

DEVELOPMENT OPPORTUNITY

122± Acre Waterfront Trophy Property
12 West Shore Park Road, Kingston, NH



AUCTION: Wednesday, June 17 at 11am On-site
SELLING ABSOLUTE ABOVE NOMINAL OPENING BID OF \$1MM

Exceptional 122± acre waterfront estate offering rare scale, privacy and versatility. The property includes a classic 1980's 3-bedroom, 1-bath ranch, providing comfortable single-level living surrounded by scenic natural beauty. Complementing the main residence is a separate 2-bedroom, 2-bath cottage—ideal for guests, extended family, or rental potential - along with multiple cabins, bunkhouses, and outbuildings that expand the property's functionality and charm.

A private beach area with multiple docks offers direct waterfront access and exceptional recreational appeal. Encompassing over 49± acres of unrestricted woodlands, this historic property was originally established as Lone Tree Camp in 1946 and retains a rich sense of heritage. With existing infrastructure, extensive acreage, and waterfront amenities, the estate

is perfectly suited for a private compound, recreational use, or future development.

A truly one-of-a-kind opportunity conveniently located minutes from Rt. 125, 8 miles from I-495, and within easy reach of the Boston area.

Lone Tree Features

- 122± acre former Boy Scout camp with 15± buildings on a pristine woodland peninsula along 300-acre Country Pond, offering unmatched privacy and natural beauty
- 72.79± acres under Federal Conservation Easement with 49.46± acres of non-conservation land, providing balance between preserved habitat and development potential
- Miles of woodland trails weaving through mature forest and serene waterfront settings

Potential Uses

- Recreational Campground (per zoning, with approved site plan)
- 3+ acre Duplex lots (Aquifer Protection Zone)
- Single-family homes, Condominiums
- Farm, Equestrian uses

Property Tour: Friday, June 12 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$50,000 in certified or bank check due at auction & remainder by 4pm ET on Thursday, June 18, 2026. Balance in 45 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or

any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit JJManning.com for mandatory broker pre-registration requirements.

JJManning
AUCTIONEERS

Selling in Cooperation with:

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Property Info., Photos, Broker Reg. & Full Terms at:

JJManning.com

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