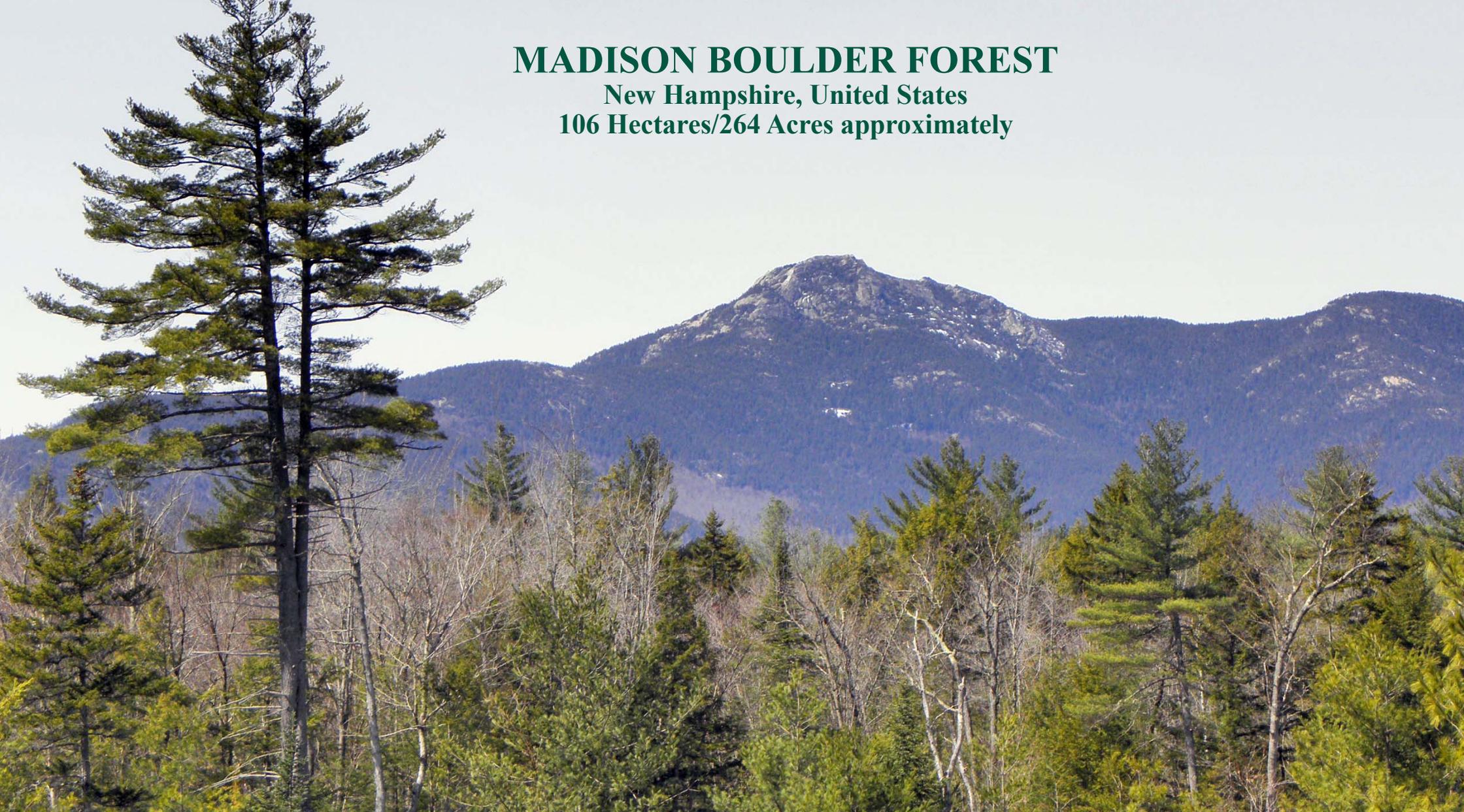


MADISON BOULDER FOREST

New Hampshire, United States

106 Hectares/264 Acres approximately



With the some of New England's tallest mountains as a scenic backdrop, this forest's many attributes - a rocky stream, a tranquil beaver pond, sweeping views - make it a great recreational retreat or second home location.

John Clegg & Co

Chartered Surveyors & Forestry Agents

www.johnclegg.co.uk

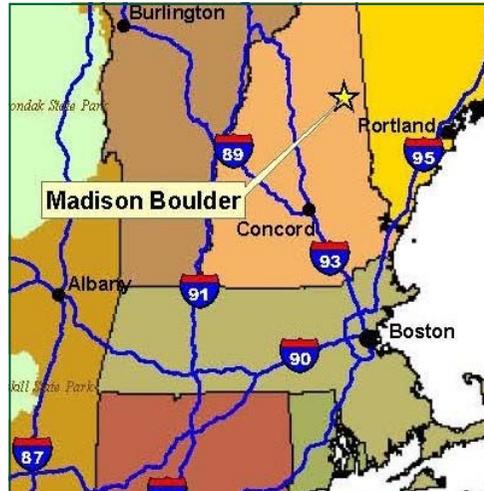
Email: america@johnclegg.co.uk

MADISON BOULDER FOREST

LOCATION and ACCESS

Madison Boulder Forest is located in the rolling foothills of New Hampshire's White Mountains. The parcel directly abuts the Madison Boulder Natural Area, home to an enormous glacial erratic that fascinates visitors at the state-managed park.

Madison is a small, rural community centered around a small lake and state park, which offers swimming, boating and hiking. Conway, known for its retail stores, outfitters, restaurants and a vibrant outdoor recreational culture, is approximately 16 kilometers to the north. Boston, Massachusetts, is 196 kilometers to the south.



Access to the forest is via a private road through Madison Shores, a small, private community clustered at the north end of Davis Pond. A gravel spur begins off this road, providing convenient access to the parcel interior.

DESCRIPTION

The topography of the forest varies from flat along the access road, to gently sloping at mid-slope, to steep on the east-facing ridge that dominates the southern half of the parcel. Soils are well-drained throughout the parcel, with the exception of the far southeastern corner which includes a corner of a small beaver pond. The size and depth of the pond is worthy of floating a canoe or kayak, and appears as if it could support a native trout population. A brook crosses through the upper third of the parcel, cascading over a rocky bed and creating small waterfalls.



A woodland brook cascading through the forest.

DESCRIPTION (continued)

One of the most compelling natural features of the forest is the prominent ridge that occupies the southern portion. Accessible by foot only, the west side of this ridge offers a sweeping view of Mount Chocorua, whose granite pinnacle dominates the western horizon. From this ridge, Silver Lake can be seen to the south and several peaks are visible to the north.



Mountain views from the ridge in the southern half of the property.

There are many sites on the upper two-thirds of the parcel and either side of the interior road that appear conducive to building. Electric power and utilities are available at the start of the access road.

TIMBER

The forest supports a mix of eastern hemlock, white pine and a variety of hardwoods with good stem quality and a pole to small sawlog diameter distribution. Red oak dominates the hardwood species mix, followed by sugar maple, red maple and birch.



Hemlocks are the dominant species.

The forest was thinned within the past year, leaving an even distribution of trees across two-thirds of the property. In the lower half of the property, a "patch cut" was conducted, opening up an outstanding view of Mount Chocorua and other distant peaks. From a wildlife habitat perspective, the opening will encourage thick regrowth of hardwood and softwood species. The young hardwood stump sprouts have already attracted browsing deer and moose.

GUIDE PRICE
US \$279,000

MADISON BOULDER FOREST

FURTHER INFORMATION

A detailed synopsis of the property is available on request. If you would like a copy of this please email John Clegg & Co's England office at america@johnclegg.co.uk noting the name of the property, your name, address and contact telephone numbers.



A beaver pond extends onto a corner of the property and is a place to paddle a boat, watch wildlife or enjoy a quiet moment.

IMPORTANT NOTICE

This property is being advertised on the John Clegg & Co website. John Clegg & Co have not verified the property details are accurate.



A grassy trail makes walking easy through portions of the forest.

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