

**Stunning 129 Acre, Modern Campus**  
**\$5,500,000.00**  
**511 Kearsarge Mountain Rd, Warner NH**



## Overview

The former Magdalen College campus is modern and functional with eight buildings and playing fields on an elevated 14.5-acre section of the larger 129 +/- acre parcel offering beautiful views. Warner is a quintessential small New England town. The campus, constructed 1990 to 1991, is six miles from Interstate 89 with easy highway travel to major areas including:

- Thirty miles from New Hampshire's capital city of Concord or the Upper Valley (Lebanon/Hanover).
- Forty-five miles from Manchester-Boston Regional Airport.
- One hundred miles from Boston.

# PROPERTY SPECIFICATIONS

Building Name	Gross Building Area	Year Built	Basement	Uses
Multi-Purpose Building	37,903	1990	Slab	Classrooms, dining hall, kitchen, library, admini., gymnasium
Church	4,203	1990	Full	Nave, sanctuary, choir loft, 600 +/- SF basement classrom
Parsonage	1,160	1990	Full	2 bedrooms, kitchen, living room, full bath
Classroom Building	2,258	1990	Slab	Three classrooms, mens and ladies room
Classroom Building	2,258	1990	Slab	Three classrooms, mens and ladies room
Woman's Dormitory	12,834	1990	Full	18 quad dorm rooms (72 beds) , 18 bathrooms
Men's Dormitory	13,147	1990	Slab	Nine, 80-bed dorm rooms (72 beds) , 18 bathrooms
Presidents House	2,941	1990	Full	One-story and full, partially finished basement
Service Garage	1,800	1990	Slab	Three bay service garage w/ heat slab in repair bay
	78,504			

Acreage	<p>128.68 acres (per municipal record, slight discrepancy with Deed)</p> <ul style="list-style-type: none"> <li>• 34.8 acres at the rear of the property is `Restricted Use Area` (see boundary plan). Managed forestry logging every 4-5 years which has averaged net proceeds ranging from \$5,000 - \$9,000 per cutting.</li> <li>• There is a small cemetary with 4 graves on a portion of the property that will need to be parceled off at cost to the Seller with an easement for access.</li> </ul>
Tax assessed Value RE Tax Rate	<p>\$5,665,830 \$31.72</p>
Zoning	<p>R-3 &amp; OC-1, Low Density Residential District &amp; Open Conservation District     <a href="#">Zoning   Town of Warner</a></p>
Centralized Systems	<p>Propane, wells, electrical, generators, septic, cistern, and water filtration serve all buildings.</p> <ul style="list-style-type: none"> <li>• <u>Propane</u> 18,000 tank (size allows for discounts). Located back (west side) of chapel.</li> <li>• <u>Wells</u>: Two drilled wells approximately 550 and 750 feet. Twenty-five gallons per minute combined. Both deep well pumps have been replaced within the last 10 years. Deep well pumps. Tied into emergency generator.</li> <li>• <u>Electrical</u>: 208-volt 3 phase    Ever source. 1200-amp service.</li> </ul>

	<ul style="list-style-type: none"> <li>• <u>Generators</u>: There are two generators which serve select buildings and primary water and septic. Located behind main building and side of chapel.</li> <li>• <u>Septic</u>: located behind the chapel/rectory</li> <li>• <u>Cistern/Water Filtration</u>: The basement of the church/parsonage contains the water filtration system for the campus as well as a 60,000-gallon cistern which serves as reserves for fire suppression/sprinkler system.</li> </ul>
Furnaces	Thirteen furnaces in eight buildings of varying ages from original (1991 to recently replaced).
Air Conditioning	No air-conditioning in buildings with exception of auditorium and two contiguous rooms in the Main building. The Main building's heating system would possibly allow for conversion to add a/c.
Sprinklers	All buildings have full sprinkler with exception of single-family house and maintenance building. Last inspection was August 2022 with inspection due this year.
Roofs	<ul style="list-style-type: none"> <li>• Main building: metal roof original (some leaks which are being managed by diversion).</li> <li>• Women's dorm: 50-year architectural asphalt shingles installed 2020</li> <li>• Men's dorm: 50-year architectural asphalt installed 2008</li> <li>• President's house, installed 2006</li> <li>• Two classrooms: original roofs</li> <li>• Chapel: 100-year copper, installed 2007</li> <li>• Rectory 50 yr. asphalt shingles installed 2007</li> </ul>
Church Windows	The stained glass windows will be removed and the Seller to replace windows at their cost.
Town of Warner	<a href="#">Town of Warner</a>   <a href="#">Visit Warner Today</a>





# NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2219

## BROKERAGE RELATIONSHIP DISCLOSURE FORM (This is Not a Contract)

*This form shall be presented to the consumer at the time of first business meeting,  
prior to any discussion of confidential information*

### **Right Now You Are A Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

**As a customer, you can expect a real estate licensee to provide the following customer-level services:**

- To disclose all material defects actually known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance.

### **To Become A Client**

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

**As a client, in addition to the customer-level services, you can expect the following client-level services:**

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.

For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.

For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

**Client-level services also include advice, counsel and assistance in negotiations.**

**For important information about your choices in real estate relationships,  
please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).

**I understand as a customer I should not disclose confidential information.**

\_\_\_\_\_  
Name of Consumer (Please Print)

\_\_\_\_\_  
Name of Consumer (Please Print)

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

Provided by: \_\_\_\_\_

\_\_\_\_\_  
Licensee

\_\_\_\_\_  
Date

\_\_\_\_\_  
(Name of Real Estate Brokerage Firm)

\_\_\_\_\_  
(Licensees Initials) Consumer has declined to sign this form.

To check on the license status of a real estate firm or licensee go to <https://www.oplc.nh.gov/real-estate-commission/index.htm>. Inactive licensees may not practice real estate brokerage.

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8/18/17

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Disclosures

## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never both in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm, but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the services and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.