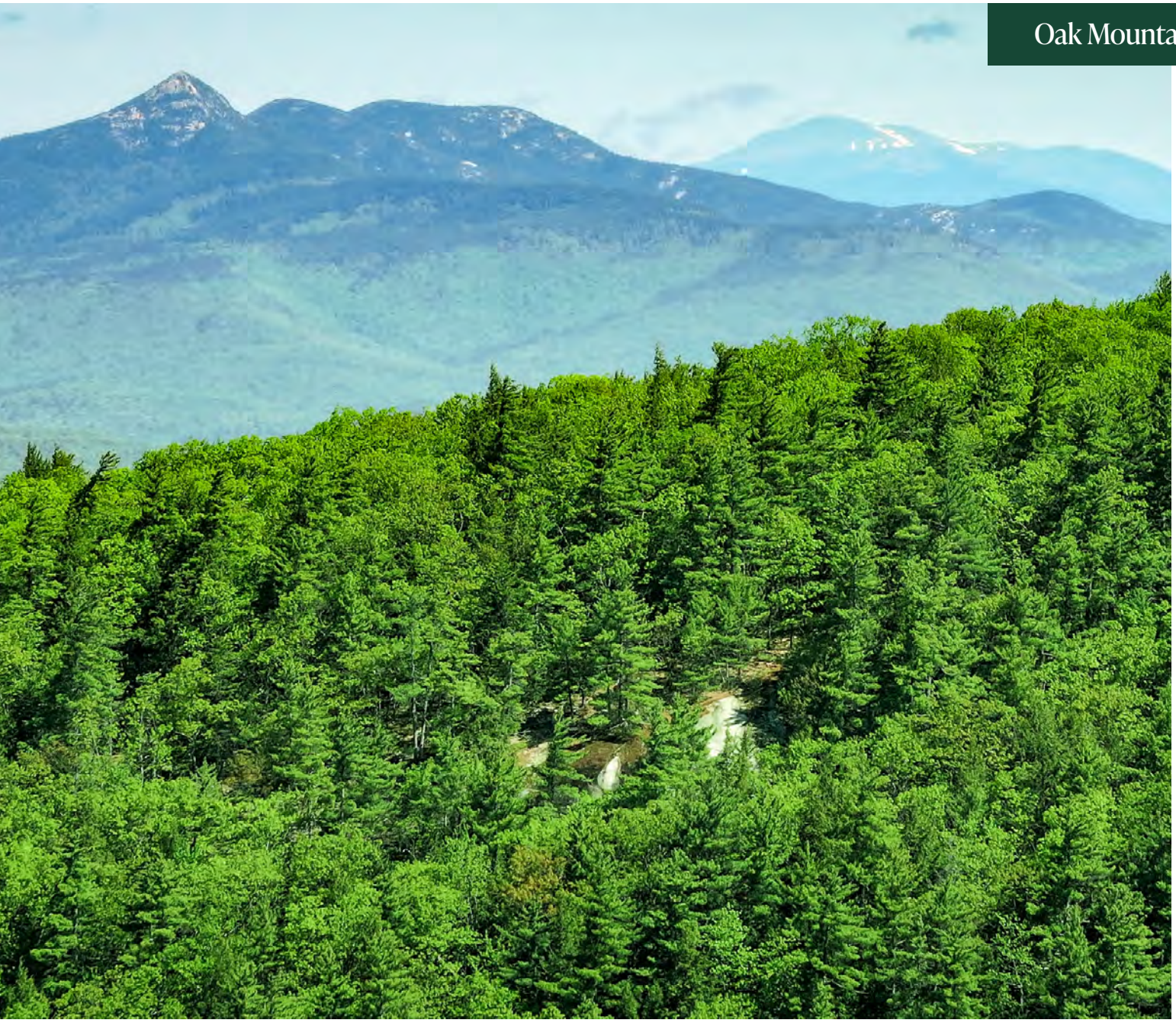
OAK MOUNTAIN

Ossipee, New Hampshire
275± Acres



LandVest



PROPERTY OVERVIEW

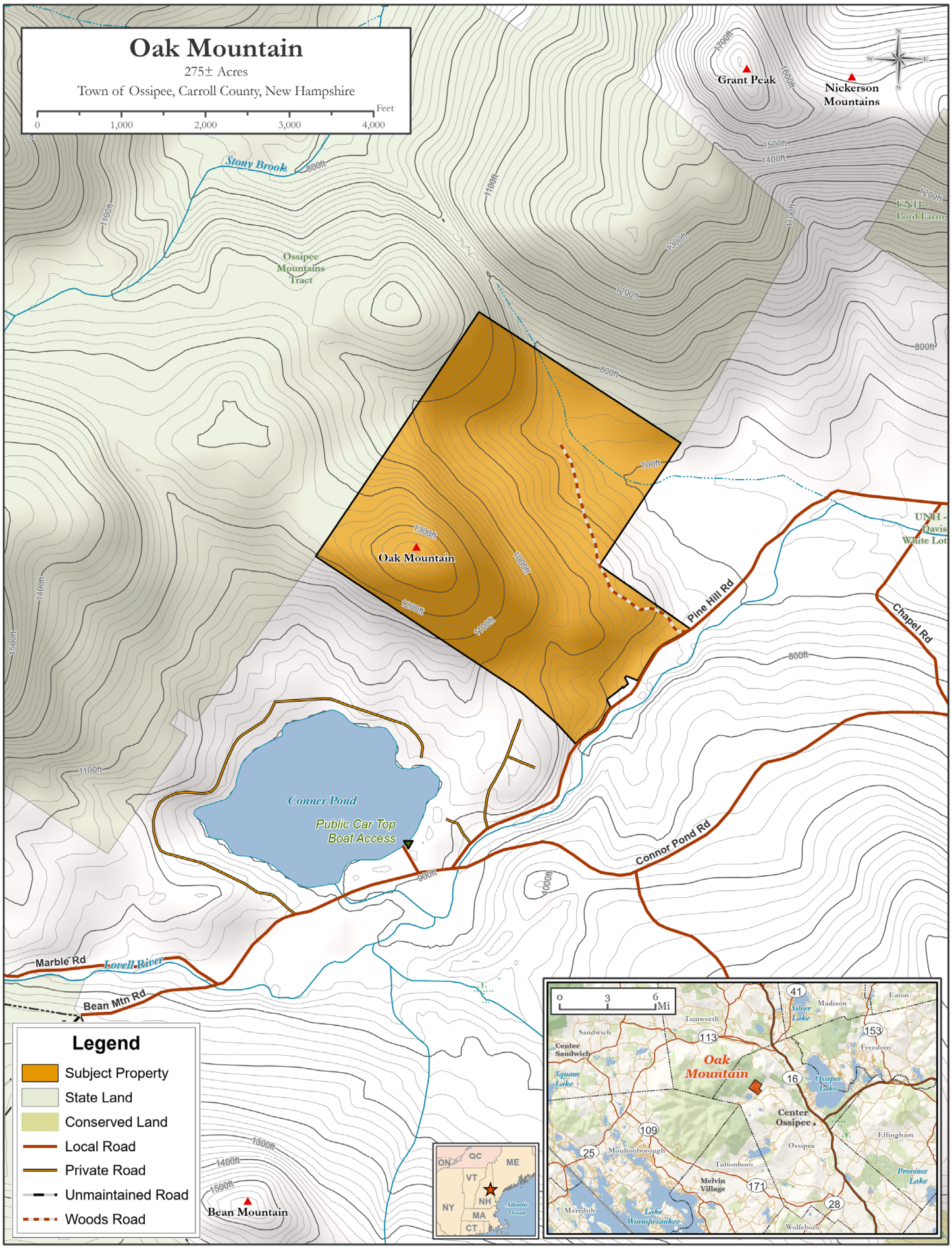
A mature and diverse forest, natural springs, glacial erratics, historic 19th century cellar holes and a 1,350±-foot mountain peak overlooking a pond and the Ossipee Mountains are all combined in this exceptional central New Hampshire forestland offering. ***Oak Mountain*** is located in the town of Ossipee, in the heart of the Ossipee Mountains, a geologically significant ancient volcanic ring dike. This is wild and rugged land yet has 1,500± feet of frontage along a town-maintained road, and a good internal road with on-site gravel. With only a 30-minute drive to Conway and Wolfeboro and 40 minutes to Meredith, the property is in close proximity to a wide range of four-season amenities and outdoor recreational opportunities. If you are looking for a backcountry New Hampshire location that offers the best of the Granite State, yet is not far from a nice restaurant, first class skiing, and numerous lakes and ponds, ***Oak Mountain*** is most certainly worth a close look.

LOCATION & ACCESS

The property is located on Pine Hill Road in Ossipee, New Hampshire, approximately 2.6 miles west of Route 16. Ossipee is located in the heart of the Lakes Region, just south of the White Mountains, a well-known four-season vacation and recreational hub. Gunstock Mountain Resort, Lake Winnipesauke, and the Conway Scenic Railroad are just a few of the countless nearby attractions. The immediate area is rural residential with several seasonal camps. Notably, there is a public non-motorized boat and canoe access point for Connor Pond less than one mile from the property. This is a deep glacial trout pond that provides both excellent fishing and a serene setting in the heart of the Ossipee Mountains. The property abuts a 15,000-acre block of privately owned conserved land to the north and west, assuring landscape level land protection and privacy.

Access to the property is via a gravel road that starts along the eastern boundary at Pine Hill Road and meanders in a northerly direction towards the back northeast corner. There is a good gravel resource on site to maintain this primary access road and build or upgrade additional internal roads. The property also benefits from a legal right-of-way over a historic road crossing an adjacent property, providing access to the easternmost portions of the parcel. This section of road has not been used in many years, and joins the existing main internal road.




Oak Mountain
275± Acres
Town of Ossipee, Carroll County, New Hampshire
Feet
0
1,000
2,000
3,000
4,000
Grant Peak
Nickerson Mountains
Stony Brook
Ossipee Mountains Tract
UNH - Lord Farm
Oak Mountain
Pine Hill Rd
Chapel Rd
UNH - Davis White Lot
Conner Pond
Public Car Top Boat Access
Connor Pond Rd
Marble Rd
Lovell River
Bean Mtn Rd
Bean Mountain
Legend
Subject Property
State Land
Conserved Land
Local Road
Private Road
Unmaintained Road
Woods Road
0
3
6
Mi
Tamworth
Sandwich
Center Sandwich
Squam Lake
Madison
Eaton
Silver Lake
Freedom
Ossipee Lake
Center Ossipee
Effingham
Ossipee
Moultonborough
Tuftonboro
Melvin Village
Province Lake
Meredith
Lake Winnipesaukee
Wolfeboro
ON
QC
ME
VT
NH
NY
MA
CT
Atlantic Ocean



TOPOGRAPHY & SITE

From the peak of Oak Mountain (elevation 1,350± feet) there are opportunities for 360-degree views with some clearing, including views of numerous mountains in the Ossipees, White Mountains in the distance to the north, and Ossipee Lake to the east. There is open ledge on the west shoulder of the peak overlooking Connor Pond. The sunsets from this vantage point are spectacular; a great spot for a picnic table and a tent platform.

Much of land has an easterly/southeasterly aspect, dropping toward a 20-acre wetland to the east that forms part of the headwaters of Lovell River which drains into Ossipee Lake. While there are numerous stones, boulders, and glacial erratics across the landscape, there are also rich mid-slope soils, growing some excellent timber.

One notable feature of the site is the unique and rich geological history common in the Ossipee Mountain region, with decades of hobby mining and prospecting. Smoky quartz, topaz, fluorite, and aquamarine have been the most intriguing finds over the years.



FOREST RESOURCE

The forest has a long history of active forest management spanning many decades and multiple landowners. As a result of varying management goals and harvesting methodology, the current forest has a diverse mix of species, age classes, and quality. In some areas, near the summit of Oak Mountain, past harvesting focused on removing the highest value timber while leaving lower quality beech behind. At the far north end of the property, larger clear cuts occurred within the past 20-30 years, resulting in pure mixed hardwood pole stands. The balance of the forest is composed of mixed wood stands with mature hemlock, white pine, northern hardwoods, and red oak. Overall, there are ample opportunities for future sustainable forest management and timber harvesting activities.



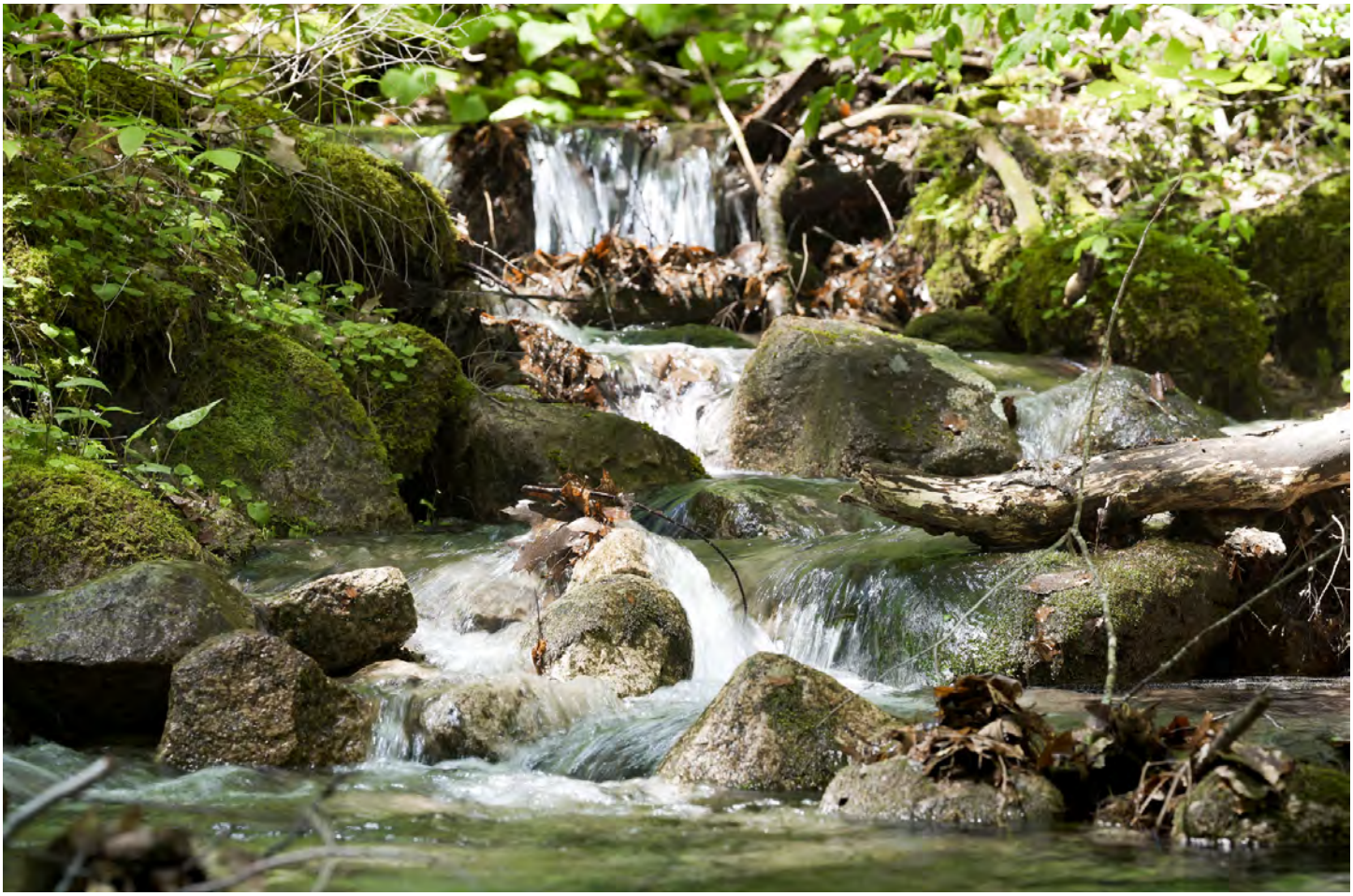


RECREATION

With 275± acres to roam, ***Oak Mountain*** offers an extensive array of outdoor recreational opportunities. Hiking, camping, birding, mountain biking, hunting, or just watching a sunset from the summit of Oak Mountain are all good options. And if you want to travel from your wilderness basecamp to do some exploring, the Lakes Region offers countless four-season recreational opportunities. Waterfalls, hiking, biking, paddling, and skiing are just some of the activities available within a short distance from the property.

PROPERTY TAXES

All the land is enrolled in New Hampshire Current Use Taxation and has been managed as working forestland for four decades. This taxation program greatly reduces annual property taxes, based on the use of the land (forestry, agriculture, open space). More information can be found at New Hampshire Fish and Game Department. Annual property taxes are $236 (2025).



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$650,000

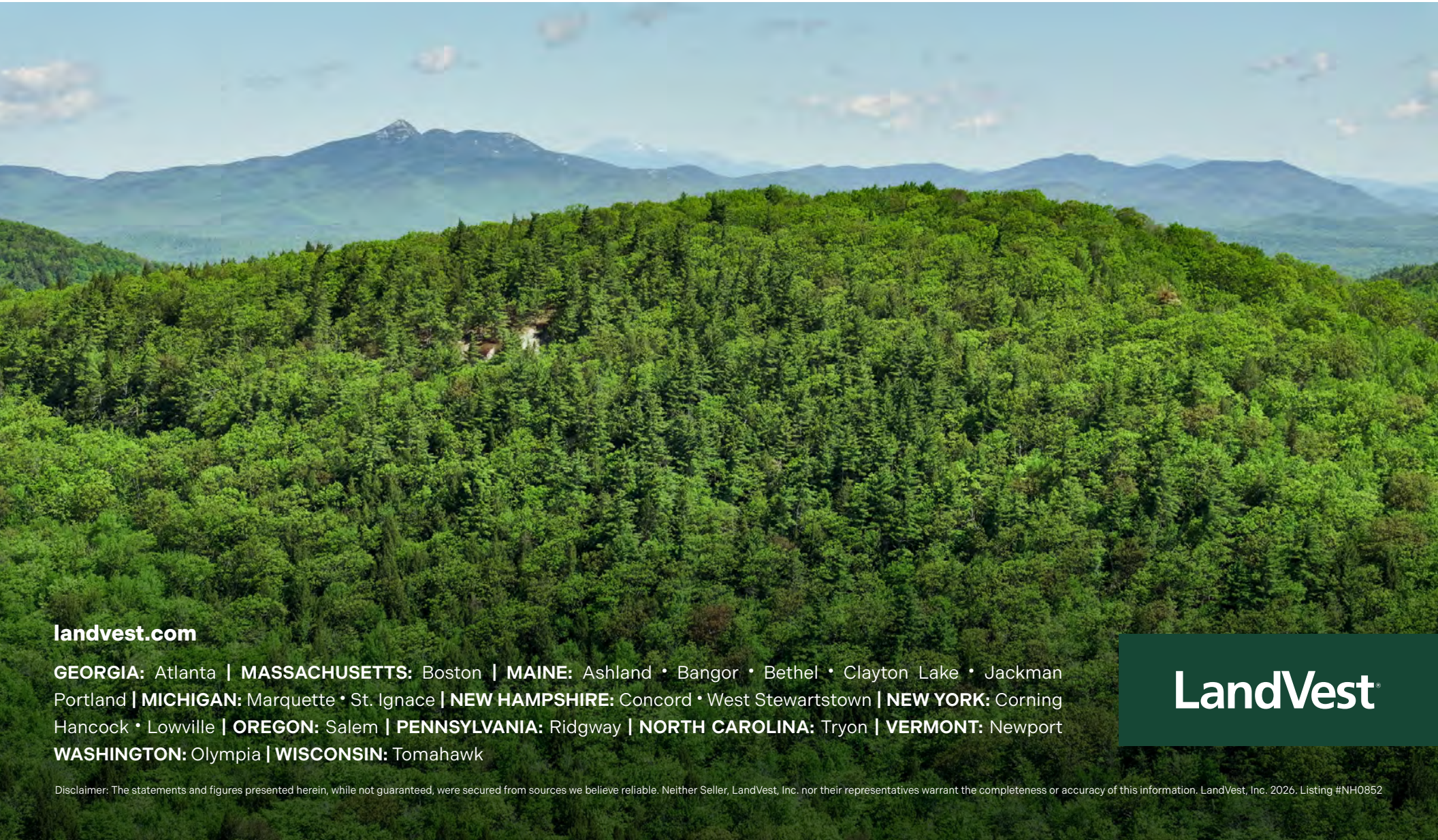
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OAK MOUNTAIN

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Ossipee, New Hampshire
275± Acres
$650,000



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