EXCEPTIONAL RECREATIONAL FORESTLAND INVESTMENT

BOG BROOK FOREST | Goffstown, New Hampshire | 352± Acres



This premium 352± acre forestland parcel is located in the towns of New Boston and Goffstown, New Hampshire, less than 2 miles from downtown Goffstown and 10± miles from Manchester. The property has been managed as a sustainable forestland investment for several decades and is well-stocked with high value timber, which has a current estimated value of $600,000. White pine, red oak, and hemlock are the dominant species.

In addition to its vibrant timber resource, the property offers excellent recreational opportunities with 1,100± feet of frontage along scenic Bog Brook and ten acres of ecologically rich wetlands. The land also abuts conservation property to the north. The topography includes rolling hills with a general southeast aspect. There are two points of legal access to the land: one at the northeast end of the property via a right-of-way off Bog Road in Goffstown, plus a second right-of-way from the southwest off Bog Brook Road in New Boston. The land is enrolled in New Hampshire's Current Use Taxation and current annual taxes are $252 (2025).

OFFERED AT $875,000

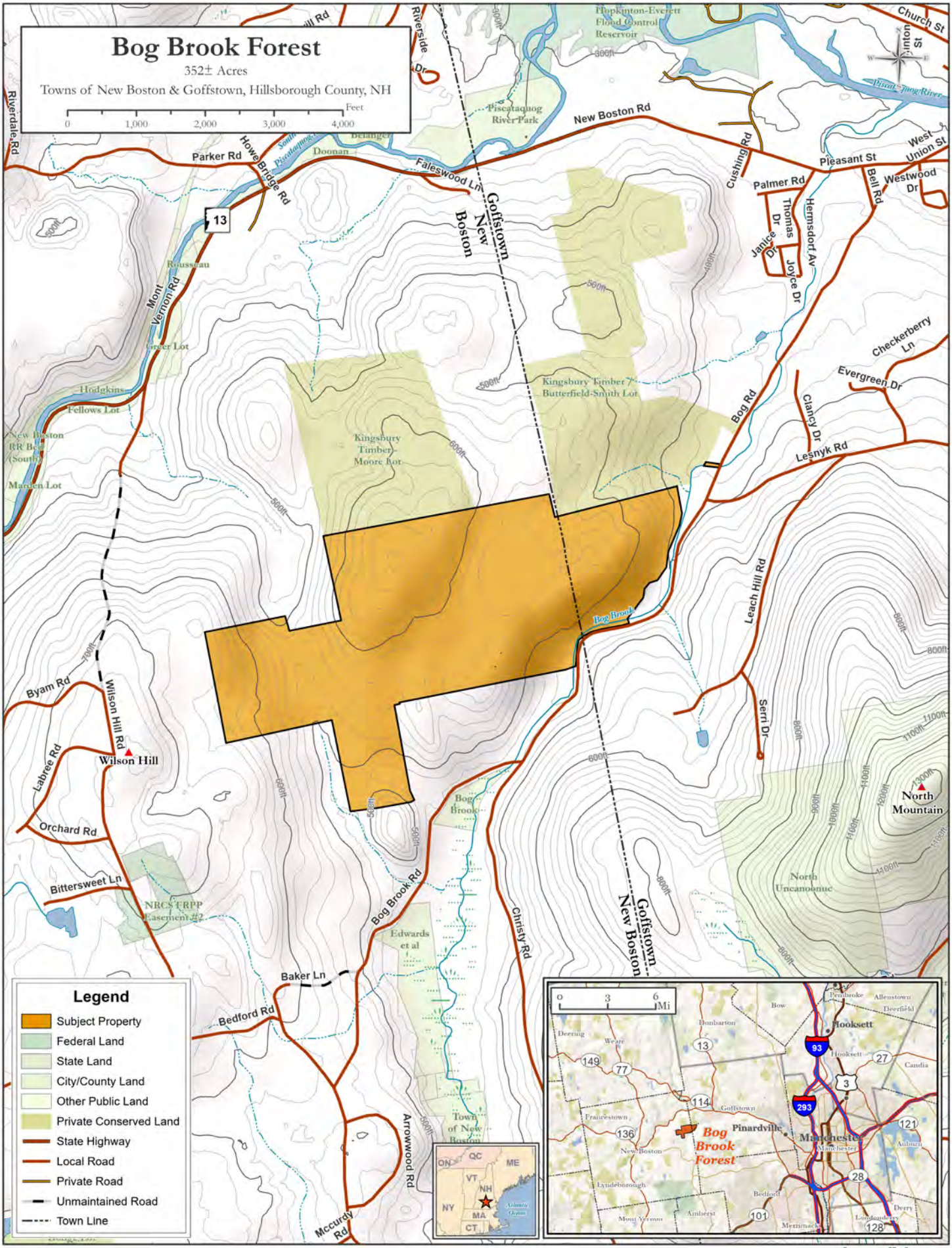
LandVest



For additional information or to schedule property tours, please contact:

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Date: 12/30/25

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TIMBER VOLUME SUMMARY

Bog Brook Forest

Goffstown & New Boston, New Hampshire

LandVest

Total Acres ±	355
Commercial Acres ±	345
Percent Commercial	97%

Sawlogs & Tie/Pallet	Vol. MBF	%
White Pine	1,797	47.5%
Red Oak	551	14.6%
Eastern Hemlock	505	13.3%
Red Maple	176	4.7%
Sweet/Black Birch	45	1.2%
Yellow Birch	18	0.5%
Sugar Maple	14	0.4%
White Ash	13	0.3%
Softwood Tie/Pallet	495	13.1%
Hardwood Tie/Pallet	169	4.5%
Total Sawtimber (MBF-1/4)	**3,783**	**100%**

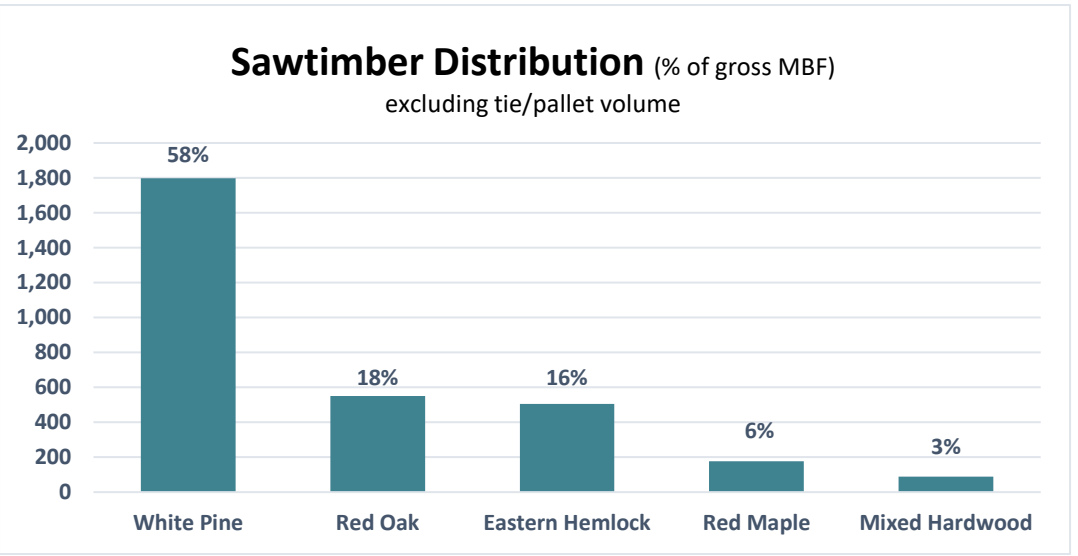
Pulpwood	Vol. Cords	%
Mixed Hardwood	2,128	41.4%
Eastern Hemlock	1,248	24.3%
White Pine	1,766	34.3%
Total Pulpwood (Cords)	**5,142**	**100%**

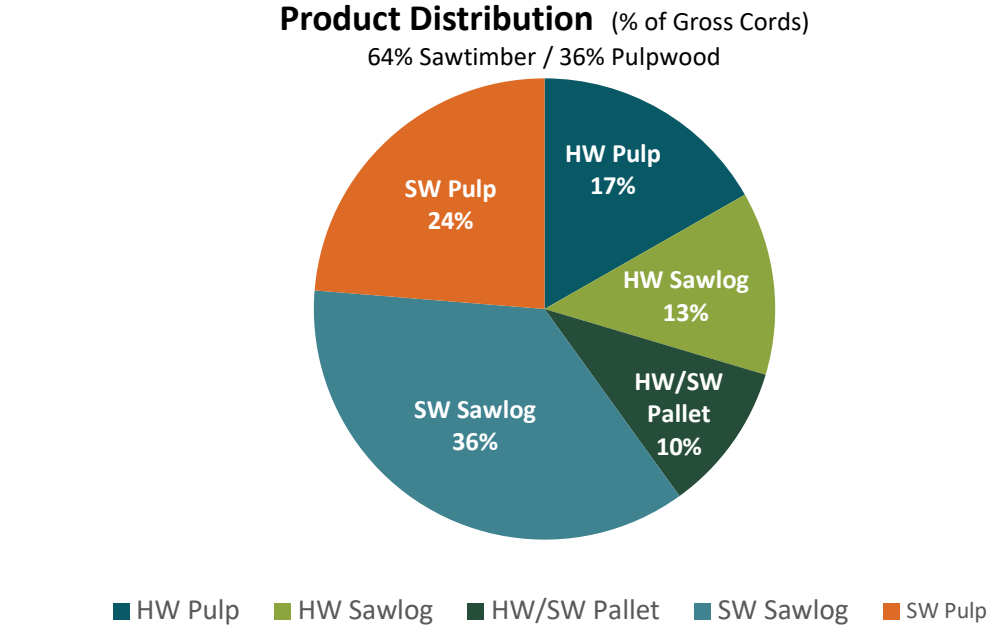
Unit	Volume	PTA / PCA *
Total MBF	**3,783**	**10.7 / 11.0**
Total Cords	**5,142**	**14.5 / 14.9**
Gross Cords	**12,708**	**35.8 / 36.8**

*PTA per total acre

*PCA per commercial acre

*97% commercial





Average volume PCA: 11.0 MBF Sawlogs & Pallet + 14.9 Cords Pulpwood (36.8Gross Cords PCA)

Disclaimer: The timber volumes presented herein are based on a 2023 timber inventory, with adjustments for growth. A copy of the inventory is available in the data room. Although the information presented herein is believed to be substantially correct, neither Seller nor Seller's Agent warrant the completeness or accuracy of the information contained herein. Purchaser will acquire the property based upon its own evaluation and knowledge. No representations or warranties are expressed or implied as to the property, acreage, timber volume, condition, logging constraints or regulatory limitations. Date: 01/01/26