

Come Home to the Country



Newly-built/Three-bedroom

- MBS w/double sinks, tile baths, HW floors
- 9 ft ceilings on open first floor, eat-in kitchen
- Formal dining room, 2-car garage, finishable LL

Bradford \$319,000



Custom-built/Private Setting

- 3.90 acres, eat-in kitchen w/SS appliances
- LR w/cath-ceiling, deck, easy access to I-89
- W/O LL ready to be finished, 2-car garage

Sutton \$319,000



Private Post & Beam w/Views

- 3,000± sq.ft., 3 levels, W/O lower level, garage
- Custom kitchen, 3 BRs-2nd level, 2 rooms-3rd
- 13 acres, brook, landscaped & low-maint. yard

Wilmot \$625,000



2001-14' x 80' Mobile Home

- 3 bedroom, 2 bath, drilled well, 2-BR septic
- 26'x30' garage w/10' doors & overhead storage
- Vast recreational land, walk to Gunnison Lake

Goshen \$149,900



Open Concept with Views

- 4-BR contemporary get-a-way, plenty of room
- Views, deck, 2-car garage, large fam. & LR w/FP
- Close to Mt Sunapee and lake, paved drive

Newbury \$337,500



2004 Affordable Custom Cape

- 3 bedrooms, 2 full baths, maple flooring
- Tile kitchen and baths, nice molding, deck
- Plenty of room to add a garage, great location

Wilmot \$239,500



Unusual Opportunity

- 3 BRs, 1 1/4 baths, LR, and family room
- Zoned commercial, 300+ road frontage
- Ideal for home business w/sep entrance

Newbury \$329,000



In the Family Since 1929

- In-ground pool, open floor plan, 3 bedrooms
- Many recent updates including new foundation
- Detached 4-car heated garage w/400 amp service

Sunapee \$259,000

COUNTRY HOUSES

Real Estate

370 Main Street • PO Box 1113

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Work Continues On Easement To Preserve Hersey Family Farm

By Elizabeth Walters
Concord Monitor staff

For more than six decades, the Hersey family has worked their 267 acres of forest and farmland in East Andover. Now, a federal grant has assured that the land along Route 11 will remain unchanged forever, regardless of whether future generations enter agriculture.

The Farm and Ranch Lands Protection Program recently granted \$173,000 to the Ausbon Sargent Land Preservation Trust to buy an agricultural easement on the land. Although the trust still needs more money to complete the purchase, officials hope to close the deal by the end of the year.

"I didn't want to ever see it developed into house lots, and my family doesn't want to see it developed, either," said Jerry Hersey, who owns the farm. "We wanted to keep it open, the fields open to grow hay. It's good soil for growing hay."

Hersey's parents, James Hersey Sr. and the late Pauline Hersey, bought the land 61 years ago, and James Hersey, who grew up on the farm next door, still lives there, Jerry Hersey said. With the blessing of his parents and his three brothers, Jerry Hersey had been discussing conservation options with the Sargent trust for years. His parents formally gave him the land two years ago, and he decided to have the trust buy easements on his property.

The easements would let him continue to own the land but would give the trust ownership of the land-use rights, allowing the trust to ensure that the property stayed farmland and forest for perpetuity, said Beth McGuinn, the trust's land protection specialist.

In addition to the \$173,000 from the Farm and Ranch Lands Protection Program, the trust will put \$127,000 toward the easement. It still needs to raise \$71,000, which McGuinn said will mostly come from private donations.

In addition to the discount on the

farmed acres, Hersey gave the trust the land-use rights to his 187 acres of forest for free. To buy that conservation easement would have cost the trust another \$143,000. It's a generous gift, McGuinn said, but it's not unheard of in the farming community.

"Jerry's making his living from the land," she said. "There are very few people out there who do that. But those who do live a very modest life and often are not in a position to make a significant cash donation. But often, they make it possible for what we call a bargain sale, a sale at lower than market value, to protect the land that they have worked so hard over their lifetime."

Once the trust owns the easements, life will continue much the same for Jerry Hersey. He can still raise the approximately 45 Hereford cattle he grows for meat and breeding stock, as well as the hay he grows for feed and sale. He can still harvest logs and cordwood in his forest.

"When Jerry is ready, he can pass on that land or sell it to someone else, but those people would not be able to subdivide it or put houses on it or build a parking garage," McGuinn said.

Aside from preserving the view on the drive from Andover to Franklin, keeping the farm from being developed will have other benefits, McGuinn said. Its wetlands and Sucker Brook, which flows through the property, will help as flood control for the area. Its open space and woods will keep the land hospitable to wildlife, such as coyotes, bobcat, moose and bear, she said.

And in years to come, she said, when farms may grow scarcer due to rising land values and the pressure of development, the area will give travelers along the road and on the Northern Rail Trail a chance to see an operating farm.

"It's a very prominent landmark in the town of Andover, and it was an obvious candidate for protection and conservation," McGuinn said.

Lakes from page 7

- greater presence of cyanobacteria.
 - Lake water quality data collected by VLAP monitors since 1986 shows an average phosphorus concentration of around 12 to 14 parts per billion, with a slight improvement over the years.
 - As phosphorus concentrations go above 15 parts per billion, the lake becomes more vulnerable to algae blooms with just the slightest increases in phosphorus.
 - Water clarity has been getting worse, especially in the last three to four years.
 - Sources of phosphorus include lawn fertilizer, manure, septic system effluent, storm runoff, natural soil erosion, human-induced soil erosion, and fireworks.
 - Activities that can increase soil erosion include timber harvesting, construction, agriculture, boating that causes excessive wave action or disturbs bottom sediments, vegetation clearing, and increasing pavement.
 - Sucker Brook contributes nearly 75% of the water flowing into Webster Lake and about 67% of the phosphorus coming from the watershed.
 - About 75% of the Webster Lake watershed is in Andover.
 - Nearly 88% of the watershed is forested. Residential areas make up less than 5%, and pasture land makes up another 7%.
- Representing Andover on the Webster-Highland Lakes Watershed Partnership are Donald Gould of the Andover Planning Board; Robert Welch of the Highland Lake Protective Association; and Peter Zak and Sandra Graves, both of the Andover Conservation Commission.