

LAND FOR SALE

LAKES/MOUNTAINS-ITS ALL ABOUT LAND BANKING THIS 800 ACRES WITH DAN HOLE POND VIEWS !

140 Chickville Road , Ossipee, NH 03864



OFFERING SUMMARY

SALE PRICE:	\$2,030,000 Volume Large land price subject to conditions
TOTAL PARCELS:	8 total
LOT SIZE:	Total of 800 +/- offered
ZONING:	Rural
MARKET:	Lakes Region and Eastern White Mountains
SUBMARKET:	Ossipee

PROPERTY OVERVIEW

With this period of inflation occurring presently, what becomes the best hedge against rampant inflation? One answer is land ! Whether you are land banking, or purchasing a mountain getaway, both are a great investment. With up to 800 plus or minus acres available, this group of individually deeded parcels can provide both opportunities. Consisting of nine individual lots varying in size from 60 acres to 133 acres, with pricing that is reflective of the market for land in this area, this constitutes a fresh opportunity for the savvy investor. This can be purchased parcel by parcel or in its entirety. Pricing would reflect each situation. There are some amazing view lots, that provide opportunity for long views of lakes and mountains from superior elevations

Three limited offer buying options:

Option 1 - 8 original lots, 800 acres cash purchase on or before Sept 1 2022, placed at \$2,030,000 or 2537 per acre².

Option 2 - 800 acres (8 original lots) private financing purchase limited offer: 25 % down - (\$732,000), subject to a \$2.196 m interest only (\$8967/month) purchase money mortgage. "lot release" terms available, closing to occur on or before Oct 1, 2022.

Option 3 - 800 acres volume lot purchase - single lot private financing: 20% down, (ave. down payment of \$115k -\$4 60 principal balance per lot), subject to a three (3) lot minimum purchase (ave. interest only nonrecourse purchase money mortgage financing per lot place at approximately \$1878 per month). Closing to occur on or before October 1 2022. 3 lot down payment \$345k; 3 lot monthly mortgage payment approx. \$5634 1. 3 lot down payment at \$345k; 3 lot monthly mortgage payment at \$5634.

Option 4 - End-lot (first and second position financing) available on condition of closing any of the above offerings, subject to end-lot release agreement.

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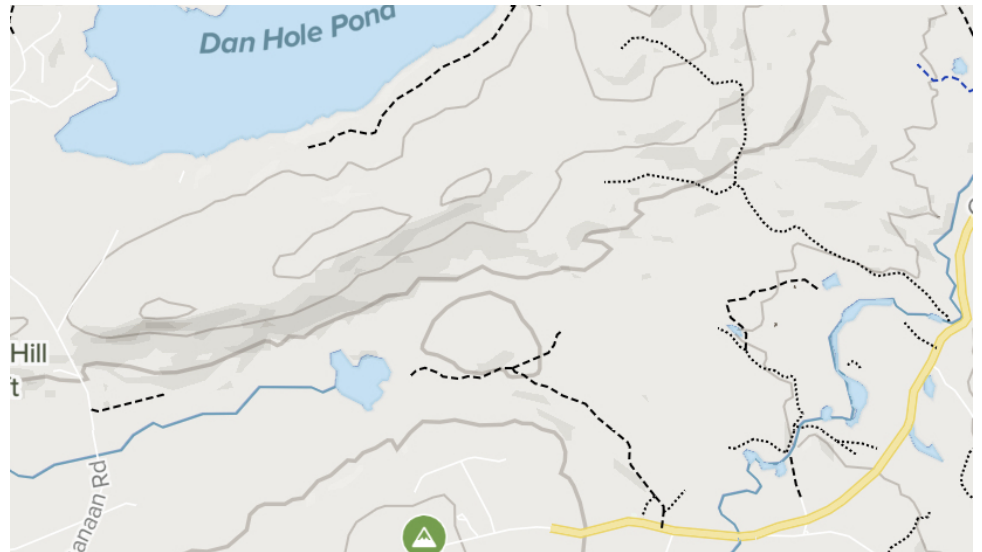
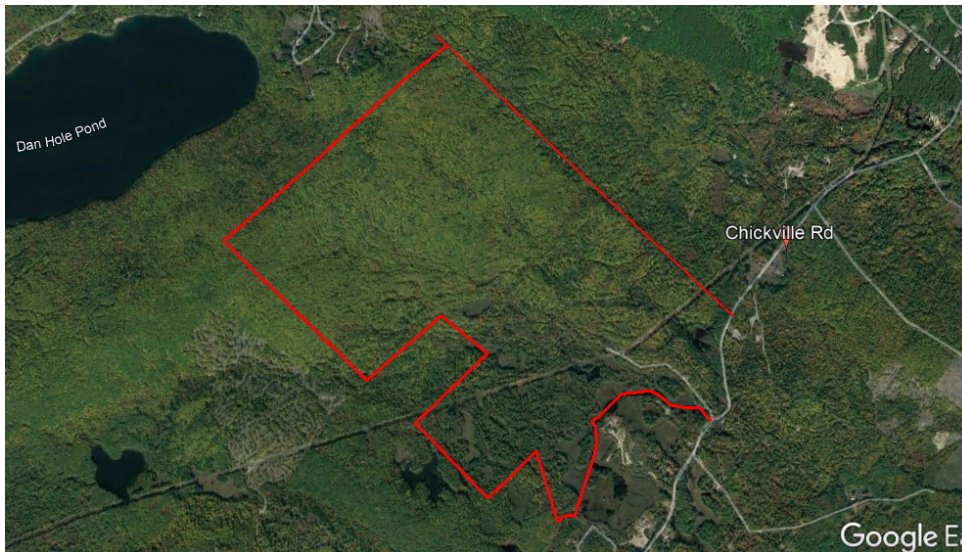
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LAKES/MOUNTAINS - LARGE ACREAGE LAND BANKING

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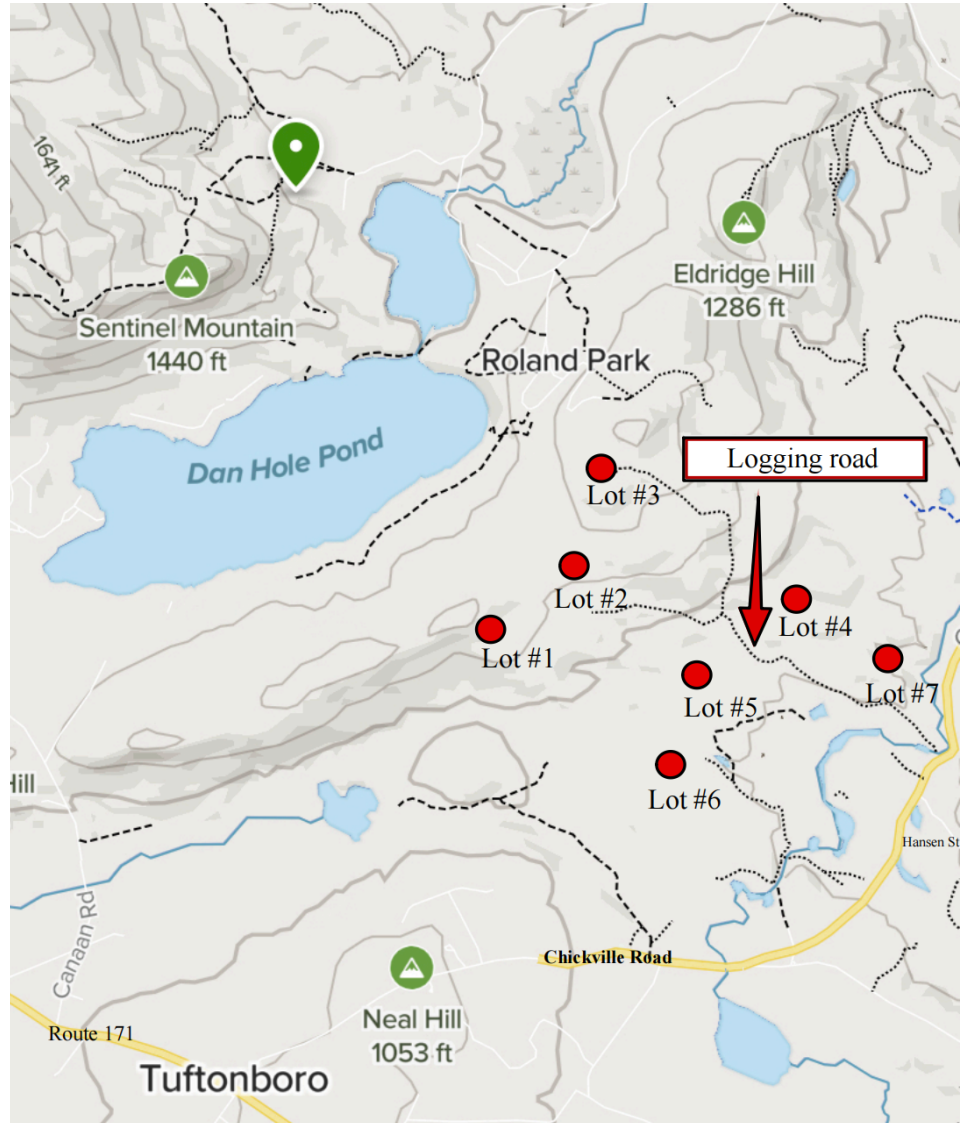
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LAND FOR SALE

LAKES/MOUNTAINS LARGE ACREAGE LAND BANKING W/FUTURE DEVELOPMENT POTENTIAL

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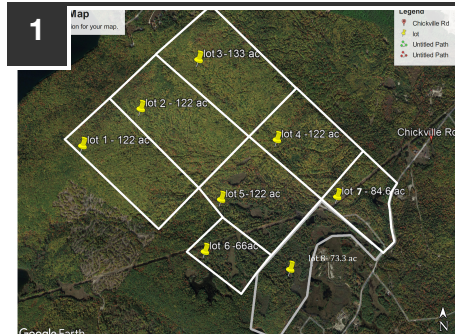
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LAKE/MOUNTAINS - LARGE ACREAGE LAND BANKING

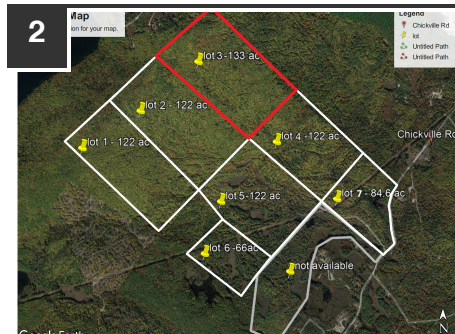
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140 CHICKVILLE RD - TOTAL OF 800+/- ACRES

Ossipee, NH 03864

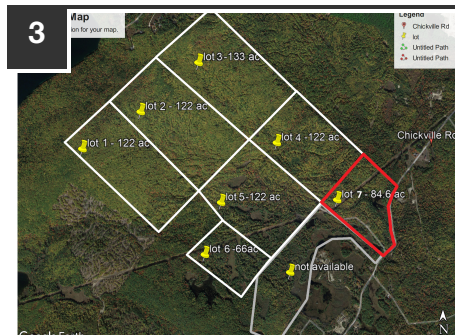
Price: \$2,030,000 Lot Size: 800.00 Acres
Price/Acre: \$2,537.50



LOT #3 - EXCLUDED FROM SALE

Ossipee, NH 03864

Price: \$0 Lot Size: 133.00 Acres
Price/Acre: \$0.00



LOT #7 - EXCLUDED FROM SALE

Ossipee , NH 03864

Price: \$0 Lot Size: 50.00 Acres
Price/Acre: \$0.00



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LAKES/MOUNTAINS LARGE ACREAGE LAND BANKING-

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Building Name	Lakes/Mountains Region large acreage land bank
Property Type	Land
Property Subtype	Residential
Lot Size	800 +/- Acres
Number of Lots	8

800 to 900 acres -Up to 8 lots under Current Use -

2464 linear feet of frontage - class V paved road.

3 contiguous view lots with 360 Degree views

3 contiguous 220 degree view lots

3 contiguous 180 degree view lots with ~3000 Lineal feet of swift water river frontage

- DOT certified bridge culvert for vehicular entrance at 140 Chickville Rd .

- contracts in place to complete topography, Alta surveys, surficial geology to be complete by September

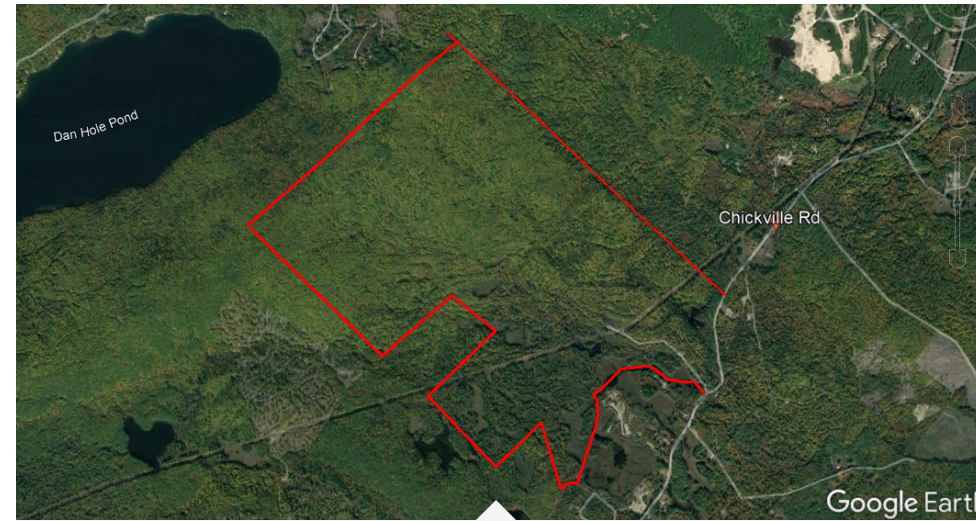
What are your RECESSION options ?

- option 1 - at best, don't make any money on your money during the recession, ride it out with your money in the bank, at best mitigate negative equity cash reserves.

- option 2 - RISK ASSESSMENT - make money on your money, continue with similar strategies, make money on your money by way of classic commercial investment real estate.

- option 3 - LAND BANK it. Make nominal money on your cash significantly minimizing your risk with a hard asset. Ride it out ! by land banking one of the largest land tracts in the state.

Given today's banking environment, the seller would potentially be willing to finance portions of the sales. Contact the agent for further information. There are discounts to be offered for the purchase of more than one lot of record, for cash, again contact the agent for clarification. Great protection for your money in times of inflation is LAND BANKING. This acreage sits on a class 5 highway and has a gravel access roadway already in place, with future improvements to be made. There are also some logging roads already on site. Build your own hunting cabin, maintain your land to attract wild game, there is plenty in the area, or just create your place of solitude. Alternatively, these lots could provide development potential as well



- 900 acre boundaries are fully landlocked
- Bordered by large conservation Trusts & privately held non-developable lots
- Off-grid hunting cabins, Woodland hide away
- North Country retreat overlooking Big & Little Danhole Ponds
- No contiguous development lands on 3 boundaries plus 5000 ft river front

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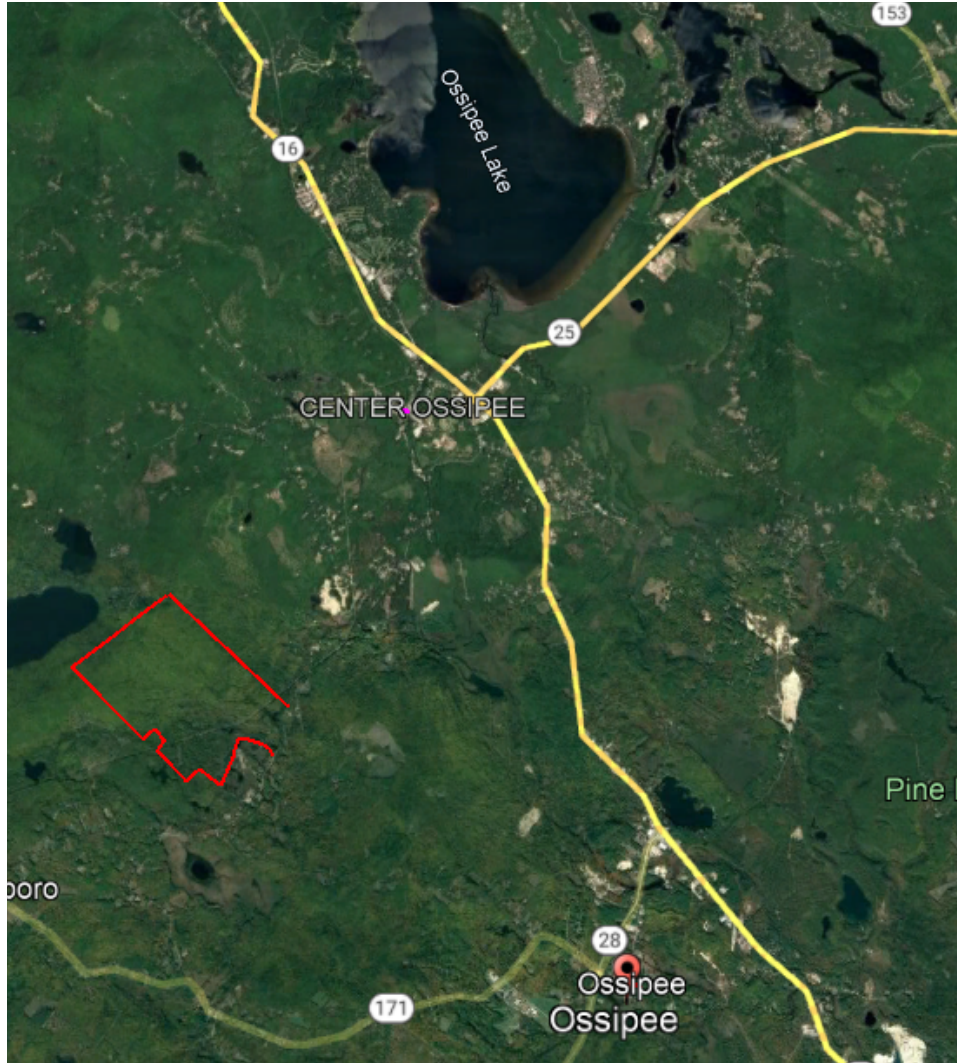
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LAKES/MOUNTAINS REGION LARGE ACREAGE LAND

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LOCATION DESCRIPTION

Ossipee is located in the south eastern section of the Lakes and Mountains of New Hampshire. It is located just under two hours from Boston, Worcester and within an hour of Portland ME. Ossipee Lake consists of some 3,245 acres, and is one of the more popular lakes in the area. Big Dan Hole pond is some 450 acres and is one of the best trout lakes in the state as well as having some of the most undeveloped shoreline in the area. Portions of the property overlook Dan Hole Pond, which is believed to be one of the volcanic vent holes from the eruptions many years ago. The sites are also located just 35 minutes south of North Conway, which is the center of the Mt Washington Valley. These are located in a very rural area, but ease of access to Route 16 and 171 makes it accessible.

The Ossipee Mountains are a famous example of a ring dike complex (to geologists, at least). These geologic formations are scattered around the Northeast; Mount Pawtuckaway to the south is a smaller example. The Ossipee ring dike complex is noteworthy because it was the first of its kind to be studied. The outer ring dike is very nearly complete, and with a nine-mile diameter - pretty big.

At the time the Ossipee ring complex probably first formed, it wouldn't have looked like a circular clump of wrinkly hills, as it does now. Over the last 122 million years, a combination of regional uplifts and erosion have shaped the hard igneous rock of the ring complex into the mountains we see today and created great soils. This is an area full of recreational opportunities and hiking and biking trails.

SITE DESCRIPTION

These sites have a multiplicity of uses available. They can be sites for the off grid cabin, hunting cabins or they can provide an amazing site for an estate lot, with views from the top lots that can't be rivaled. The site has the three lots up top, lots 1-3 which will provide some incredible views for the discerning buyer. No matter which lot is chosen, there are potentials for views. Although the lots are mostly approaching or over 100 acres providing seclusion and privacy, some may provide the opportunity for further development. If a development were considered, the seller would consider potential lot release financing.

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