

SPECIAL PURPOSE FOR LEASE



1901 Main St., Bethlehem, NH 03574



OFFERING SUMMARY

SPECIAL PURPOSE:	Golf Course
LEASE RATE:	Negotiable
LOT SIZE:	137 Acres
BUILDING SIZE:	4,000

PROPERTY OVERVIEW

The Town of Bethlehem has a unique opportunity to lease or purchase and potentially develop a golf course in the heart of the downtown. This 18 hole golf course has a clubhouse with a large kitchen and dining area. On Main St., this Donald Ross course has a great layout and beautiful features looking over the White Mountains. The property can be considered for winter cross country skiing courses and is within driving distance from multiple ski areas for year round opportunities on site.

Public Private Partnership with the Town of Bethlehem Country Club Golf Course. Low lease amount and favorable terms for investment opportunity. Deferred maintenance on the building and course that would need to be addressed but potential development of commercial and residential units exist in the project.

PROPERTY HIGHLIGHTS

- Memberships and Other Revenue bring in just under \$300,000 annually with consistent positive cash flow
- Phase I and Phase II of the development could help this property bring in over \$1,000,000 in Revenue above the Golf Course and Restraunt
- On Route I-93 this town is one exit down from Littleton, NH
- Long Term Lease with very low starting base incentives investment opportunity for new tenant

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Portsmouth, NH 03801

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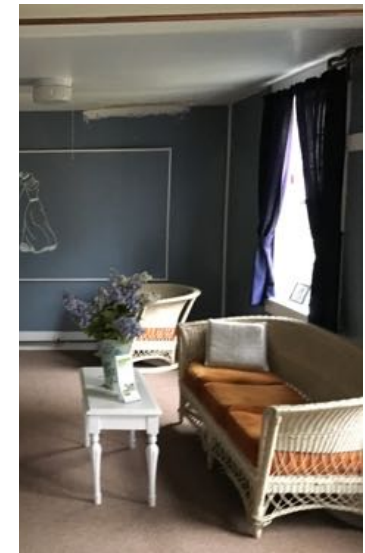
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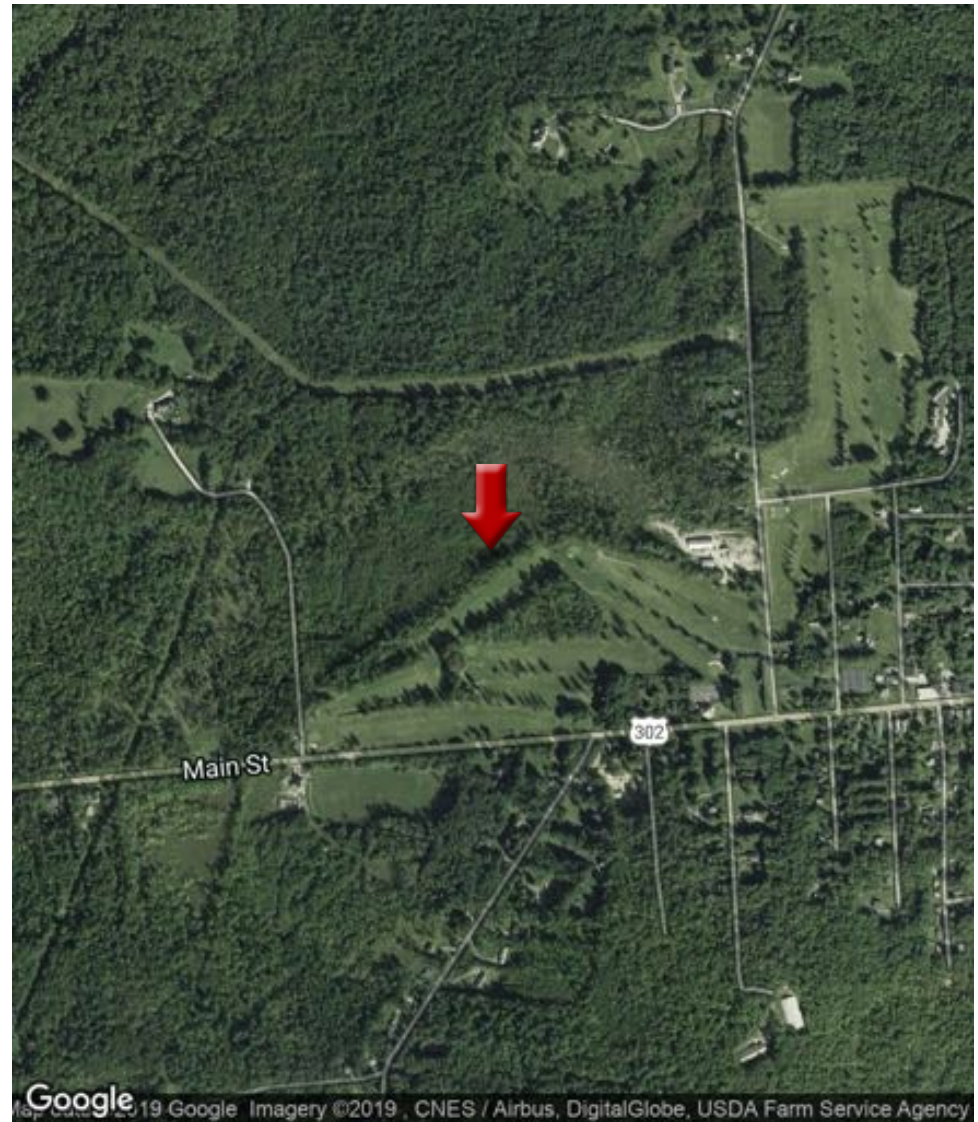
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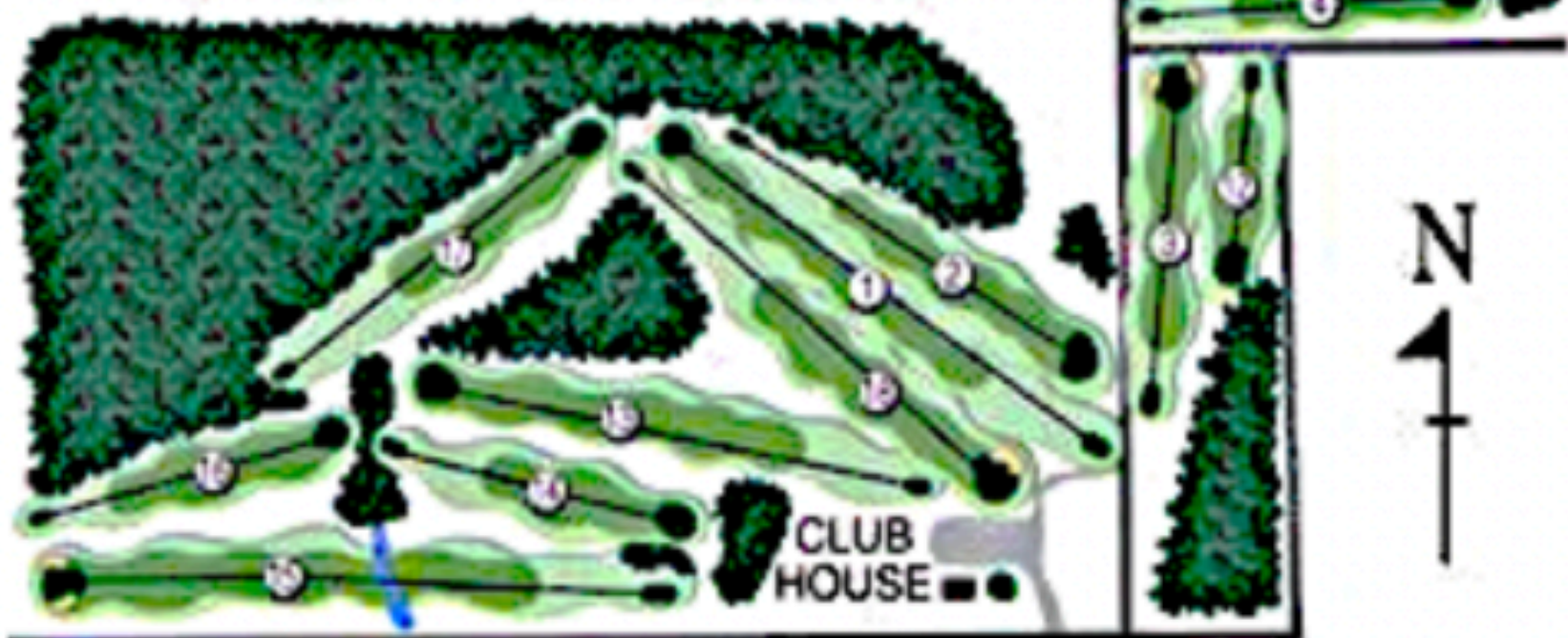
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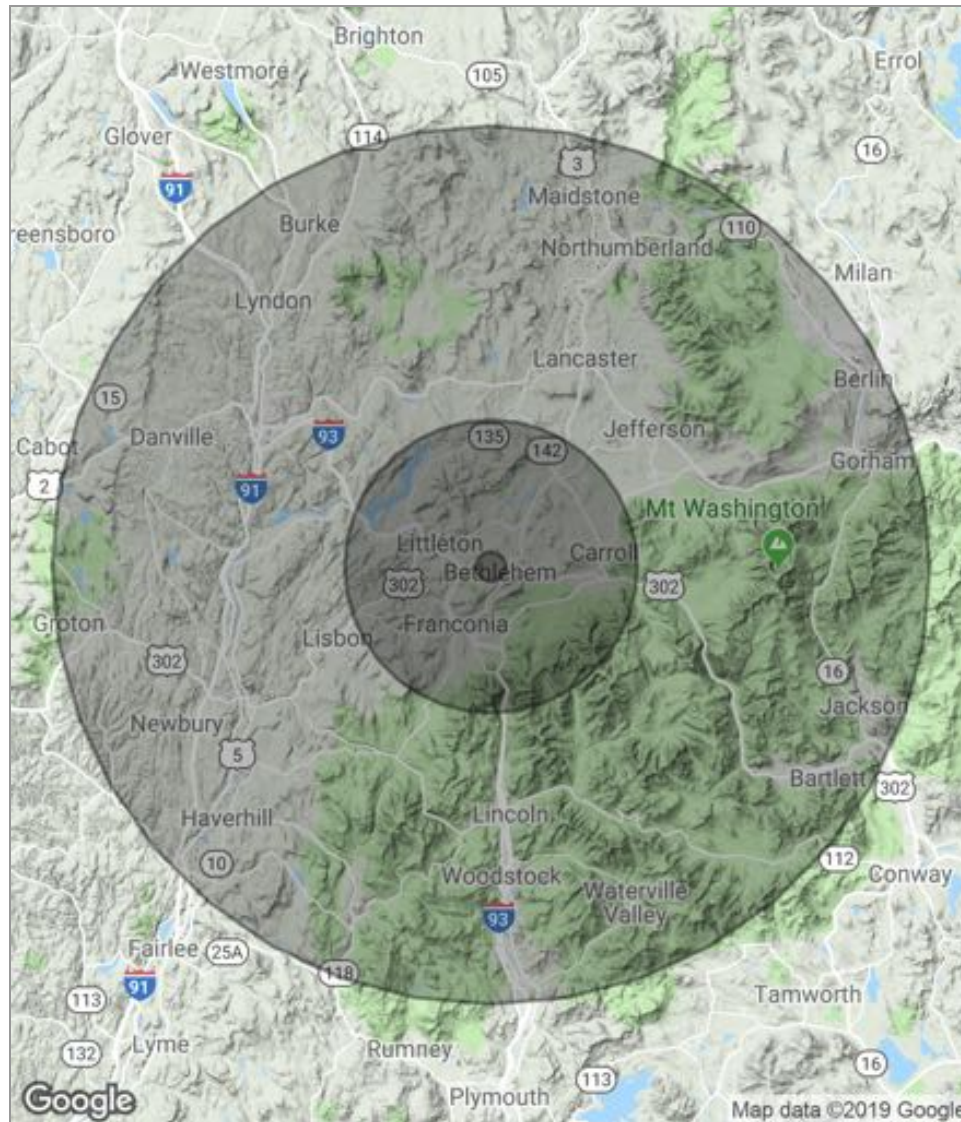
Bethlehem Country Club

Course Layout



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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	79	13,808	86,548
Median Age	49.5	47.3	44.0
Median Age (Male)	49.8	45.3	42.4
Median Age (Female)	49.1	48.8	45.4
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	34	5,910	36,245
# Of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$69,316	\$58,198	\$55,690
Average House Value		\$214,570	\$190,556

* Demographic data derived from 2010 US Census

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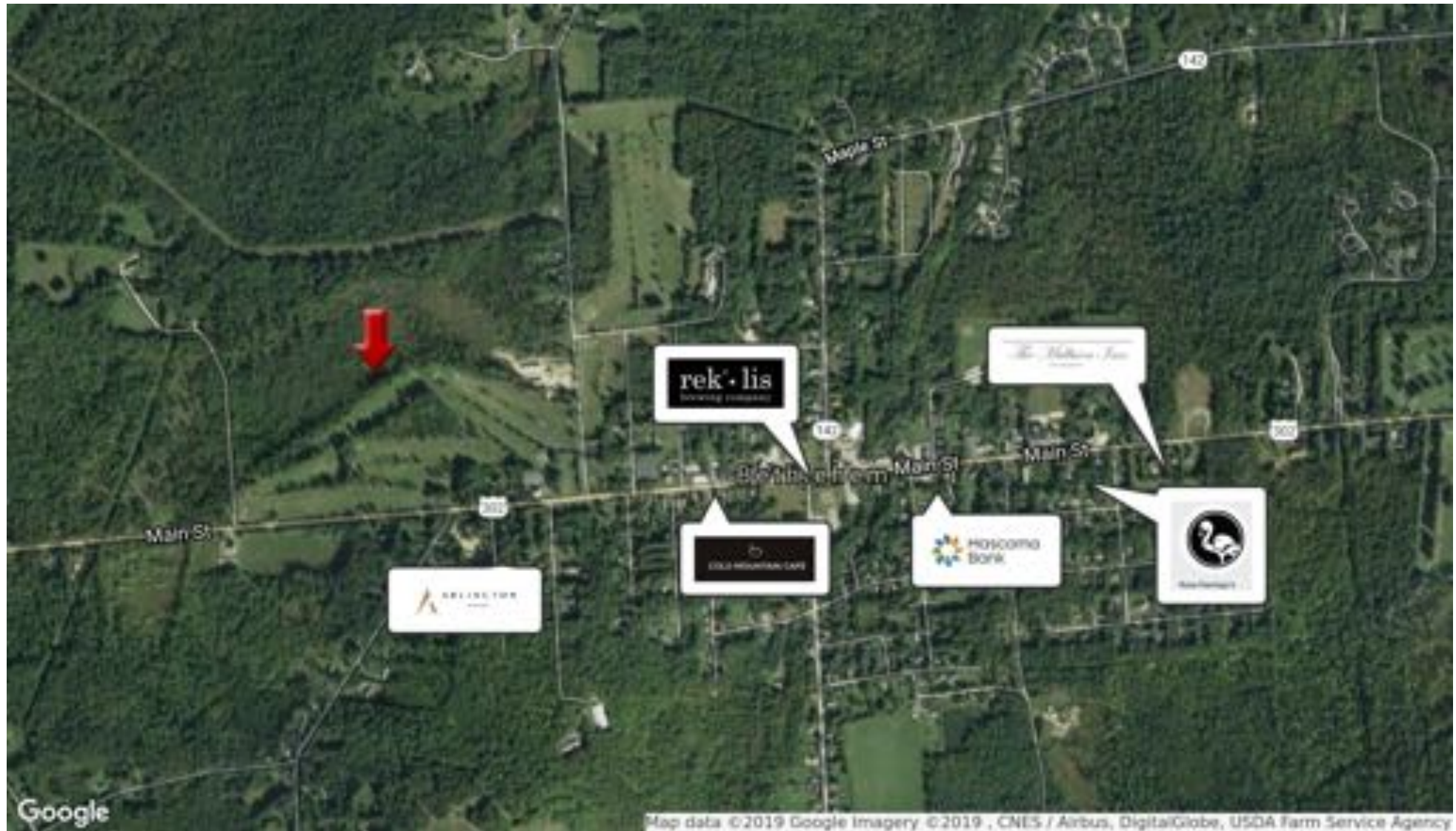
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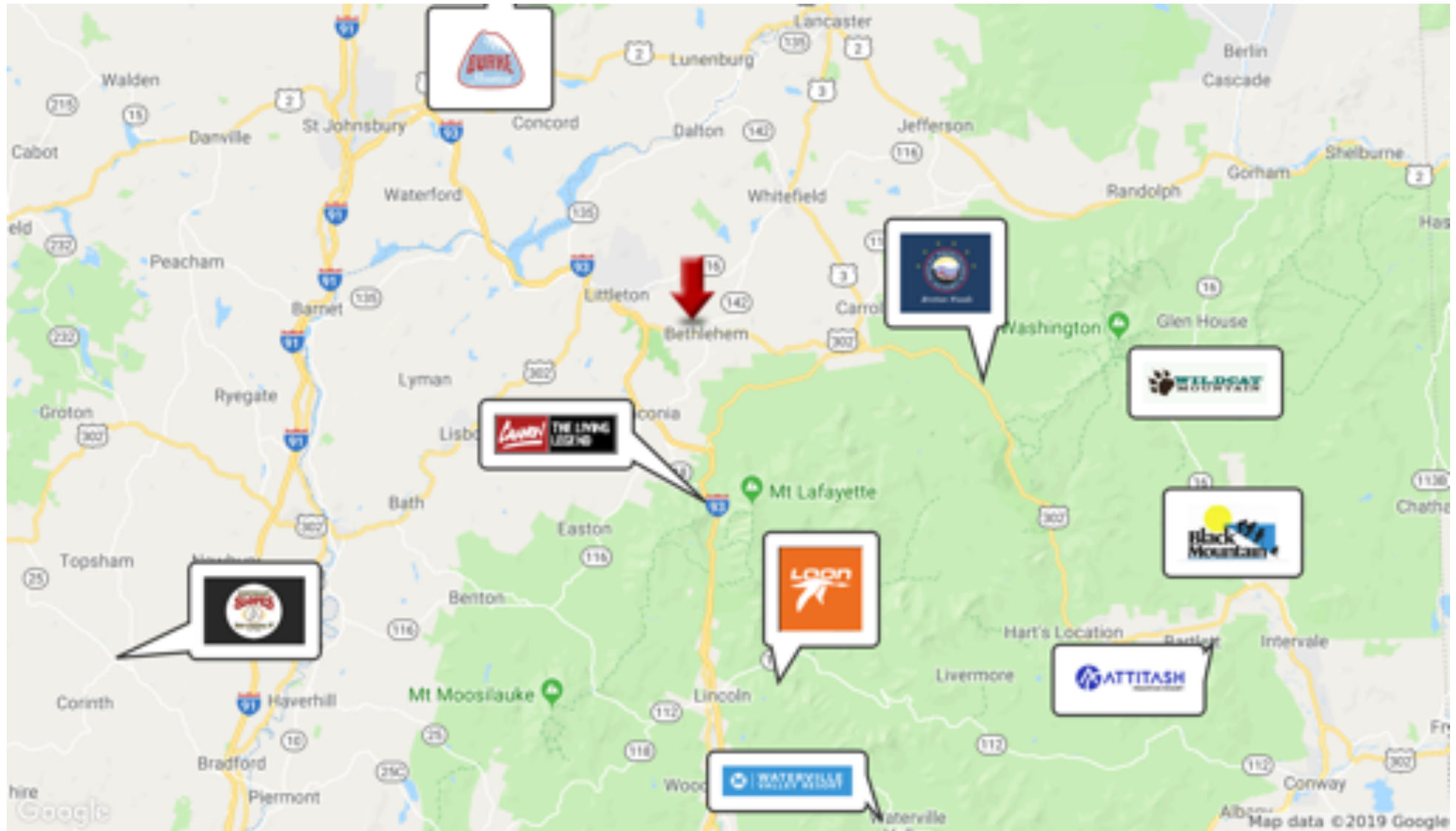
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1901 MAIN ST.

FINANCIAL ANALYSIS

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P&L FINANCIALS 2014-2017 BCC.PDF (1)

P&L FINANCIALS 2014-2017 BCC.PDF (2)

10 YEAR LEASE ANALYSIS

Table 1

	Sub Category	2014	2015	2016	2017		
Revenue							
	Membership/Fees	\$ 129,872.70	\$ 134,964.50	\$ 147,256.00	\$ 133,705.50		
	Carts	\$ 50,196.80	\$ 51,003.25	\$ 76,648.85	\$ 66,487.08		
	Restaurant/Snack Bar	\$ 46,508.58	\$ 37,127.79	\$ 41,703.02	\$ 41,797.32		
	Other	\$ 58,968.92	\$ 49,212.83	\$ 26,248.79	\$ 23,260.73		
	Gross Revenue	\$ 285,547.00	\$ 272,308.37	\$ 291,856.66	\$ 265,250.63		
Tax							
	Rooms & Meals Tax	\$ 3,488.00	\$ 2,821.00	\$ 3,053.00	\$ 2,925.00		
	Sub Total	\$ 3,488.00	\$ 2,821.00	\$ 3,053.00	\$ 2,925.00		
Insurance							
	HS WC Insurance	\$ 2,100.00	\$ 2,335.00	\$ 1,413.00	\$ 1,391.00		
	HS PL Ins.	\$ 825.00	\$ 712.00	\$ 933.00	\$ 712.00		
	CR WC Insurance	\$ 2,100.00	\$ 2,335.00	\$ 1,728.00	\$ 1,391.00		
	CR PL Insurance	\$ 1,050.00	\$ 1,378.00	\$ 1,347.00	\$ 1,378.00		
	REST PL Insurance	\$ 350.00	\$ 857.00	\$ 646.00	\$ 857.00		
	Sub Total	\$ 6,425.00	\$ 7,617.00	\$ 6,067.00	\$ 5,729.00		
Repairs and Maintenance							
	Building Maintenance	\$ 7,731.48	\$ 5,146.56	\$ 4,532.07	\$ 2,548.86		
	Equipment Rental	\$ 0.00	\$ 0.00	\$ 0.00	\$ 80.00		
	HS Equipment Purchase	\$ 0.00	\$ 6,688.98	\$ 1,739.74	\$ 61.65		
	CR Equipment Purchase	\$ 17,434.09	\$ 11,959.98	\$ 8,063.96	\$ 7,800.00		
	CR Fuel/Lubricant	\$ 8,299.23	\$ 8,049.27	\$ 7,149.24	\$ 5,779.80		
	CR Equipment Repairs	\$ 4,070.97	\$ 5,923.37	\$ 4,528.00	\$ 8,175.21		
	REST Equipment Purchase	\$ 295.93	\$ 4,428.31	\$ 15,074.72	\$ 0.00		
	Sub Total	\$ 37,831.70	\$ 42,196.47	\$ 41,087.73	\$ 24,445.52		
Utilities: Electric							
	HS Lights	\$ 1,831.62	\$ 1,620.77	\$ 1,642.89	\$ 1,972.42		
	CR Lights	\$ 522.59	\$ 549.93	\$ 945.53	\$ 657.48		
	REST Lights	\$ 1,075.89	\$ 955.97	\$ 891.26	\$ 750.40		
	Sub Total	\$ 3,430.10	\$ 3,126.67	\$ 3,479.68	\$ 3,380.30		
Utilities: Water and Sewer							
	BVD Water	\$ 0.00	\$ 0.00	\$ 525.10	\$ 1,249.92		
	Sub Total	\$ 0.00	\$ 0.00	\$ 525.10	\$ 1,249.92		
Utilities: Gas							
	Heat	\$ 1,408.91	\$ 2,127.15	\$ 1,694.32	\$ 2,074.76		
	Propane	\$ 1,473.15	\$ 939.27	\$ 445.30	\$ 703.38		
	Sub Total	\$ 2,882.06	\$ 3,066.42	\$ 2,584.92	\$ 2,778.14		
Utilities: Other							
Landscaping							
	CR Chemicals	\$ 8,802.45	\$ 9,568.85	\$ 8,170.85	\$ 10,309.52		
	Sub Total	\$ 8,802.45	\$ 9,568.85	\$ 8,170.85	\$ 10,309.52		
Pest Control							
Salaries							
	Club House Salary	\$ 13,003.66	\$ 17,368.90	\$ 14,018.41	\$ 23,925.68		
	CR Salary	\$ 50,462.75	\$ 52,514.00	\$ 64,144.75	\$ 52,555.54		
	CR Dept. Head Salary	\$ 41,287.63	\$ 33,000.00	\$ 36,000.00	\$ 34,935.00		
	REST salary	\$ 18,171.94	\$ 15,645.90	\$ 17,484.41	\$ 17,431.98		
	Sub Total	\$ 122,925.98	\$ 118,528.80	\$ 131,647.57	\$ 128,848.20		
Payroll Taxes							
	SS/MC	\$ 994.69	\$ 1,194.03	\$ 1,141.81	\$ 1,830.40		

	Sub Category	2014	2015	2016	2017		
	CR SS/MC	\$ 7,016.41	\$ 6,676.34	\$ 7,661.03	\$ 6,693.12		
	REST SS/MC	\$ 1,567.40	\$ 1,388.57	\$ 1,408.40	\$ 1,464.04		
	BCC Unemployment	\$ 0.00	\$ 0.00	\$ 4,383.26	\$ 1,713.00		
	Delta Dental	\$ 213.25	\$ 0.00	\$ 0.00	\$ 0.00		
	Sub Total	\$ 9,791.75	\$ 9,258.94	\$ 14,594.50	\$ 11,700.56		
License and Permits							
Office Expenses							
	HS Telephone	\$ 1,511.18	\$ 1,412.71	\$ 1,444.54	\$ 1,922.79		
	Services/Supplies	\$ 5,440.08	\$ 4,732.43	\$ 5,272.23	\$ 10,932.97		
	Bank Service Fees	\$ 2,812.79	\$ 2,706.00	\$ 2,956.15	\$ 2,805.91		
	CR Telephone	\$ 379.63	\$ 468.25	\$ 479.85	\$ 667.31		
	CR Supplies	\$ 2,870.05	\$ 5,374.14	\$ 2,227.22	\$ 1,270.42		
	REST Services/Supplies	\$ 24,365.81	\$ 21,001.77	\$ 15,776.37	\$ 22,967.12		
	REST Bank Fees	\$ 665.24	\$ 559.76	\$ 556.86	\$ 575.93		
	Dues/Prof Meetings	\$ 130.00	\$ 250.00	\$ 0.00	\$ 0.00		
	Sub Total	\$ 38,174.78	\$ 36,505.06	\$ 28,713.22	\$ 41,142.45		
Advertising and Marketing							
	Advertising	\$ 4,068.80	\$ 5,697.40	\$ 4,601.72	\$ 3,344.07		
	Sub Total	\$ 4,068.80	\$ 5,697.40	\$ 4,601.72	\$ 3,344.07		
HVAC Service							
Professional Services							
Inventory	Snack Food	\$ 467.32	\$ 0.00	\$ 574.99	\$ 455.73		
	Pro-Shop Inventory	\$ 11,092.13	\$ 9,172.08	\$ 7,172.41	\$ 5,866.89		
	REST Liquor	\$ 5,179.14	\$ 5,550.24	\$ 5,453.15	\$ 5,607.66		
	Sub Total	\$ 16,738.59	\$ 14,722.32	\$ 13,200.55	\$ 11,930.28		
Debt Service							
	Debt Service	\$ 0.00	\$ 8,587.09	\$ 8,587.09	\$ 8,588.09		
	Sub Total	\$ 0.00	\$ 8,587.09	\$ 8,587.09	\$ 8,588.09		
Miscellaneous							
	Ghin-Handicap	\$ 2,410.00	\$ 2,226.00	\$ 2,290.00	\$ 1,823.00		
	Vehicle Mileage	\$ 290.40	\$ 79.20	\$ 51.20	\$ 0.00		
	REST Mileage	\$ 0.00	\$ 90.40	\$ 0.00	\$ 0.00		
	Golf Car Rental	\$ 23,452.76	\$ 0.00	\$ 0.00	\$ 0.00		
	Sub Total	\$ 26,153.16	\$ 2,395.60	\$ 2,341.20	\$ 1,823.00		
Total Operating Expenses		\$ 280,712.37	\$ 264,091.62	\$ 268,654.13	\$ 258,194.05		
Cap Ex Reserve							
	CR Improvements	\$ 4,620.32	\$ 4,520.78	\$ 6,119.01	\$ 4,073.40		
	Total Expenses	\$ 285,332.69	\$ 268,612.40	\$ 274,773.14	\$ 262,267.45		
Net Operating Income		\$ 214.31	\$ 3,695.97	\$ 17,083.52	\$ 2,983.18		

1901 Main St. Bethlehem, NH - 2017

Prepared by: Ethan Ash | ethan.ash@kw.com | (978) 431-2319



The Deal											
Asking Price:	269,000	Rentable Sq Ft:	65,000	Address:	1901 Main St. Bethlehem, NH						
NOI:	25,787	Asking Price SF:	4	Property Type:	MultiFamily						
Cap Rate %:	9.60 %	Number of Units:	1	Lease Type:	Varies / Other						
Occupancy %:	0.00 %	Asking Price Unit:	269,000	Parking:	50						
Year Built or Renovated:	1898			Lot Size:	138 AC						

Pre-Tax Analysis - Golf Course - 10 Year Lease Analysis											
Acquistion Assumptions				Disposition Assumptions				Decision Criteria			
Acquisition Price:	269,000			Hold Period (Yrs):	10			Discount Rate:	7.00 %		
Acquisition Costs:	0.00 %	0		Disposition Cap Rate %:	10.00 %				Criteria	Result	Pass/Fail
Loan Amount:	99.00 %	266,310		Sales Cost %:	0.00 %			Acquisition Cap Rate:	0.00 %	2.61 %	Pass
Interest Rate %:	1.00 %							Cash-On-Cash (Year 1):	0.00 %	-2,638.80 %	Fail
Amortization (Yrs):	10			Disposition Sales Price:	1,463,460			ROI (Year 1):	0.00 %	-1,692.74 %	Fail
Loan Costs:	0.00 %	0		Loan Payoff:	0			DSCR (Year 1):	0.00	0.25	Pass
Annual Debt Service:		27,996		Sales Cost:	0			IRR (Yield) :	0.00 %	43.20 %	Pass
Down Payment:		2,690		Total Proceeds:	1,463,460			NPV :	0	899,021	Pass
Initial Investment:		2,690									

Operating Assumptions											
End Of Year (EOY)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Potential Rental Income	0 \$	0 %	0 %	0 %	0 %	0 %	0 %	0 %	0 %	0 %	0 %
Loss (Vacancy, Collection)	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %
Other Income	265,216 \$	25 %	10 %	10 %	3 %	3 %	3 %	3 %	3 %	3 %	3 %
Expense Recovery	0 \$	0 %	0 %	0 %	0 %	0 %	0 %	0 %	0 %	0 %	0 %
Expenses	258,204 \$	3 %	3 %	3 %	3 %	3 %	3 %	3 %	3 %	3 %	3 %
CapEx Reserves	50,000 \$	50,000 \$	100,000 \$	100,000 \$	50,000 \$	25,000 \$	25,000 \$	25,000 \$	25,000 \$	15,000 \$	15,000 \$
Potential Rental Income	0	0	0	0	0	0	0	0	0	0	0
Loss (Vacancy, Collection)	0	0	0	0	0	0	0	0	0	0	0
Effective Rental Income	0	0	0	0	0	0	0	0	0	0	0
Other Income	265,216	331,520	364,672	401,139	413,173	425,569	438,336	451,486	465,030	478,981	493,351
Expense Recovery Income	0	0	0	0	0	0	0	0	0	0	0
Gross Operating Income	265,216	331,520	364,672	401,139	413,173	425,569	438,336	451,486	465,030	478,981	493,351
Gross Operating Expenses	258,204	265,950	273,929	282,146	290,611	299,329	308,309	317,558	327,085	336,898	347,005
Net Operating Income (NOI)	7,012	65,570	90,743	118,993	122,563	126,239	130,027	133,927	137,945	142,084	146,346
CapEx Reserves	50,000	50,000	100,000	100,000	50,000	25,000	25,000	25,000	25,000	15,000	15,000
Cap Rate	2.61 %	24.38 %	33.73 %	44.24 %	45.56 %	46.93 %	48.34 %	49.79 %	51.28 %	52.82 %	54.40 %
Mortgage Interest	2,547	2,291	2,033	1,772	1,509	1,242	974	702	428	151	0
Principal Reduction	25,449	25,705	25,963	26,224	26,487	26,753	27,022	27,294	27,568	27,845	0
Annual Debt Service	27,996	27,996	27,996	27,996	27,996	27,996	27,996	27,996	27,996	27,996	0
Debt Service Ratio	0.25	2.34	3.24	4.25	4.38	4.51	4.64	4.78	4.93	5.08	0.00
Net Cash Flow Before Tax	-70,984	-12,426	-37,252	-9,003	44,567	73,244	77,031	80,932	84,949	99,088	131,346
Cash-On-Cash Return	-2,638.80 %	-461.93 %	-1,384.85 %	-334.69 %	1,656.75 %	2,722.81 %	2,863.60 %	3,008.61 %	3,157.97 %	3,683.56 %	4,882.75 %
ROI (Includes Principal Reduction)	-45,535	13,279	-11,289	17,221	71,054	99,997	104,053	108,225	112,517	126,932	131,346
ROI %	-1,692.74 %	493.64 %	-419.68 %	640.18 %	2,641.41 %	3,717.36 %	3,868.14 %	4,023.24 %	4,182.79 %	4,718.68 %	4,882.75 %

End Of Year (EOY)	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash Flows	-2,690	-70,984	-12,426	-37,252	-9,003	44,567	73,244	77,031	80,932	84,949	1,562,548

DISCLAIMER: All information is provided without any warranties, expressed or implied. Users must verify all calculations, assumptions and projections, and consult with Legal, Financial and other Professionals before making any Purchase or Leasing decisions.

1901 MAIN ST.

ADDITIONAL INFORMATION

2

BETHLEHEM COUNTRY CLUB SOIL MAP.PDF (1)

BETHLEHEM COUNTRY CLUB SOIL MAP.PDF (9)

BETHLEHEM COUNTRY CLUB SOIL MAP.PDF (10)

BETHLEHEM COUNTRY CLUB SOIL MAP.PDF (11)

BETHLEHEM COUNTRY CLUB SOIL MAP.PDF (12)

BETHLEHEM COUNTRY CLUB SOIL MAP.PDF (13)

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United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Grafton County, New Hampshire**

Bethlehem Country Club Rd.



July 31, 2018

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Grafton County, New Hampshire

Survey Area Data: Version 20, Sep 11, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 19, 2010—Jul 16, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
56D	Becket fine sandy loam, 15 to 25 percent slopes	1.5	0.2%
59B	Waumbek loamy sand, 3 to 8 percent slopes, very stony	8.6	1.0%
73C	Berkshire fine sandy loam, 8 to 15 percent slopes, very stony	15.2	1.8%
76B	Marlow fine sandy loam, 3 to 8 percent slopes	110.9	13.5%
76C	Marlow fine sandy loam, 8 to 15 percent slopes	74.2	9.0%
77B	Marlow fine sandy loam, 0 to 8 percent slopes, very stony	41.7	5.1%
77C	Marlow fine sandy loam, 8 to 15 percent slopes, very stony	21.2	2.6%
78B	Peru fine sandy loam, 3 to 8 percent slopes	52.0	6.3%
78C	Peru fine sandy loam, 8 to 15 percent slopes	7.4	0.9%
79B	Peru fine sandy loam, 0 to 8 percent slopes, very stony	96.0	11.7%
79C	Peru fine sandy loam, 8 to 15 percent slopes, very stony	28.6	3.5%
79D	Peru fine sandy loam, 15 to 25 percent slopes, very stony	6.0	0.7%
254B	Hermon and Monadnock soils, 3 to 8 percent slopes	18.7	2.3%
254C	Hermon and Monadnock soils, 8 to 15 percent slopes	4.3	0.5%
255B	Hermon and Monadnock soils, 0 to 8 percent slopes, very stony	8.5	1.0%
255C	Hermon and Monadnock soils, 8 to 15 percent slopes, very stony	81.1	9.8%
255D	Monadnock and Hermon soils, 15 to 25 percent slopes, very stony	18.3	2.2%
255E	Monadnock and Hermon soils, 25 to 35 percent slopes, very stony	3.5	0.4%
347A	Lyme and Moosilauke soils, 0 to 3 percent slopes, very stony	5.7	0.7%
559C	Skerry fine sandy loam, 8 to 15 percent slopes, very stony	1.0	0.1%

Custom Soil Resource Report

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
647B	Pillsbury fine sandy loam, 0 to 8 percent slopes, very stony	147.4	17.9%
723B	Peru-Pillsbury association, 0 to 8 percent slopes, very stony	21.4	2.6%
731	Peacham and ossipee soils, very stony	51.0	6.2%
Totals for Area of Interest		824.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

PROPERTY DISCLOSURE

TO BE FULLY COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate BROKER representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLER'S authorize BROKER in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

Notice to SELLER(S): Complete all information and state "not applicable" or "unknown" as appropriate. If any of the information in this property disclosure form changes from the date of completion, you are to notify the Listing Broker promptly in writing.

1. SELLER: Town of Bethlehem

2. PROPERTY LOCATION: 1901 Main Street, Bethlehem NH 03574

3. BUILDING ON PROPERTY? ☒ Yes ☐ No
Is Property Disclosure - Land Only form attached? ☐ Yes ☐ No

4. CONDOMINIUM? ☐ Yes ☒ No
If Yes, is Condominium Notification form attached? ☐ Yes ☐ No
If Yes, is Condominium Disclosure form attached? ☐ Yes ☐ No

5. SELLER: ☐ has ☐ has not occupied the property for last _____ years.

6. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____

b. INSTALLATION: Location: _____
Installed By: Date of Installation: _____
What is the source of your information? _____

c. USE: Number of Persons currently using the system: _____
Does system supply water for more than one household? ☐ Yes ☐ No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: ☐ Yes ☐ No ☐ N/A Quantity: ☐ Yes ☐ No
Quality: ☐ Yes ☐ No ☐ Unknown
If Yes to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? ☐ Yes ☐ No
Date of most recent test: _____
If Yes to any question, please explain in comment section below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations?
☐ Yes ☐ No
If Yes, are test results available? ☐ Yes ☐ No
What steps were taken to remedy the problem?
COMMENTS: _____

7. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: ☒ Yes ☐ No Private: ☐ Yes ☐ No
Community/Shared: ☐ Yes ☐ No Unknown: ☐ Yes ☐ No

b. IF PUBLIC OR COMMUNITY/SHARED:

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

c. IF PRIVATE:

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____Tank Size: _____ ☐ Unknown ☐ Other _____Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____

Location: _____ Location Unknown _____

Date of Installation: _____

Date of Last Servicing: _____

Name of Company Servicing Tank: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

Comments: _____

d. LEACH FIELD: ☐ Yes ☐ No ☐ Other _____

If Yes: Location: _____ Size: _____

Date of installation of leach field: _____ Installed By: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

Comments: _____

e. IS SYSTEM LOCATED IN A SHORELAND ZONE? ☐ Yes ☒ No ☐ UnknownIf Yes, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown

SOURCE OF INFORMATION: _____

COMMENTS: _____

8. INSULATION

LOCATION :	Yes	No	Unknown	If Yes, Type	Amount	Unknown
Roof/Attic/Cap	☐	☐	☒	_____	_____	_____
Crawl Space	☐	☐	☒	_____	_____	_____
Exterior Walls	☐	☐	☒	_____	_____	_____
Floors	☐	☐	☒	_____	_____	_____
Other	☐	☐	☒	_____	_____	_____

9. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☐ No ☒ UnknownIf Yes: Are tanks currently in use? ☐ Yes ☐ No

If No: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? ☐ Yes ☒ No

Comments: _____

If tanks are no longer in use, have tanks been removed? ☐ Yes ☐ No ☐ UnknownIf removed, by whom: _____ when: _____ and was there a closure report completed and on file with the State of New Hampshire? ☐ Yes ☐ No ☐ Unknown

- b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? ☐ Yes ☐ No ☒ Unknown
In the siding? ☐ Yes ☐ No ☐ Unknown
In flooring tiles? ☐ Yes ☐ No ☐ Unknown
If Yes, source of information: _____
Comments: _____

- c. RADON/AIR - Current or previously existing:
Has the property been tested? ☐ Yes ☐ No ☒ Unknown
If YES: Date: _____ By: _____
Results: _____
If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No
Comments: _____

- d. RADON/WATER - Current or previously existing:
Has the property been tested? ☐ Yes ☐ No ☒ Unknown
If YES: Date: _____ By: _____
Results: _____
If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No
Comments: _____

- e. LEAD-BASED PAINT - Current or previously existing:
Is Lead Paint Disclosure required? ☒ Yes ☐ No
If yes, has the Lead Paint Disclosure & Informational Pamphlet been provided? ☐ Yes ☐ No
Are you aware of lead-based paint on this property? ☒ Yes ☐ No
If YES: Source of information: Has based conclusion
Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☐ No
Comments: _____

- f. Are you aware of the following hazardous materials?
- Industrial, Radioactive, or Chemical Wastes ☐ Yes ☐ No ☒ Unknown
- PCB's & PCB containing transformers, Capacitors or other Equipment ☐ Yes ☐ No ☒ Unknown
- Waste Disposal Areas ☐ Yes ☐ No ☒ Unknown
- Other Toxic, Hazardous or Contaminated Substances including present & past use of the property
☐ Yes ☐ No ☒ Unknown
If YES: Source of information: _____
Comments: _____

10. METHAMPHETAMINE PRODUCTION

- To the best of Seller's knowledge, has methamphetamine production occurred on this property?
☐ Yes ☐ No ☒ Unknown
If yes, source of information: _____
Comments: _____

11. GENERAL INFORMATION

- a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal? ☐ Yes ☐ No ☒ Unknown

If YES: Source of information: _____

Comments: shared use of land with town garage.
also believe town sewer runs across property

- b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? ☐ Yes ☐ No ☒ Unknown

If YES: Source of information: _____

Comments: _____

- c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? ☐ Yes ☐ No ☒ Unknown

If YES: Source of information: _____

Comments: _____

- d. Are you aware of any problems with other buildings on the property? ☐ Yes ☐ No ☒ Unknown

If YES: Source of information: _____

Comments: _____

- e. Are you receiving a tax exemption for this property for any reasons? ☐ Yes ☐ No ☒ Unknown

If YES: Source of information: _____

Comments: N/A

- f. Is any part of this property in Current Use? ☐ Yes ☐ No ☒ Unknown

If YES: Source of information: _____

Comments: _____

- g. Is this property located in a Federally Designated Flood Zone? ☐ Yes ☒ No ☐ Unknown

- h. Has the property been surveyed? ☐ Yes ☐ No ☒ Unknown

If YES, By: _____

If YES, is survey available? ☐ Yes ☐ No ☒ Unknown

- i. How is the property zoned? District 1

Source of information: Map #1 zoning district

- j. Are you aware of any municipal variances, special enforcements or other municipal approvals for this property? ☐ Yes ☒ No

If yes, are copies of municipal notice of decision available? ☐ Yes ☐ No

Comments: _____

k. HVAC:

Heating Type: _____ Fuel _____ Age: _____
 Location & Description: _____
 Comments: _____
 Source of Information: _____
 Air Conditioning Type: _____ Fuel _____ Age: _____
 Location & Description: _____
 Comments: _____
 Source of Information: _____

l. ROOF

Type of Roof Covering: Asphalt Shingles
 Age: Varies
 Moisture or Leakage: None Visible
 Other Problems? _____
 Comments: _____

m. Foundation/Basement: ☒ Full ☒ Partial ☐ Concrete Slab ☐ Other _____

Type: _____
 Moisture or leakage: _____
 Other Problems: _____
 Comments: _____

n. Chimney(s) How Many? _____ ☐ Lined? ☐ Last Cleaned: unknown

Problems: _____

o. Plumbing Type: _____ Age: _____

Comments: _____

p. Domestic Hot Water: Age: _____ Type: _____ Gallons: _____

Comments: _____

q. Electrical System: ☐ Circuit Breakers ☐ Fuses

Amps: _____ Volts: _____
 3-Phase: _____
 Age: _____
 Source of Information: _____
 Comments: _____

r. Modifications: Are you aware of any modifications or repairs made without the necessary permits?

☐ Yes ☒ No ☐ Unknown

If Yes, please explain: _____

s. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No

Type: _____

Comments: _____

t. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) ☐ Yes ☒ No If Yes, please explain: _____

u. Other (e.g. Alarm System, Irrigation System, etc.) Alarm System

12. ADDITIONAL INFORMATION

a. Attachment explaining current problems, past repairs, or additional information? ☐ Yes ☐ No

b. Additional Comments: _____

AS THE SELLER, I/WE HAVE PROVIDED THE INFORMATION CONTAINED IN THIS INFORMATION STATEMENT AND REPRESENT THAT ALL STATEMENTS AND INFORMATION ARE CORRECT. I/WE UNDERSTAND THAT INFORMATION CONTAINED IN THIS INFORMATION STATEMENT WILL BE COMMUNICATED TO PROSPECTIVE BUYERS. SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

SELLER

DATE

SELLER

DATE

NOTICE TO PURCHASER(S): PRIOR TO CLOSING YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO THE PROPERTY AND ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT.

AS THE BUYER, I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM PROFESSIONALS NORMALLY ENGAGED IN THE BUSINESS REGARDING ANY SPECIFIC ISSUES OF CONCERN.

BUYER

DATE

BUYER

DATE