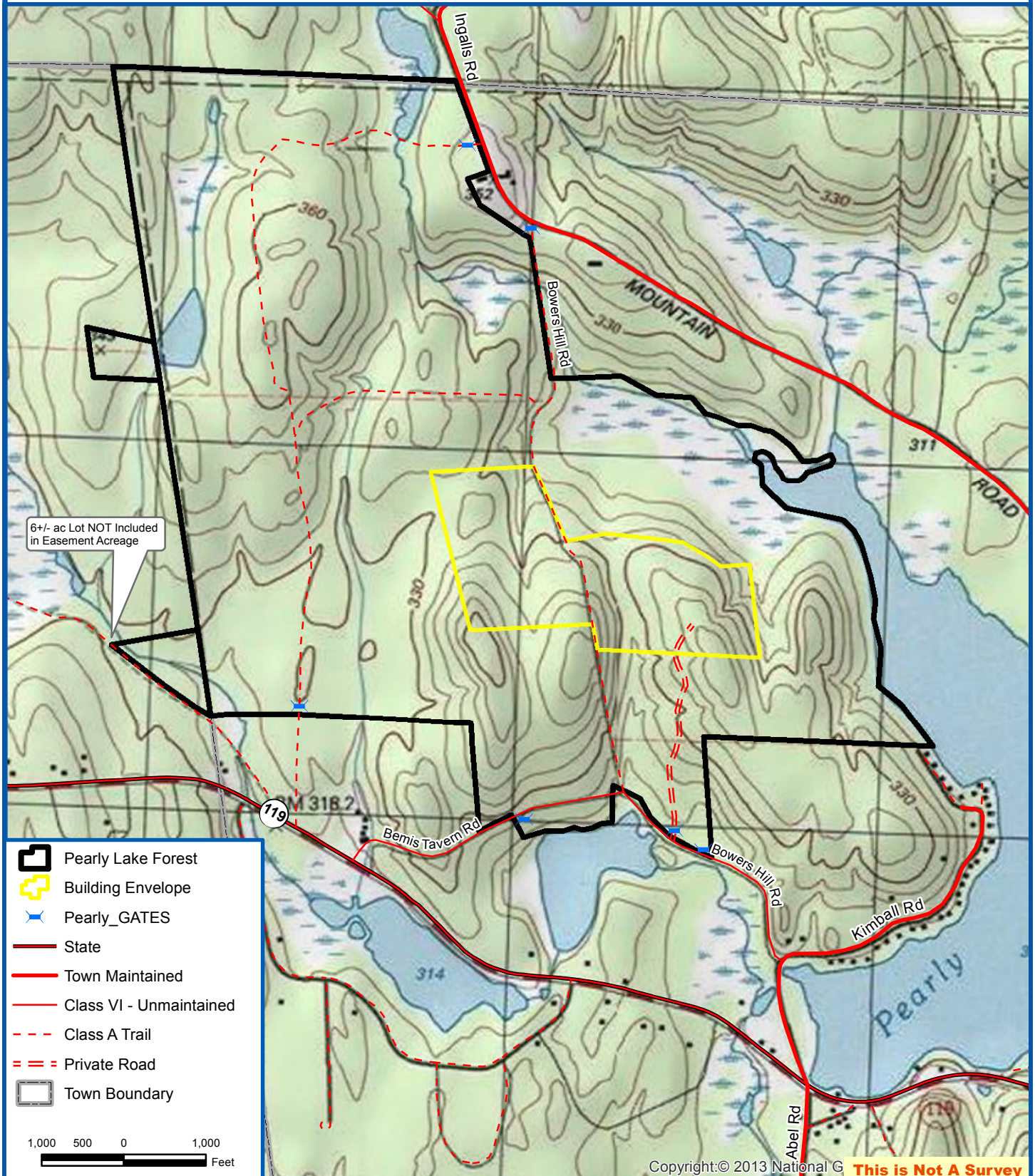




# Pearly Lake Forest

672 GIS Acres  
Rindge & Fitzwilliam, New Hampshire

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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 NHGC.  
Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.

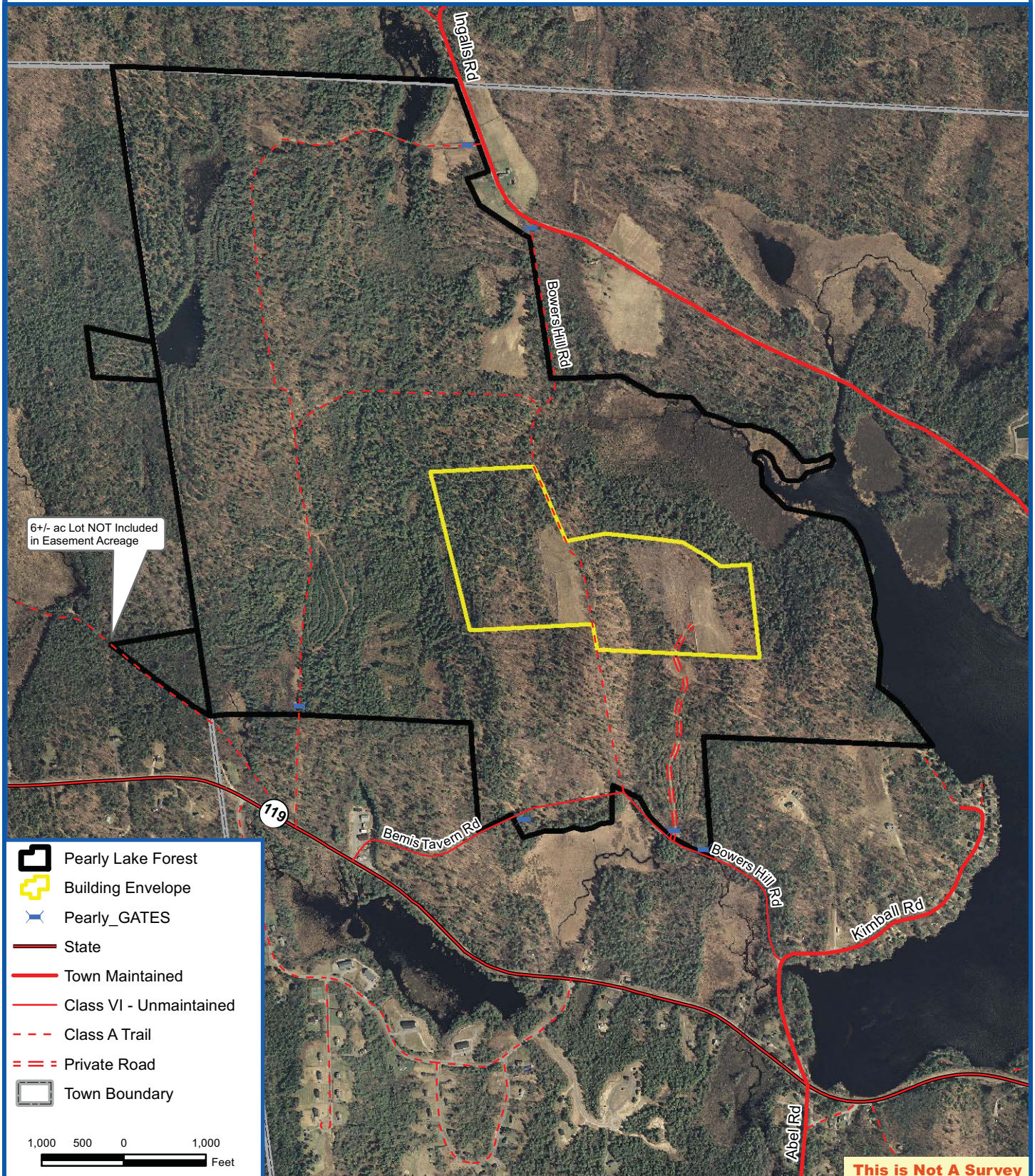




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# NEW HAMPSHIRE REAL ESTATE COMMISSION

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 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](http://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.