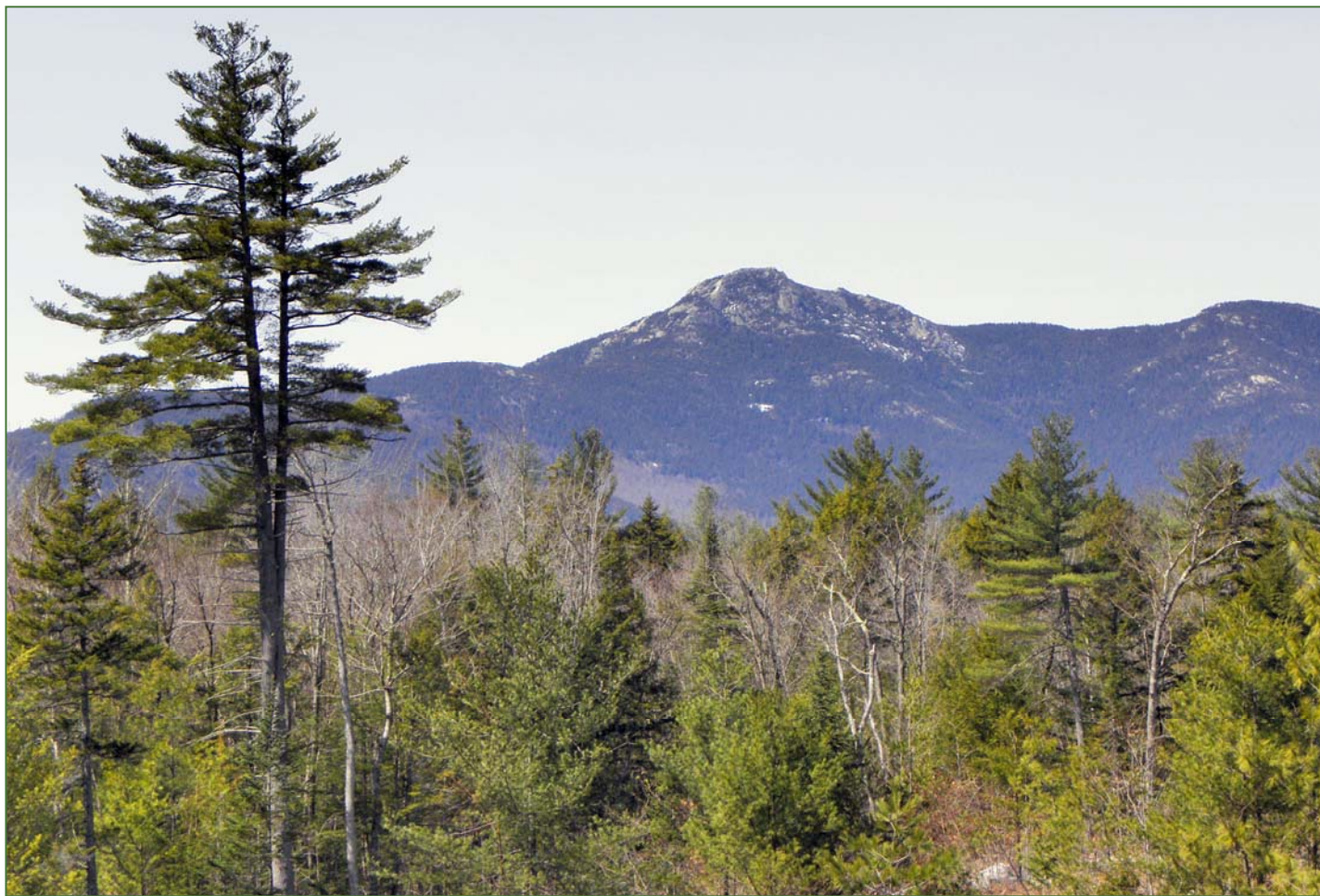


## MADISON BOULDER FOREST

**With the White Mountains as a scenic backdrop, this forest's attributes - a rocky stream, a tranquil beaver pond, sweeping views to the north from a prominent ridgetop - create a great recreational retreat or second home location.**



**264± GIS Acres  
Madison, Carroll County, New Hampshire**

**NEW Price: ~~\$279,000~~ \$251,000**



## LOCATION

The forest is located in the rolling foothills of New Hampshire's White Mountains, just a few miles east of the National Forest's Mount Chocorua Scenic Area, whose granite-domed peak commands the western skyline.

The parcel directly abuts the Madison Boulder Natural Area, home to an enormous glacial erratic that fascinates visitors to the 17-acre state-managed park. Over 25,000 years ago, a massive ice sheet that covered the region was so powerful it moved chunks of fractured bedrock considerable distances. When the ice sheet eventually receded, it left these isolated boulders scattered across New England.

Madison is a small, rural community with a year-round population of about 2,500. The town is known for the village of Silver Lake, a recreational community surrounding a 34-acre lake and an 80-acre state park, offering swimming, boating and hiking opportunities.



One of the largest glacial erratics in the world, Madison Boulder is 87 feet long, 23 feet wide and 37 feet high. Its estimated weight is nearly 5,000 tons.

Conway, nestled in the Mount Washington Valley, is approximately 10 miles to the north. The village is known for its retail stores, outfitters, restaurants and a vibrant outdoor recreational culture, ideally located on the eastern edge of the White Mountain National Forest and home to several alpine ski areas.

Manchester, New Hampshire is located 87 miles to the south via Interstate 93, while Boston, Massachusetts is 122 miles to the south via Interstate 95 and NH Route 16.

## ACCESS

Access is provided by 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.

To visit the property from the south: Take Route 16 North to West Ossipee, NH. After the lights, take a right onto Route 41 and travel about 5 miles to the intersection with Route 113. Turn right on Route 113; travel another 4 miles to Boulder Road. Turn left onto Boulder Road; travel about 1 mile and Madison Shores Boulevard will be on the left.

From the North: Take Route 113 south out of Conway, NH. Travel about 2.6 miles and Boulder Road will be on the right.

The access road is about 0.3 miles from the intersection of Boulder and Madison Shores.



Temporarily gated during spring mud season, the gravel access road commences off Madison Shores Boulevard. The road travels the entire length of the parcel, providing complete interior access along the eastern boundary.



## SITE DESCRIPTION

The topography 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.

Given the prevailing easterly slope, soils are well-drained throughout the parcel, with the exception of the far southeastern corner which is part of the floodplain and 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 to have the habitat characteristics to support a native trout population (although unconfirmed).

The soils and terrain on the upper two thirds of the parcel and either side of the interior road in the lower third appear conducive to building. Electric power and utilities are available on Madison Shores Boulevard.

A brook crosses through the upper third of the parcel, cascading over a rocky bed and creating small waterfalls as it threads its way through the forest. The brook eventually drains into Davis Pond, just a short distance east of the property.

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. This is a great place to hike and enjoy the view year round.



A grassy trail offers easy walking through the forest.



Madison Brook courses through the tract.



Mt. Chocorua looms on the western horizon.



A beaver pond occupies the southeast corner.



## FOREST RESOURCE

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, generally in that order of quantity.

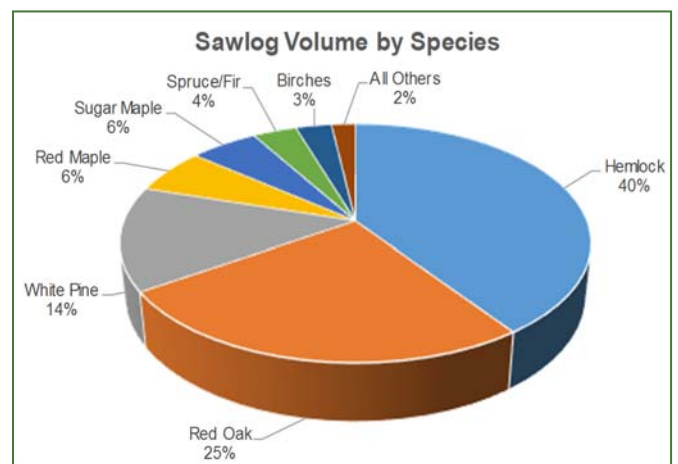
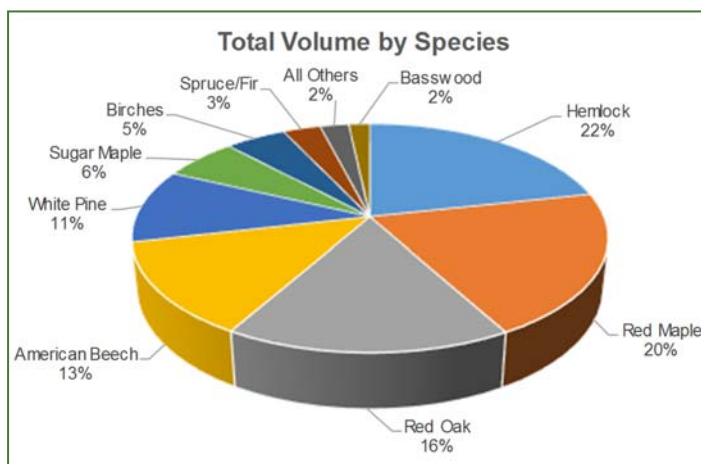
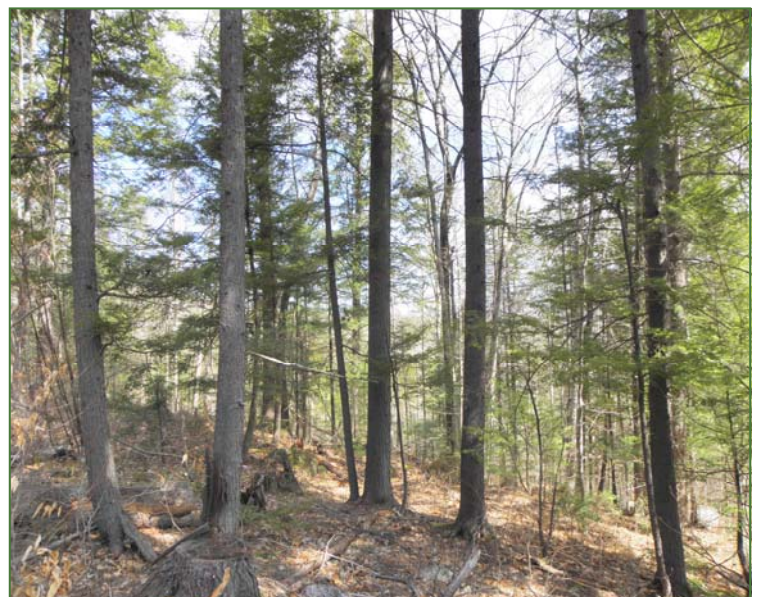
Based on a December 2015 timber inventory by Wagner Forest Management, eastern hemlock comprises 22% of total volume, red maple 20%, red oak 16% and white pine at 11%. Beech, sugar maple and the birches combined account for 24% of the total volume. Hemlock and red oak dominate the sawlog category, followed by white pine.

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, west of the prominent ridge, a "patch cut" was conducted, leaving saplings and pole-size stems, and opening up an outstanding view of Mount Chocorua and other distant peaks in White Mountain National Forest. From a wildlife habitat perspective, the opening will encourage thick re-growth of both hardwood and softwood species. The young hardwood stump sprouts have already attracted browsing deer and moose. Without periodic thinning, this view will eventually grow in as the white pine vigorously re-establishes itself in this area.

**Eastern hemlock dominates the species mix with a lesser component of red oak. Average tree size and stocking level across much of the forest is exemplified in the photo at right.**



A small brook flows through a hard maple stand in the southern corner of the property.





## ZONING

Madison has municipal zoning and a planning board that regulates development under an established set of regulations. The town-wide minimum building lot size is two (2) acres with a minimum of 200' of Class V or better road frontage. Class V road specifications are detailed in the town's planning ordinances. Multi-lot subdivisions would require a site plan review process by the planning board.

If only one single-family dwelling were to be proposed, the internal gravel road would require some upgrading for year-round use. The town would likely consider the road a "long driveway" but would still require it be maintained so it is accessible by municipal vehicles.

For more information about zoning and planning regulations, contact the town of Madison (603) 367-4332, ext. 302 or visit their website at [www.madison-nh.org](http://www.madison-nh.org).

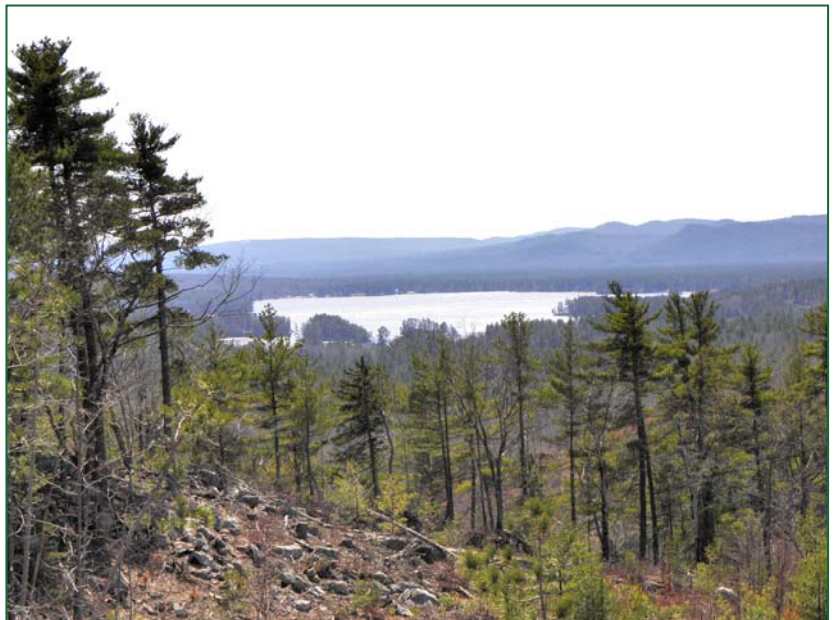


The ridgetop offers scenic mountain views in all directions, including this view to the northeast towards Conway, NH.

## TAXES, ACREAGE AND TITLE

Municipal property taxes in 2015 were \$1,745 for three separate tax lots segregated as follows: \$375 for Map 220, Lot 3 (163 acres); \$69 for Map 217, Lot 9 (76.50 acres); and \$1,301 for Map 111-28 (24 acres). Lots 220-3 and 217-9 are enrolled in New Hampshire's Current Use Tax Program. Lot 111-28 is not enrolled in the current use program; however, being more than 10 acres does qualify.

Survey plans describing the bounds of each tax lot indicate a total acreage of approximately 266.5. Madison tax maps indicate a total of 263.5 acres. The deed for Lot 111-28 lacks specific acreage amount but GIS acres reference a total of 264 acres for all three lots combined. For purposes of marketing, the GIS acres serve as the primary reference.



The west side of the ridge also offers a view of Silver Lake to the south. Silver Lake State Park is a favorite destination for summer visitors

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.



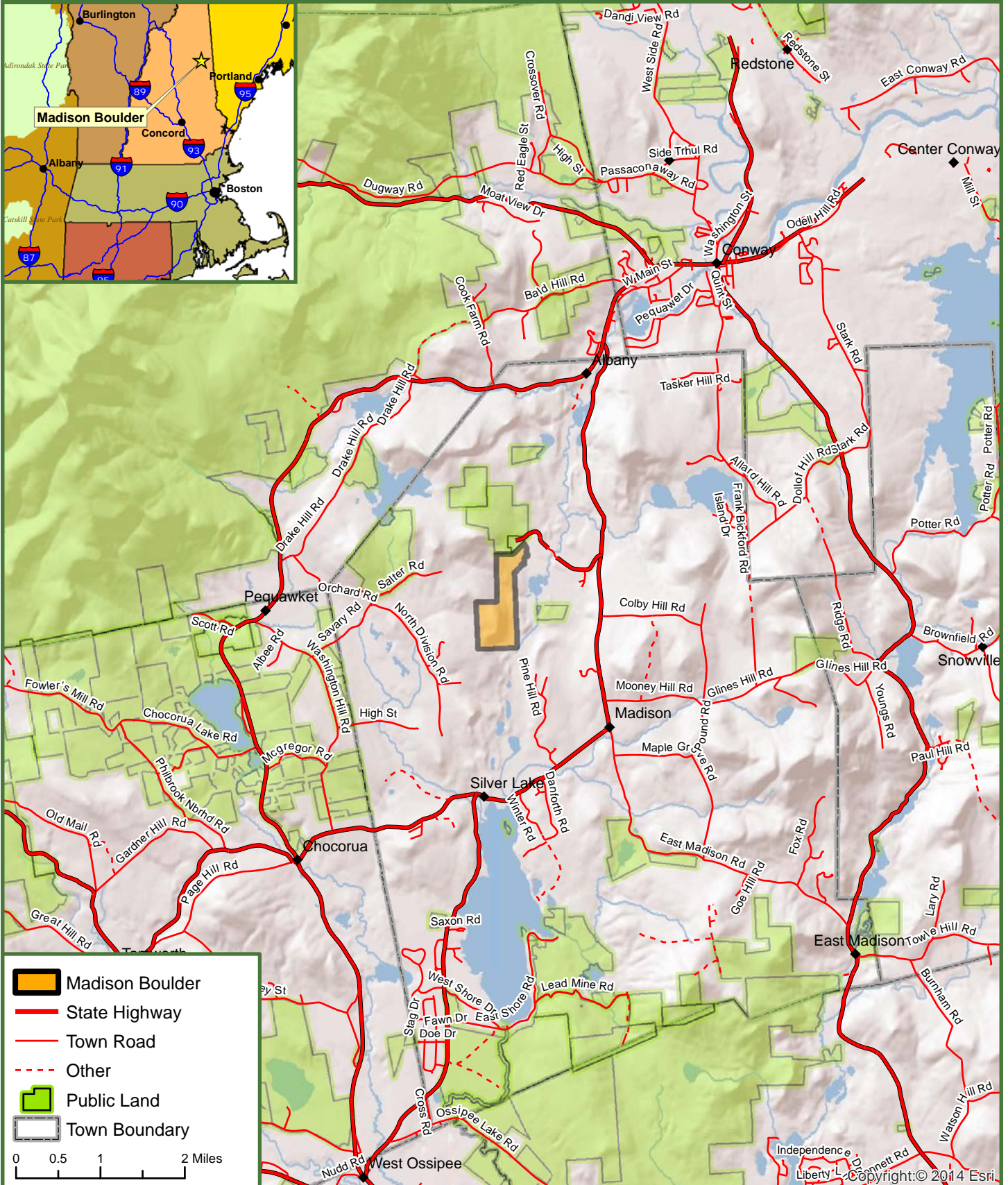
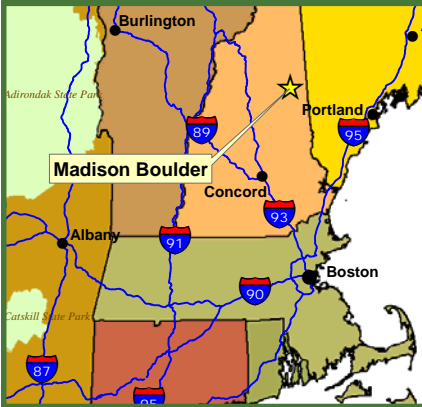


# Locus Map Madison Boulder

264 GIS Acres  
Madison, NH



**Fountains  
Land**  
AN F&W COMPANY







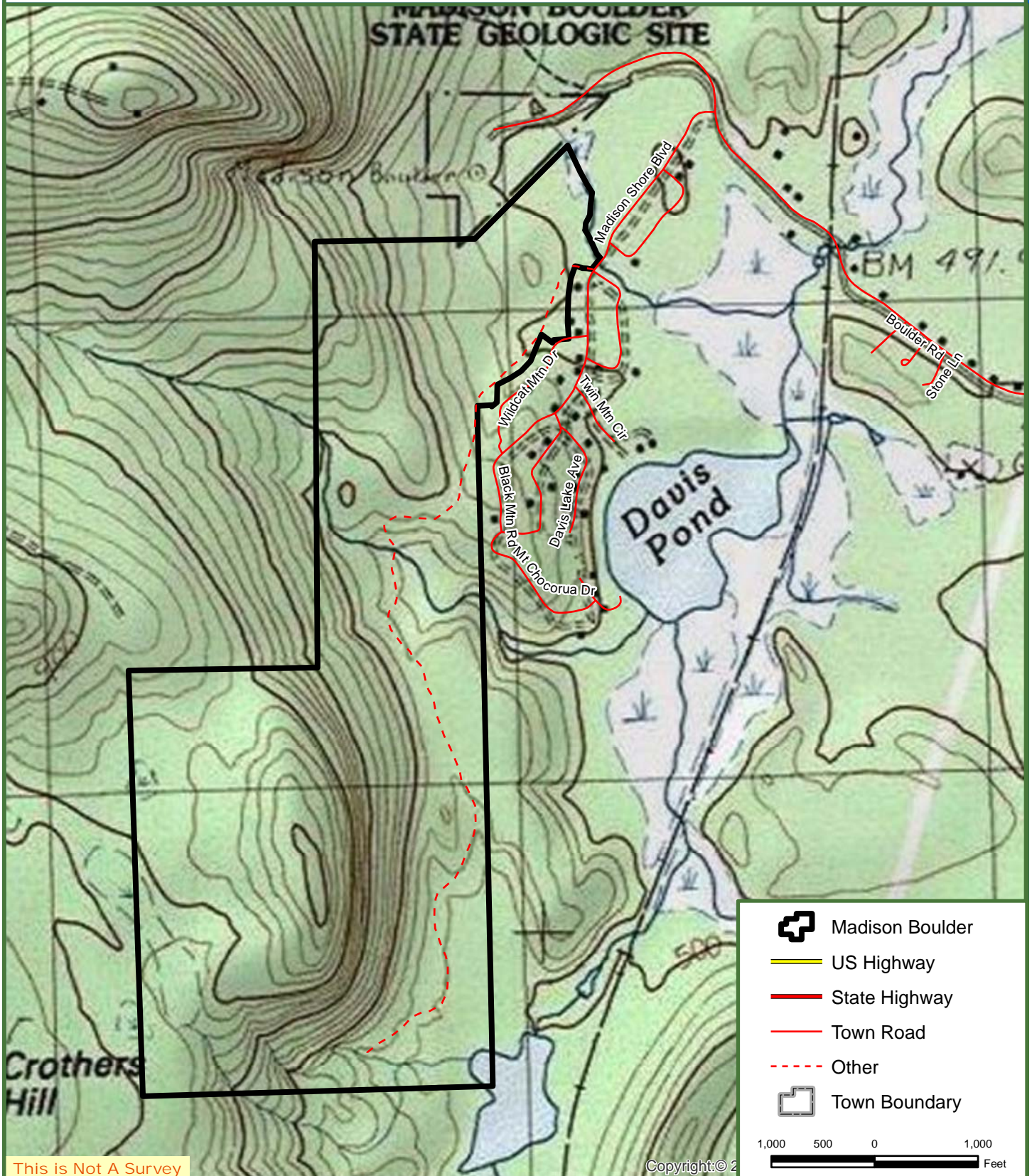
# Madison Boulder

264 GIS Acres

Madison, New Hampshire



**Fountains  
Land**  
AN F&W COMPANY



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 NHGC. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.





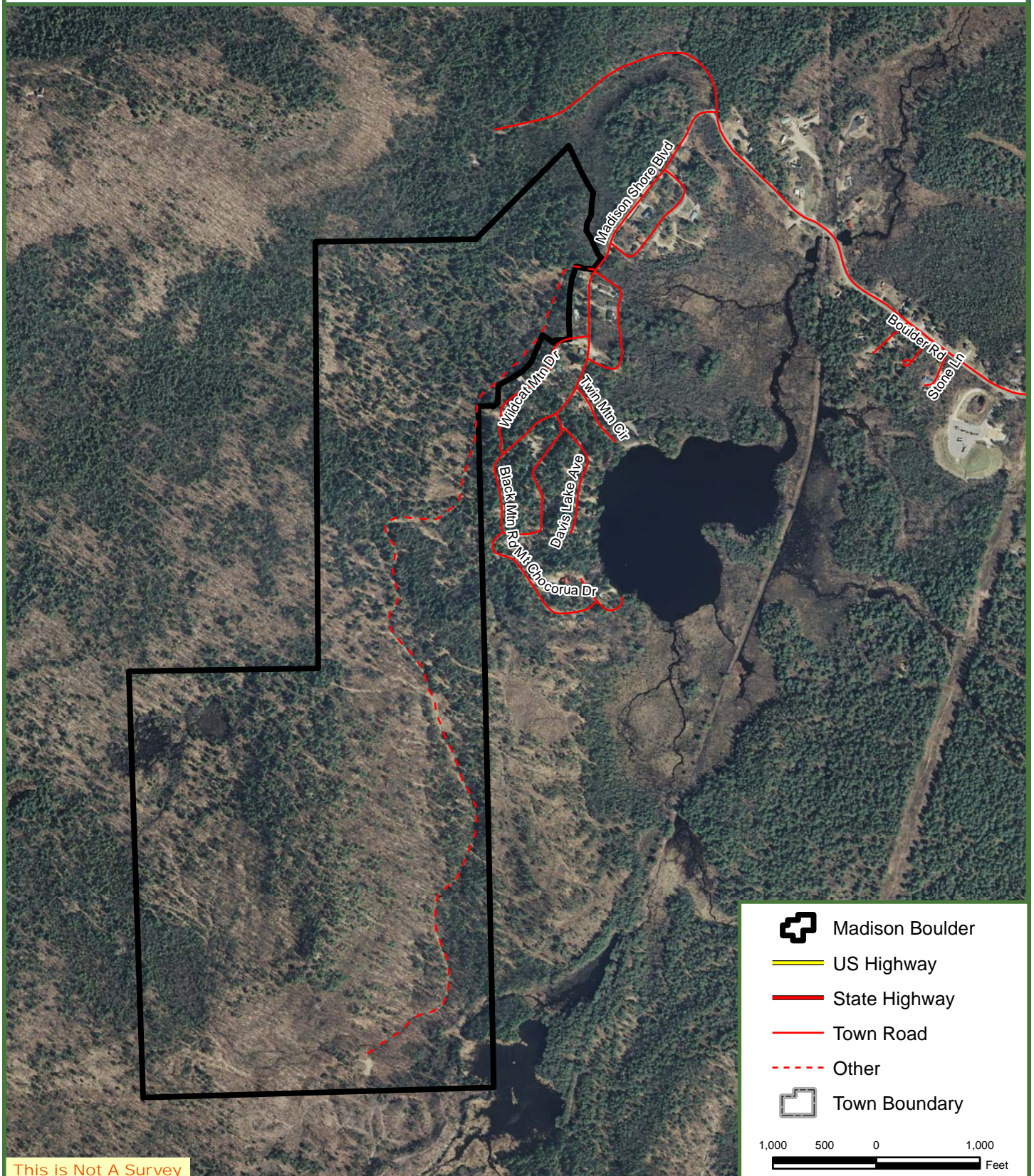
# Madison Boulder

264 GIS Acres

Madison, New Hampshire



**Fountains  
Land**  
AN F&W COMPANY



Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from NHGC.  
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# NEW HAMPSHIRE REAL ESTATE COMMISSION

64 South Street, 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**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

**As a customer, you can expect a real estate licensee to provide the following customer-level services:**

- To disclose all material defects actually known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance.

### **To Become A Client**

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

**As a client, in addition to the customer-level services, you can expect the following client-level services:**

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.

For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.

For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

**Client-level services also include advice, counsel and assistance in negotiations.**

**For important 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 as a customer I should not disclose confidential information.**

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by:

PATRICK D. HACKLEY  
Licensee

Date

FOUNTAINS LAND INC.  
(Name of Real Estate Brokerage Firm)

Consumer has declined to sign this form.  
(Licensees Initials)

To check on the license status of a real estate firm or licensee go to [www.nh.gov/nhrec](http://www.nh.gov/nhrec). Inactive licensees may not practice real estate brokerage.



## *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 listed on page 1 of this form. 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.