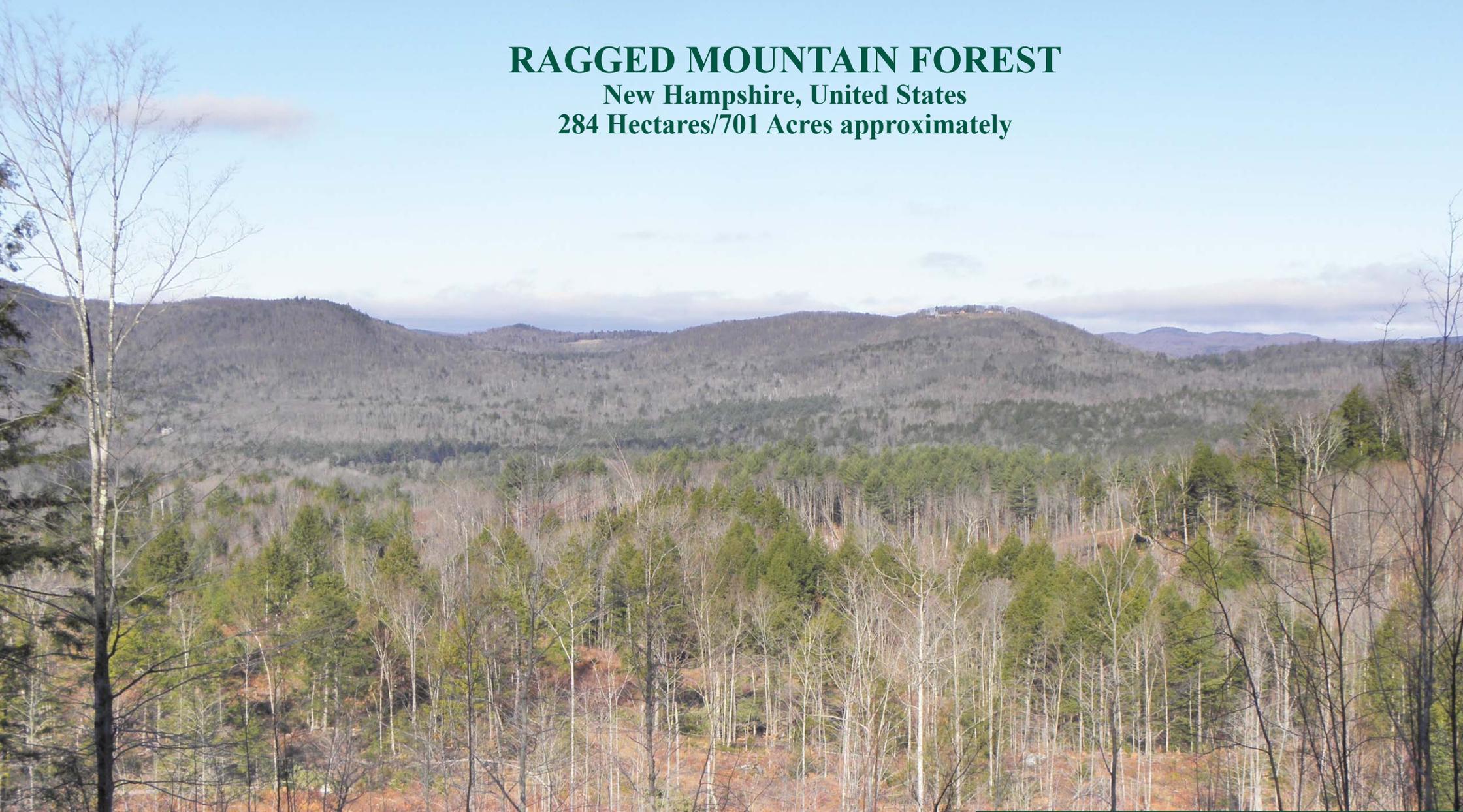


RAGGED MOUNTAIN FOREST

New Hampshire, United States

284 Hectares/701 Acres approximately



This conserved forest offers timber, recreation, and a private building envelope with long-distance views of New Hampshire's rolling forested landscape, all within minutes of Sunapee Lake and two popular family ski resorts.

John Clegg & Co

Chartered Surveyors & Forestry Agents

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RAGGED MOUNTAIN FOREST

LOCATION

Ragged Mountain Forest is located in central New Hampshire on the western slope of the Ragged Mountain Range, the highest peak of which is 700 meters above sea level. The northern slope of this peak is dominated by Ragged Mountain Ski Resort, a popular family ski area.

A variety of forest product markets are readily available in this corner of New Hampshire and accessible via a well-established local road system. The capital city, Concord, New Hampshire, is located 48 kilometers to the south while Boston, Massachusetts is 155 miles to the south.



ACCESS

Access is provided by a town-maintained gravel road that bisects the parcel as it travels towards Ragged Mountain Resort. Electric power and other utilities extend up to, but not along, the parcel boundary.

DESCRIPTION

The property's topography varies from flat near the parcel center to moderately steep on the east side of the road. There are three forest openings in the southeast corner created to establish favorable tree species regeneration and promote wildlife habitat. As a result, there are pleasant long-distance views from these spots.



A recent patch cut provides early successional wildlife habitat and long distance views

A public hiking trail crosses the property from the town road to Ragged Mountain. The trail is part of the Sunapee-Ragged-Kearsarge Greenway trail system that includes the summits of these three prominent peaks.

DESCRIPTION (continued)

A small brook flows from the upper slopes, cascading down a rocky channel before dissipating into smaller brooks and seeping into the ground near the parcel's center. A small wetland in the northern corner feeds another small brook that gently flows off the property.

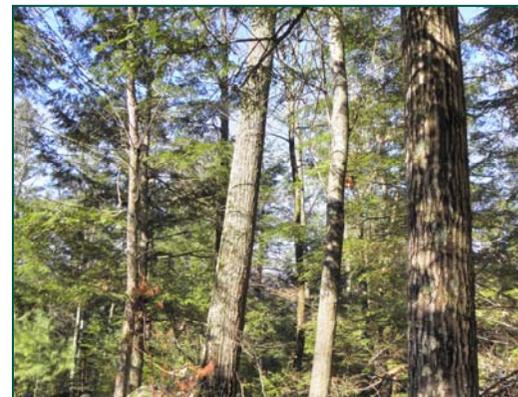


One of two woodland brooks that flow through the property.

There is a 1.6-hectare building lot on the west side of the road near the parcel center. The surrounding land is protected from future development, ensuring a significant degree of privacy.

TIMBER

The forest supports a mix of white pine, eastern hemlock, red oak and a variety of hardwoods with good stem quality and a pole to small sawlog diameter distribution. Red maple and red oak dominate the hardwood species. Overall, there is nearly an equal mix of softwood and hardwood volume.



The forest supports an equal mix of hardwoods and softwoods.

The majority of the forest was thinned a few years ago, leaving a mix of age classes. Site conditions clearly favor white pine, hemlock, red oak and red maple. With the exception of hemlock (which will remain an associated species), future management should focus on increasing the white pine, red oak, and spruce-fir composition. A 2015 timber inventory, a property-wide Capital Timber Value (CTV) of \$370,300.

GUIDE PRICE
US \$395,000

RAGGED MOUNTAIN 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.



View of Sunapee Mountain Ski Area, one of three alpine resorts in the area.

IMPORTANT NOTICE

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



High-value red oak thrives on the property.

John Clegg & Co

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