

TUCKER MOUNTAIN FOREST

A central New Hampshire property located on the southern face of Tucker Mountain that is well suited for conservation, recreation, and long-term timber management.



*203 Tax Acres
Andover, Merrimack County, New Hampshire*

Price: \$539,000

LOCATION

Tucker Mountain Forest is located in the town of E. Andover, New Hampshire, a picturesque rural community in the Merrimack River Watershed. A public boat launch to Highland Lake and the famed Northern Rail Trail are within five miles of the property.

The town is conveniently located just thirty minutes north of Concord, New Hampshire, the state capital. More locally, the town sits between Andover (4 miles to the west) and Franklin (11 miles to the east).



The East Andover is a picturesque New England town that affords ample opportunities for outdoor recreational activities.

ACCESS

Tucker Mountain Forest has a 600-foot right of way and can be accessed from Pieters Road, a Class 6 road located off Tucker Mountain Road. Near the south-central boundary, the right of way exists as an established woods road, entering the land by crossing the neighbor's property.

Once on the land, it flows in a northerly direction across a field and into the woods before terminating at an established forest opening. It provides an excellent base for a year-round road.

Based upon a review of legal documents, the right of way appears to provide permanent, unrestricted access for ingress and egress to the land. These legal documents are available upon request. Prior to making an offer to purchase the land, buyers should have these documents reviewed by their legal counsel. Internal woods trails cover most of the land's extremes. Boundaries exist as stone walls, wire fencing, and new blazes.



The junction for Tucker Road and Pieters Road is marked by a red schoolhouse that is on the National Register of Historical Places.

To visit the property, take Route 11 to the center of East Andover, then west on Maple St. and northwest on Tucker Mountain Road to Pieters Road (corner marked by historical red schoolhouse). Drive north down Pieters Road, and pink flagging is on the right, which marks the right of way into the property — an established road through the abutters field. Please park only in the r.o.w. and not on the neighbor's property.

SITE DESCRIPTION

The land is defined by the 1,631' Tucker Mountain that runs along the northern boundary, which is also the town line separating the towns of Andover and Hill. The terrain is moderately flat throughout the center of the property. Towards the property's northern boundary, the land rises steeply as it approaches the top of Tucker Mountain. A short hike leads to expansive southern views near the top.

The southeast half of the property is punctuated by a handful of unnamed knolls as the terrain generally slopes away from the land's center to a low elevation of 940' at the land's southern boundary.

In the center of the property is a small wetland flanked by a steep bowl of mature red oak and hemlock that rises dramatically to the top of Tucker Mountain. This wetland is the source of a pristine year-round stream that flows off the property into the valley below. Impressive glacial erratics can be found at various points throughout the property.

TIMBER

The property offers an attractive timber resource that is fully stocked. Over 50 years of prudent management has resulted in a forest dominated by mature red oak with a cohort of white pine and hemlock. The existing age classes include a percentage of pole and small saw timber 20-40 years of age, while a percentage of the diameter class is mature sawtimber 70 years old and older. Species are dominated by red oak, which occupies nearly 40% of the species composition. The quality is exceptional, with many stems that are 18" in diameter and larger. The other major species are white pine and hemlock. Red maple and beech comprise the remaining species. In the steeper portions of the property, mature hemlock and red oak are present.

Thinning to improve forest health and growth can occur at any time. The property is well poised for a harvest, which could provide immediate cash flow upon purchase. A forest management plan and timber inventory were performed in April 2024. A copy is available upon request. The oak component provides mast for the local wildlife population. Evidence of deer and bear exist throughout the property.



Established R.O.W. provides access from Pieters Road.



Numerous glacial erratics accent the landscape.



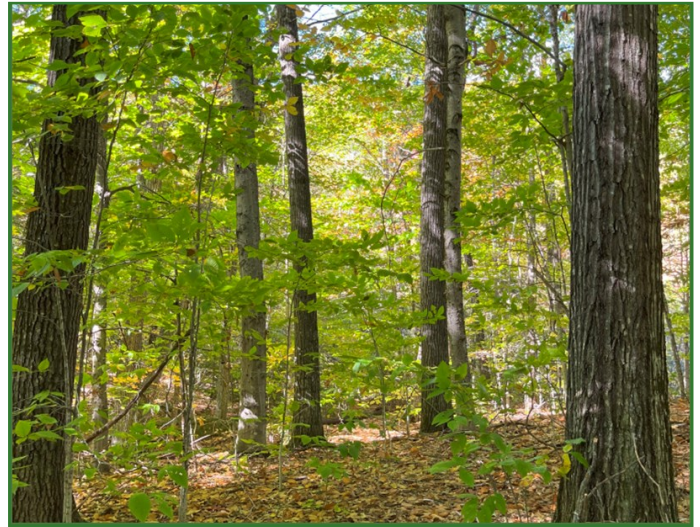
White Pine makes up a portion of the species.

TAXES & TITLE

Municipal property taxes are approximately \$195 per year. The maps in this report are based on the forest management plan map. Further information regarding the title can be found in the Merrimack County Records Book 1267, Page 432. The property is enrolled in New Hampshire's Current Use, keeping the annual property taxes very low.



Hardwood sawtimber poised for future growth.



Mature Red Oak is found throughout the property.



Looking south from vantage point below Tucker Mountain.

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

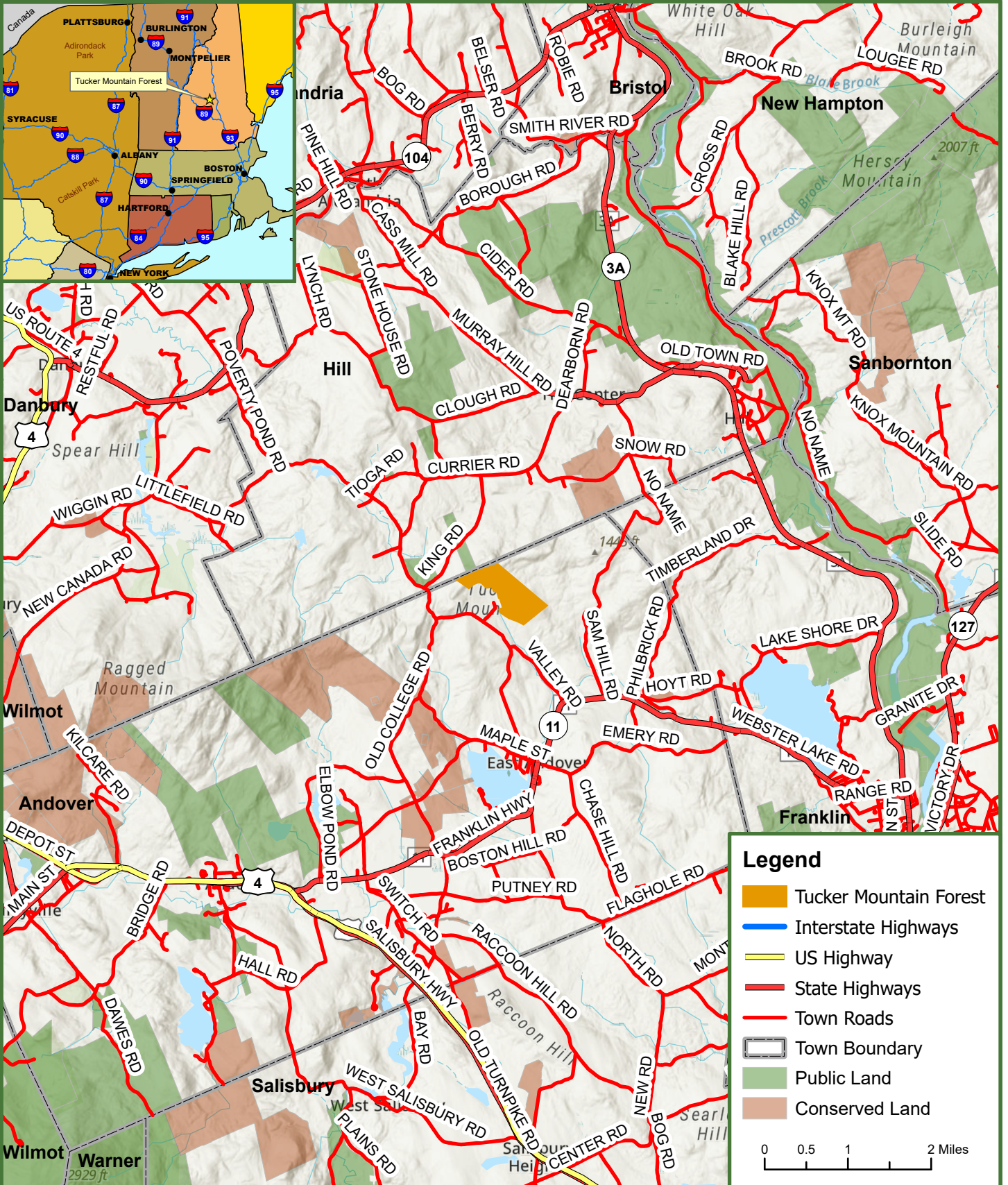
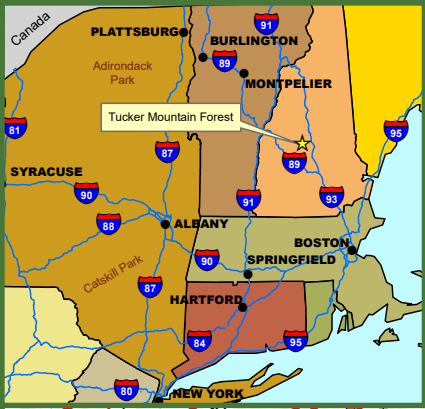
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Andover, Merrimack County, New Hampshire



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Legend

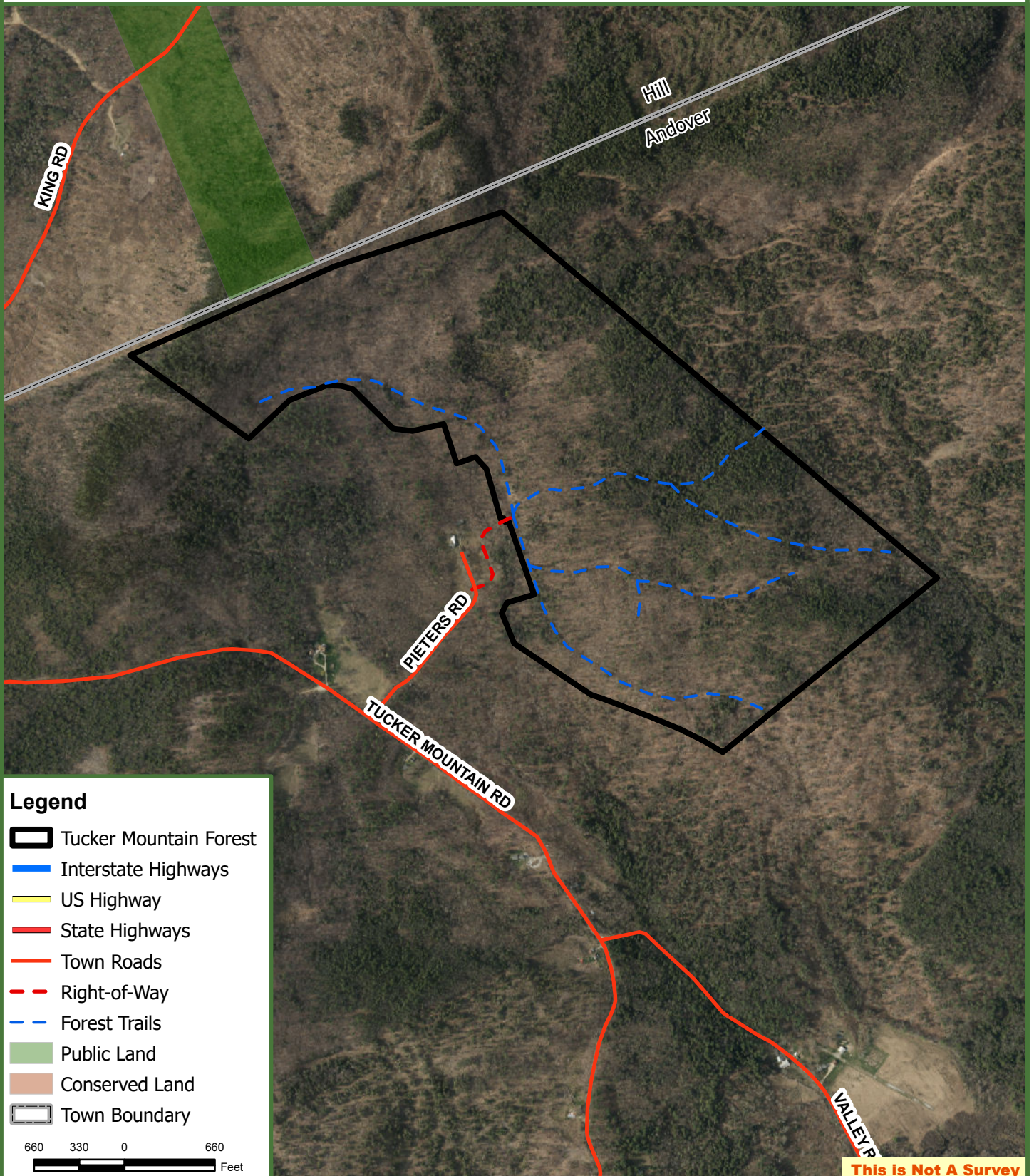
- Tucker Mountain Forest
- Interstate Highways
- US Highway
- State Highways
- Town Roads
- Town Boundary
- Public Land
- Conserved Land





Tucker Mountain Forest

203 Tax Acres
Andover, Merrimack County, New Hampshire



Legend

- Tucker Mountain Forest
- Interstate Highways
- US Highway
- State Highways
- Town Roads
- Right-of-Way
- Forest Trails
- Public Land
- Conserved Land
- Town Boundary

660 330 0 660
Feet

This is Not A Survey

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.

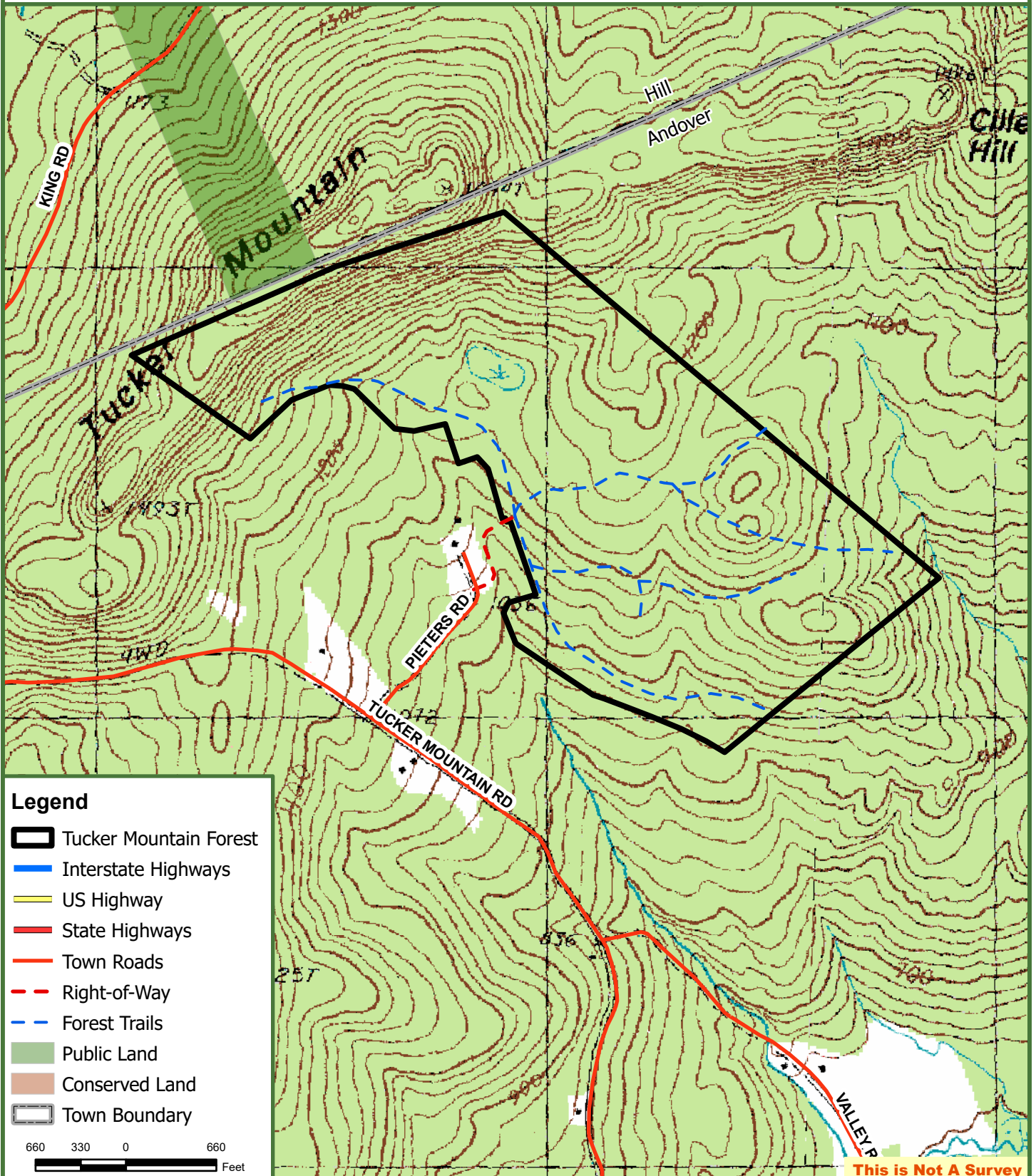


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NEW HAMPSHIRE REAL ESTATE COMMISSION

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. Inactive licensees may not practice real estate brokerage.

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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.