



Crommet & Lubberland Creek Addition

Summary: The Nature Conservancy (“TNC”) started working with the Gsottschneider family several years ago when the landowners were deciding whether to sell their land. Because of TNC's pre-existing relationship with their real estate broker, they were contacted before the property was listed and started working with the landowner. The project concept was to subdivide the house site, then have TNC acquire the fee title on the 28.6-acres of forest, small wetlands, and early successional habitat. In 2023, the landowner signed an option agreement for TNC to purchase the 28.6-acres for \$600,000. The option agreement expired in November 2024 due to TNC not being able to raise sufficient funds. TNC then reached out to Lori Sommer for assistance on the project in her role with the Great Bay Resource Protection Partnership (“GBRPP”). It was subsequently concluded that it would be a good project for Lori to assist TNC, and for Southeast Land Trust (“SELT”) to be part of the conservation outcome, due to the proximity of other SELT projects, namely the Langley and Sandberg projects.

In January 2025, TNC discussed a new option with the Gsottschneiders for the purchase of a conservation easement. This has been verbally agreed upon by the landowner and TNC is drafting the option agreement.

Landowner: Gsottschneider Family Revocable Trust

Address: 280 Durham Point Rd, Durham

Tax map & Lot #: 227-36

Acres: 28.9

Land use information:

26.9	Forest		Lake/Pond
	Scrub-shrub	0.1	Open wetland
	Field		Scrub-shrub wetland
	Hay Field	0.2	Forested wetland
	Pasture	1.7	Cleared Utility Row
	Cultivated		Other



Conservation Land:

- The property contributes to 6,500 acres of conservation and public lands in the Town of Durham.
 - Lies approximately 0.3 miles south of the 85-acre Langley Farm CE.
 - Lies approximately 0.15-acres from a block of conservation land that includes nearly 2,500-acres in the Lubberland & Crommet Creeks conservation focus area.
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Water resources:

- The property is fully within the Coastal Watershed and the Great Bay Watershed.
 - There are 0.2-acres of NWI wetlands on the property.
 - 0.7-acres are designated for Pollutant Attenuation in Land Conservation Priorities for the Protection of Coastal Water Resources.
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Wildlife and Conservation Plans

- 0.2-acres rank Above Average, 7.1-acres rank Slightly Above Average, and 21.1-acres ranks Average for Climate Resilience.
- The entire Property is in the New England Cottontail focus area.
- 22.7-acres are listed as Ranked parcel for New England Cottontail.
- The entire property is within Tier 1 of Conservation Plan for the Blanding's Turtle and Associated Species of Conservation Need in the Northeastern United States" (USFWS, 2014).
- Within 1 mile of the Property, Natural Heritage Bureau has listed:
 - 4 occurrences of state Endangered reptiles
 - 1 occurrences of state Threatened birds
 - 3 occurrences of Special Concern birds
 - 1 occurrences of state Endangered insects
 - 13 occurrences of state Endangered plants
 - 8 occurrences of state Threatened plants
 - 4 occurrences of plant communities
- 0.3-acres is Highest Ranked Habitat in New Hampshire, 28.3-acres is Highest Ranked Habitat in Biological Region and 0.2-acres is ranked as supporting landscape by the Wildlife Action Plan.
- Lies 2,000 feet west of the Great Bay Important Bird Area.
- 25.0-acres of property lies within a 789.9-acre Unfragmented Forest block.



- 22.3-acres are in the 2021 Land Conservation Plan For New Hampshire's Coastal Watersheds because of the following criteria:
 - 22.0-acres are in Connect the Coast Prioritized Habitat Block;
 - 0.5-acres are in a Resilient and Connected Network; and
 - 22.3-acres are in WAP tier 1 or 2.
- 22.0-acres of property lie within Crommet & Lubberland Creeks - LaRoche and Woodman Brooks Prioritized Habitat Block of Connect the Coast: Linking Wildlife Across New Hampshire's Seacoast and Beyond.

BUDGET:

<u>ANTICIPATED EXPENSES</u>	
Purchase price	\$425,000
Stewardship endowment	\$18,800
Total acquisition fee and stewardship	\$443,800
Due diligence and closing costs	\$37,038
Personnel, Travel, and Fringe	\$13,317
Total other transaction costs	\$50,355
TOTAL DIRECT COSTS	\$494,155
Conservation Support	\$10,977
TOTAL EXPENSES	\$505,132
<u>SOURCES OF INCOME</u>	
Cash in-hand	\$112,000
Moose Plate	\$30,000
GBRPP LP Transaction Grant Program	\$25,000
LCHIP	\$150,000
Great Bay 2030	\$50,000
Private philanthropy	\$88,132
TOTAL INCOME	\$455,132
BALANCE	\$50,000

Income Notes:

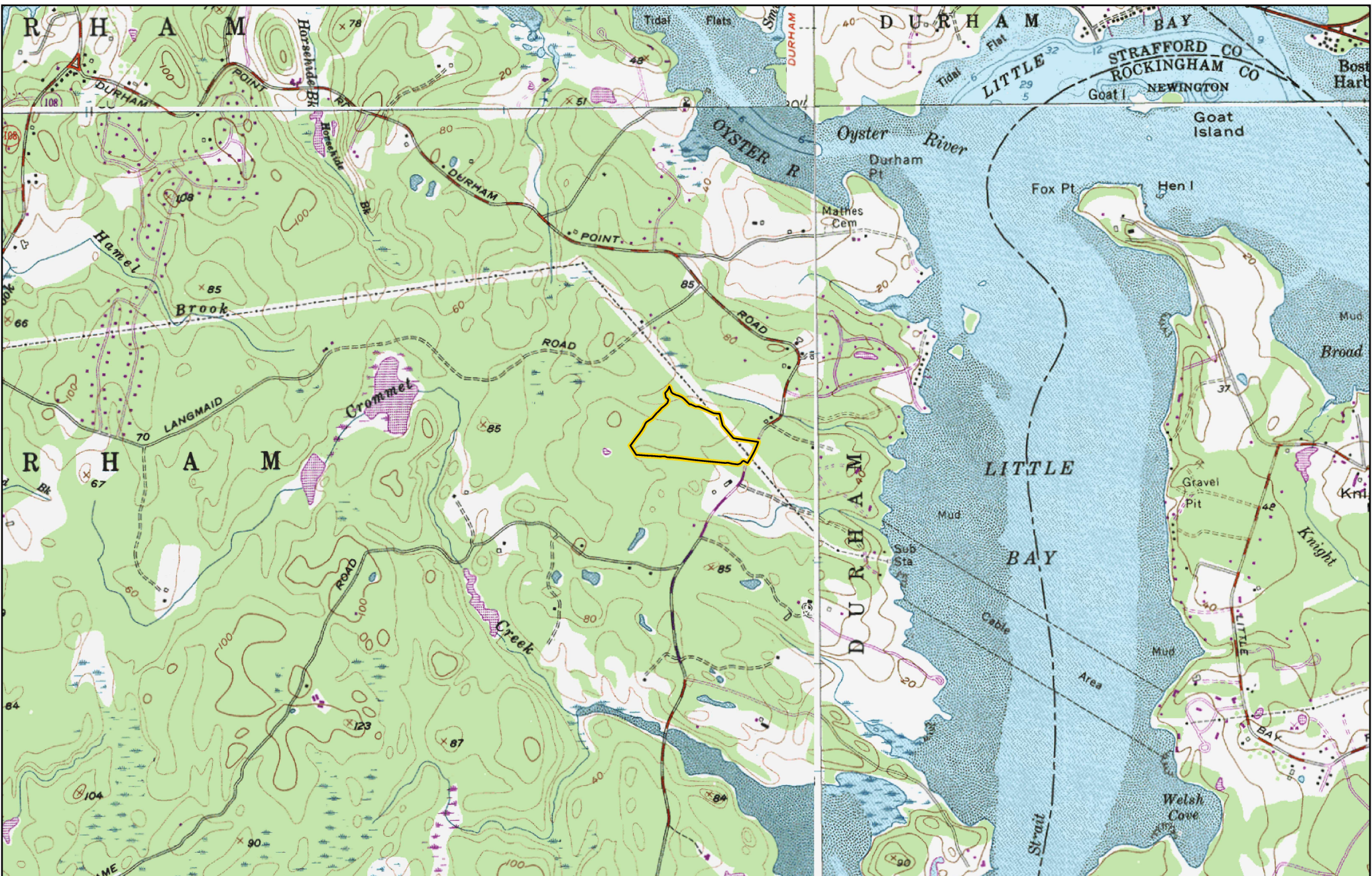
Awarded

Applied April 2025

Grant application June 2025

Grant application Fall 2025

Ongoing discussions with private foundations



0 1,500 3,000 Feet

 Gsotschneider Tract



Gsotschneider Acquisition

USGS Topographic Map
Durham Quadrangle

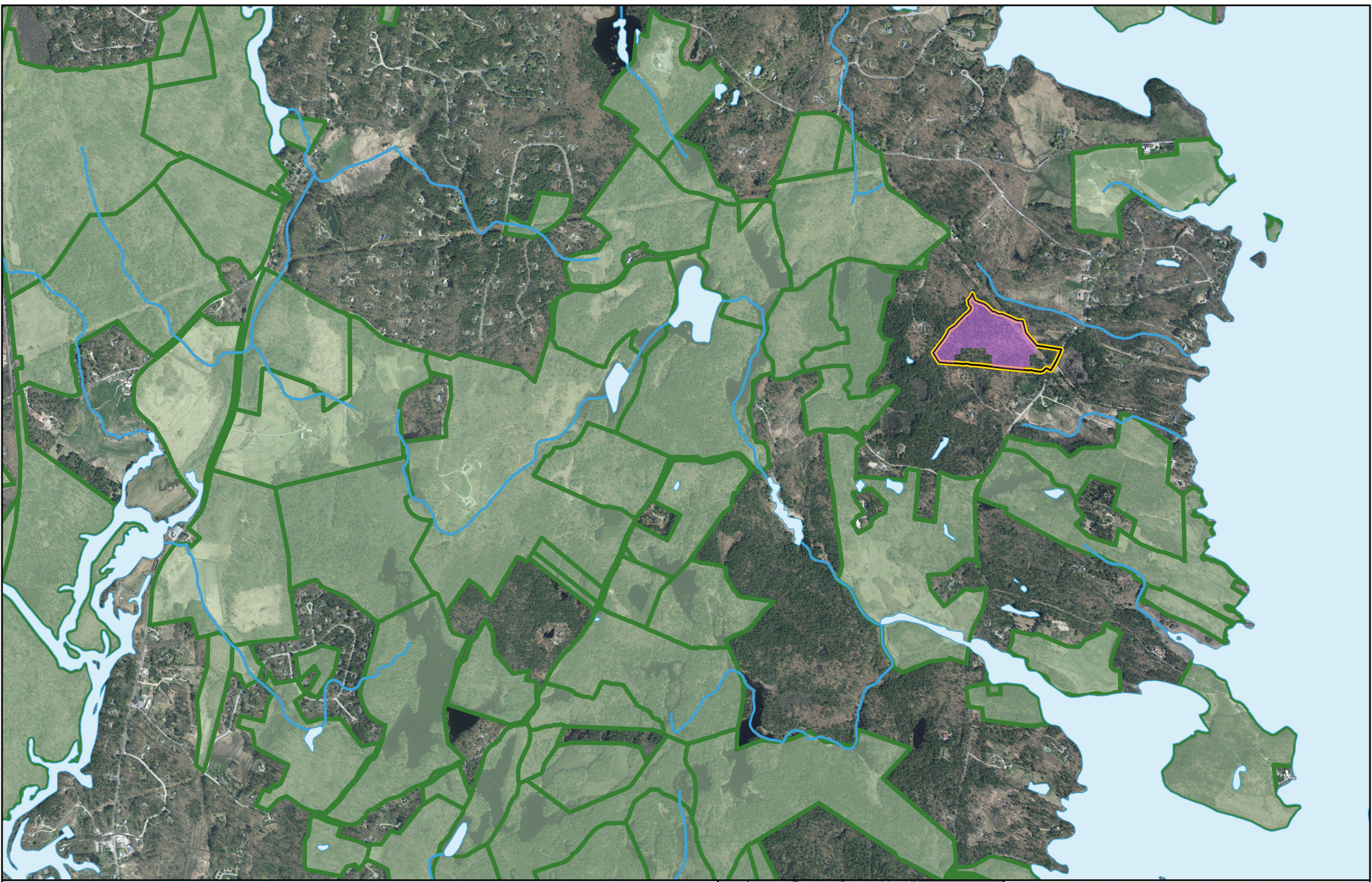
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Durham,
New Hampshire

Data Sources: TNC, NH GRANIT

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



 Gsottschneider Tract	 Stream			Gsottschneider Acquisition <i>Coastal Conservation Focus Areas</i>		
 Other Conservation & Public Lands	 Coastal Watershed Conservation Plan				1:24,000	Created 5/19/2025 by The Nature Conservancy New Hampshire
 Surface Water					Durham, New Hampshire	Data Sources: TNC, NH GRANIT

0 1,800 3,600 Feet