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VERANI
REALTY



Montcalm Golf Course / Development

Montcalm, NH

Exclusively Represented By:

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OFFERING MEMORANDUM

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Property Information- Golf Course

Section 1

Executive Summary

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Offering Summary

Price	Non-Disclosed
Development Site Size	+/- 110 Acres
Total Montcalm land	+/- 378 acres
Primer Golf course	18 Hole Semi-Private

Property Overview

Introducing this pristine 2 Smith Pond Road, Enfield, NH, a prime investment opportunity for Special Purpose/Golf Course investors and developers. This expansive property is strategically zoned C/I Commercial/Industrial, presenting a rare chance for a specialized development in the thriving Enfield area. Boasting ample space for a custom, state-of-the-art golf course, this parcel offers endless potential for creating a standout destination. With its sought-after location and versatile zoning, this property provides a compelling opportunity to shape a unique and profitable venture in the vibrant Enfield market.

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Golf Course Description

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Property Description

This expansive property is strategically zoned C/I Commercial/Industrial, presenting a rare chance for a specialized development in the thriving Enfield area. Offer a pristine Golf Course and over 110+/- acres of development land. This parcel offers endless potential for creating a standout destination. With its sought-after location and versatile zoning, this property provides a compelling opportunity to shape a unique and profitable venture in the vibrant Enfield market. 110+/- Acres of Developable land and 378+/- acres hosting a pristine, one of a kind private golf course.

Location Description

This stunning location at Montcalm offers unprecedented views of New Hampshire and Vermont in all of their natural beauty. With close proximity to Interstate 89 and just a short 15-minute drive to Hanover, NH, the location presents an appealing blend of convenience and tranquility. This prime setting provides a compelling opportunity for investors seeking an opportunity to develop a community offer the best in harmonious balance of work and leisure. The area surrounding the property is graced with the picturesque Smith Pond and conservation land offering stunning views and exceptional recreational opportunities for all. With Views of Acutney, Killington, Stowe and Whale Back Mountains.

Site Description

Situated on 378+/- acres of rolling hills and hardwood forests, Montcalm Golf Club is located in a remote area, embraced by nature, with views of the Green Mountains extending 70 miles on a clear day. The course is surrounded by dense forests, including towering pines and graceful birch trees, with gentle rivers flowing through the landscape. The course itself is known for its challenging, yet fair, layout, with dramatic shaping and undulating greens, and velvet fairways and greens created by four different varieties of turf grass. Panoramic mountain views, including those of Killington, Vermont's Green Mountains, and Mount Ascutney, are a highlight of the property.

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Highlights

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Property Highlights

- Stunning mountain panoramas – Surrounded by views of Vermont's Green Mountains, including Whaleback, Stowe, Killington and Mount Ascutney.
- Scenic winding access road – A mile-long tree-lined drive that sets a tranquil tone before you arrive.
- Architecturally unique clubhouse – Built from British Columbia Douglas fir by Norwegian craftsmen, with cathedral ceilings and a wraparound porch.
- George Sargent design on 310+/- wooded acres Designed to preserve natural terrain and challenge golfers while respecting the landscape.
- 6,829-yard championship layout
- Long, rolling fairways and fast greens that test players of all skill levels.
- Golf Digest accolades – Ranked among the top 10 new private courses in the U.S. in 2005, and consistently one of the best in New Hampshire.
- Home course for Dartmouth College golf teams
- Includes 40 full swing grass hitting stations and 20 PGA Tour-approved Turf Hound stations.
- Large putting and pitching greens – A 5,700-7,000+ ft² bent-grass putting surface with chipping areas and bunkers.
- High-tech GPS carts – New Club Car Tempo vehicles equipped with Visage GPS and course content from Greg Norman for yardages and tips.
- Semi-private but public-friendly – Non-members can play with stay-and-play packages offered, or during tournament access.
- Currently hosts to state championships – Venue for the New Hampshire Open Championship and other NHGA events.
- 15 Minutes from the Lebanon Municipal Airport (LEB), with the largest runway measuring at 5,496 feet. Large enough to support a 20 person aircraft weighing in at 90,000 pounds.

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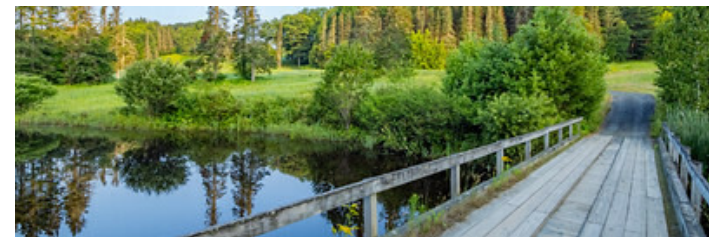
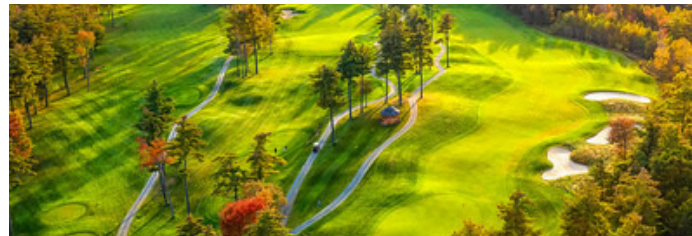
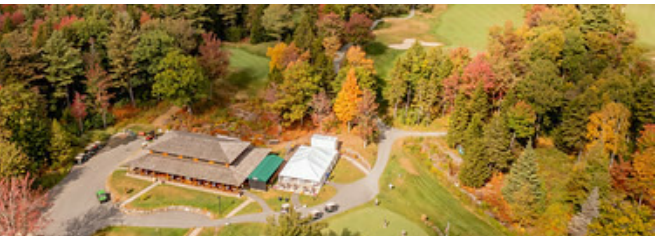
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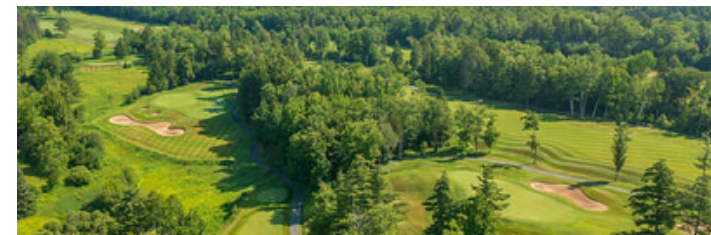
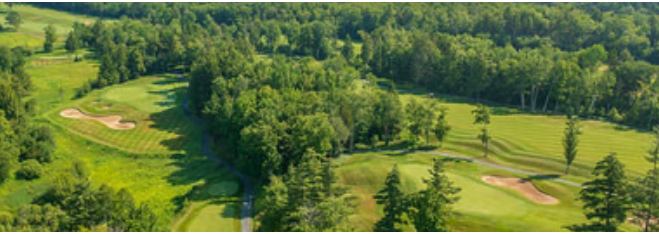
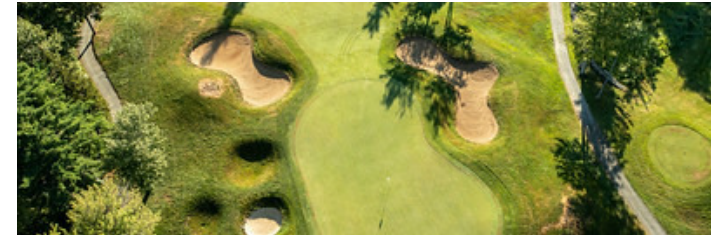
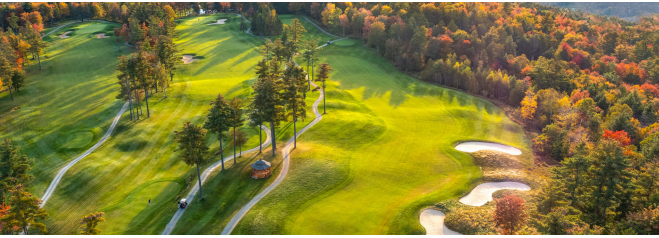
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Property Information Development Land

Section 2

Development Property Highlights

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Property Highlights

- 110 +/- Developable Acres - A blank canvas waiting for your vision
- Stunning mountain panoramas — Surrounded by views of Vermont's Green Mountains, including Killington and Mount Ascutney
- Scenic winding access road — A mile-long tree-lined drive that sets a tranquil tone before you arrive
- 310 +/- wooded acres golf course could be in the backyard of your next exclusive development. Challenging golfers while respecting the landscape. with 6,829-yard championship layout, Long, rolling fairways and fast greens that test players of all skill levels. Golf Digest accolades — Ranked among the top 10 new private courses in the U.S. in 2005, and consistently one of the best in New Hampshire
- Smith Pond offering walking/hiking trails and great fishing. Known for Yellow Perch, Brook Trout and Golden Shiners adjacent to the property
- Whaleback Mountain ski area just across the highway
- 15 Minutes to Hanover/Lebanon, New Hampshire. The home of Dartmouth Medical and Dartmouth University.
- Short driving distance to Mount Sunapee, Killington, Ascutney, and Stowe Mountains for the skiers to enjoy
- Only two hours and twenty minutes from Boston, MA
- One hour and thirty minutes to Burlington, VT
- 15 Minutes from the Lebanon Municipal Airport (LEB), with the largest runway measuring at 5,496 feet. Large enough to support a 20 person aircraft weighing in at 90,000 pounds.

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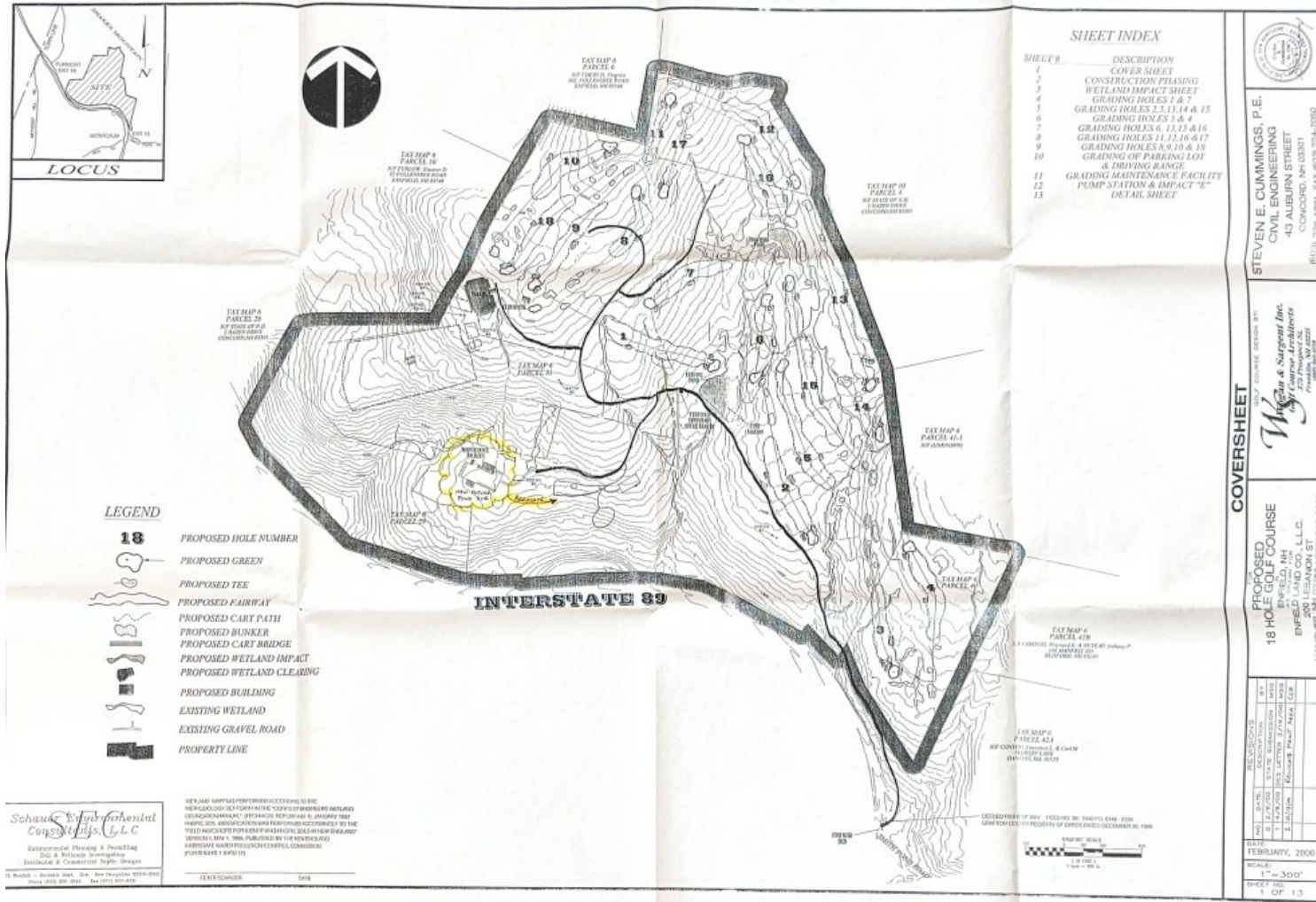
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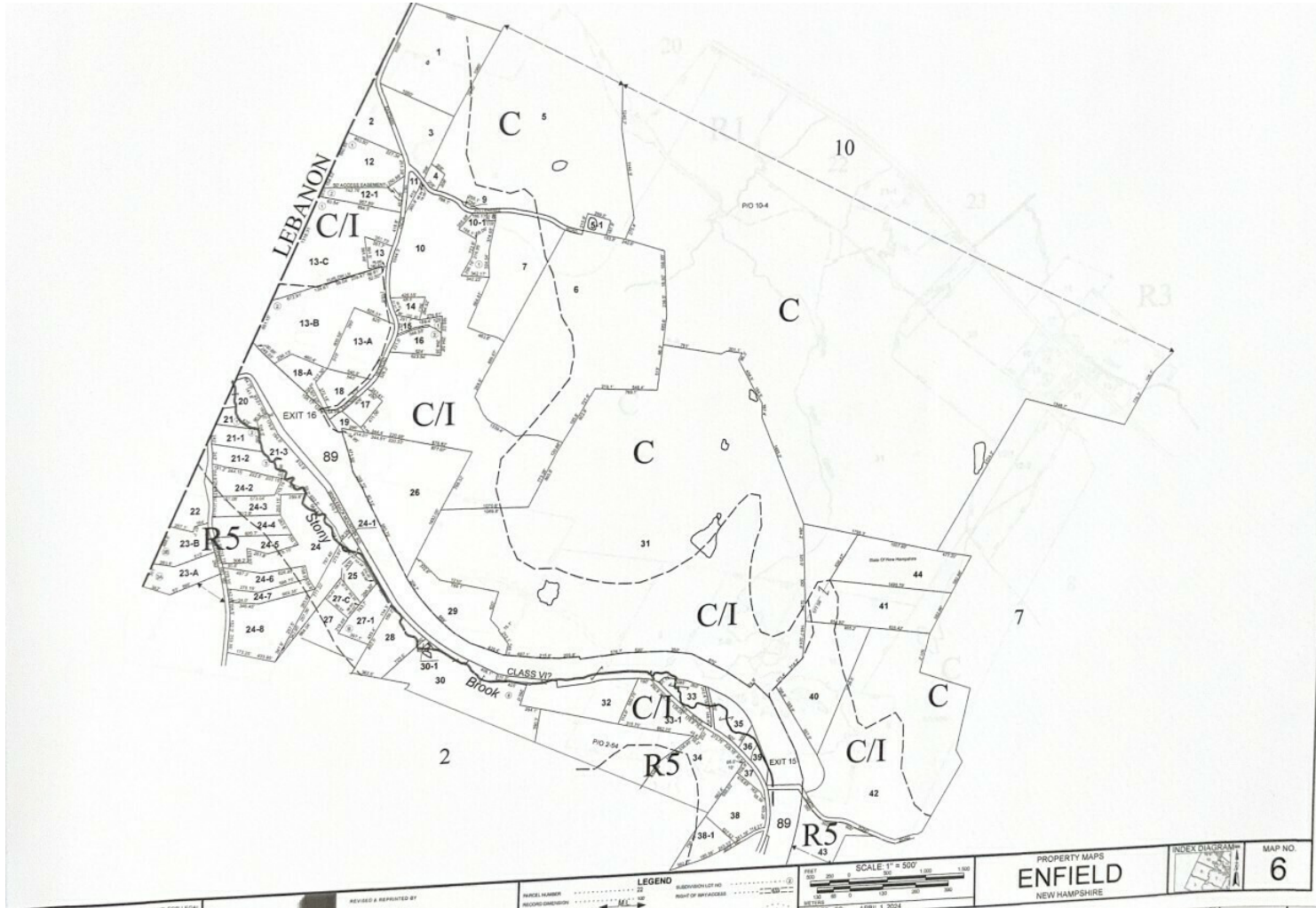
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Site Plans / Zoning Plans

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Location Information

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Regional Map

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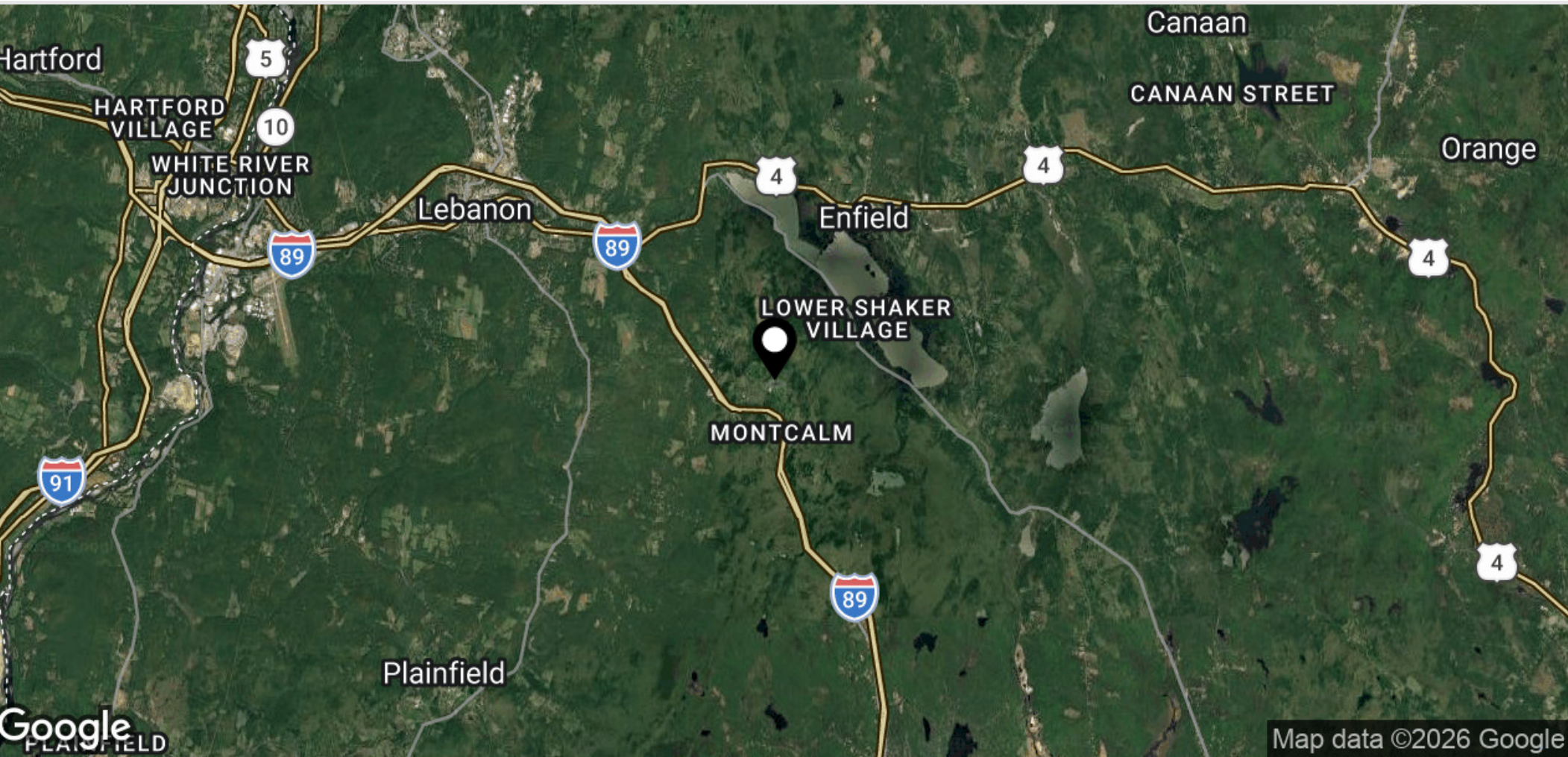
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Location Map

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Demographics

Section 4

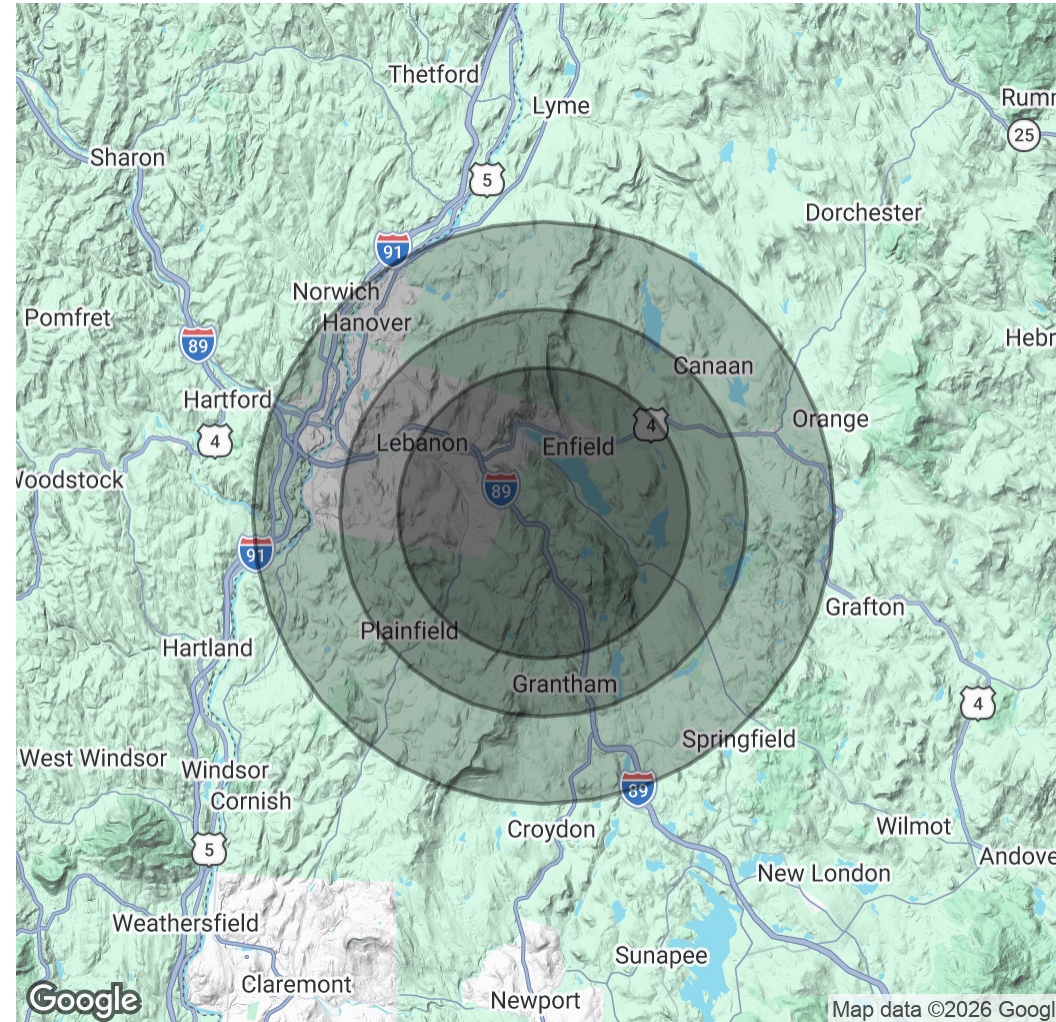
Demographics Map & Report

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Population	5 Miles	7 Miles	10 Miles
Total Population	12,929	20,798	42,701
Average Age	44	44	44
Average Age (Male)	43	44	43
Average Age (Female)	45	45	45

Households & Income	5 Miles	7 Miles	10 Miles
Total Households	6,061	9,538	19,193
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$137,081	\$138,310	\$135,859
Average House Value	\$438,729	\$445,448	\$446,167

Demographics data derived from AlphaMap



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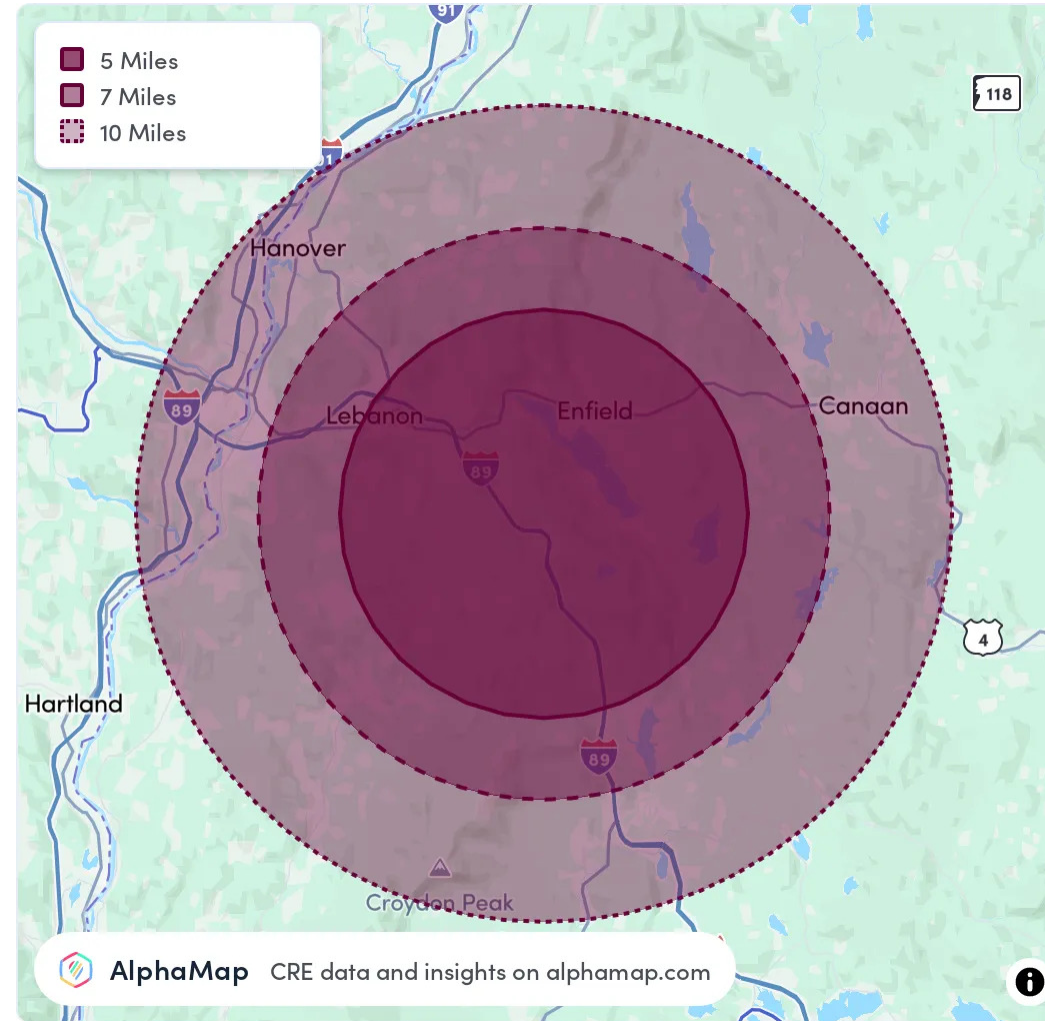
Area Analytics

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Population	1 Mile	3 Miles	5 Miles
Total Population	1,435	3,981	8,189
Average Age	45	46	46
Average Age (Male)	44	45	45
Average Age (Female)	46	47	46

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	685	1,814	3,650
Persons per HH	2.1	2.2	2.2
Average HH Income	\$119,622	\$147,721	\$149,238
Average House Value	\$380,787	\$437,190	\$446,715
Per Capita Income	\$56,962	\$67,145	\$67,835

Map and demographics data derived from AlphaMap



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