


279 2nd NH Turnpike

Lempster, NH



Just Listed

If you are looking for a convenient yet private home with first-floor living and lots of acreage, then you have found it here. This well maintained, ranch style home with 25+ acres is located in the quaint town of Lempster. You will see wildlife step right up to your front door and watch the birds from your oversized picture window. There is plenty of open space outdoors for gardens and wooded land for adventures. The sliding glass doors in the living area allow natural light to flood the room creating a bright and cheery atmosphere. The living and dining room are open-concept with the kitchen easily accessible from either. This three-bedroom, two-bathroom home with one-level living allows for a perfect forever home. Enjoy a soak in the large soaking tub and your convenient first-floor laundry room. The two decks and enclosed porch allow you to enjoy the serene setting whether it be rain or shine. The full basement give tons of space for storage. There is a detached two-car garage in simple walking distance to the front door. The high speed internet makes it a breeze to work from home. 15 minutes to Newport, 30 minutes to Keene and 50 minutes to Concord for shopping, restaurants, activities and medical care. The one owner has meticulously retained building and maintenance documents throughout their ownership.

 \$395,000

Bedrooms: 3

Year Built: 2005

Bathrooms: 2

Taxes: \$5,000

Acres: 25.74

Sq. Ft. 1,559

 **O'Halloran Group**
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

256 Main Street, New London, NH
C: 603-252-6428 | O: 603-526-8600

 ohgrp.com

kw LAKES & MOUNTAINS
KELLERWILLIAMS. REALTY



County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 2005
Style Ranch
Color Yellow
Total Stories 1
Zoning 1F-Residential
Taxes TBD No
Tax - Gross Amount \$5,596.00
Tax Year 2023
Tax Year Notes
Owned Land Yes
Lot Size Acres 25.74
Lot - Sqft 1,121,234
Common Land Acres
Garage Yes
Garage Type Detached
Garage Capacity 2
Basement Yes
Basement Access Type Walkout
Date - Initial Showings Begin 2/17/2024

Rooms - Total 8
Bedrooms - Total 3
Baths - Total 2
Baths - Full 2
Baths - 3/4 0
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Fin Above Grade 1,559
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 151
SqFt-Apx Unfn AG Source Measured
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source
SqFt-Apx Unfn Below Grade 1,495
SqFt-Apx Unfn BG Source Measured
SqFt-Apx Total Finished 1,559
Footprint
Road Frontage Yes
Road Frontage Length 400
Roads Paved, Public

Waterfront Property No
Water Body Access No
Water Body Name
Water Body Type
WaterFrRit
Water Body Restrictions
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Flood Zone No
Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No
Days On Market 0
Auction No
Current Use Yes
Land Gains
Resort No



Unbranded Tour URL 1

Remarks - Public If you are looking for a convenient yet private home with first-floor living and lots of acreage, then you have found it here. This well-maintained, low-maintenance ranch-style home with 25+ acres is located in the quaint town of Lempster. You will see wildlife step right up to your front door and watch the birds from your oversized picture window. There is plenty of open space outdoors for gardens and wooded land for adventures. The home is bright and cheery. The sliding glass doors in the living area allow natural light to flood the room. The living and dining room are open-concept with the kitchen easily accessible from either. This three-bedroom, two-bathroom home with one-level living allows for a perfect forever home. Enjoy a soak in the large soaking tub and your convenient first-floor laundry room. The two decks and enclosed porch allow you to enjoy the serene setting whether it be rain or shine. The full, dry basement gives tons of space for storage or finish with an entertaining area to increase your living space. There is a detached two-car garage in simple walking distance to the front door. The high-speed, reliable internet makes it a breeze to work from home. 15 minutes to Newport. 30 minutes to Keene and 50 minutes to Concord for shopping, restaurants, activities and medical care. The one owner has meticulously retained building and maintenance documents throughout their ownership. *Delayed showings until Open House on 2/17 from 10:00 - 12:00.

Directions Take 2nd NH Turnpike from Rte 10 in Lempster for 1.1 miles. Property is on the left. GPS is accurate.

Living Room 1 16'4" x 22'9"
Dining Room 1 12'10" x
Kitchen 1 10'1" x 11'4"
Laundry Room 1 9'5" x 6'
Primary 1 12'10" x 14'8"
Bedroom 1 13' x 10'
Bedroom 1 12'10" x 10'1"
Sunroom 1 11'2" x 11'8"

Map 000223
Block 000
Lot 004000
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Warranty
DeedBook 1472
DeedPage 289
TotDeeds
Covenants Yes
Seasonal No

SchDistrict Lempster School District
SchElem Goshen-Lempster Coop
SchMiddle Goshen Lempster County School
SchHigh Fall Mountain High School

Lot Description Country Setting
Construction Modular
Foundation Concrete
Roof Fiberglass, Shingle
Exterior Vinyl Siding
Driveway Dirt
Electric 200 Amp
Phone Company Consolidated
Electric Company NH Electric Co -op
Fuel Company Irving Propane
Cable Company

Utilities High Speed Intrnt -AtSite, Internet - Fiber Optic
Items Excluded

Appliances Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer
Features - Exterior Deck, Garden Space, Porch - Enclosed
Features - Interior Fireplace - Wood, Primary BR w/ BA, Soaking Tub, Laundry - 1st Floor
Flooring Carpet, Laminate, Vinyl
Heating Hot Air
Heat Fuel Gas - LP/Bottle
Cooling None
Water Drilled Well, Private
Water Heater Domestic, Heat Pump
Sewer 1500+ Gallon, Concrete, Leach Field, Private, Septic Design Available, Septic

Fees - Condo - Mobile
Condo Fees
Fee
Fee Frequency
AssnFee2
AssnFee2Frq
AssnFee3
AssnFee3Frq

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt
ParkName
Mobile Co-Op
MobPkApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

Buyer Agency 3.00%	SubAgency	NonAgency Facilitator 3.00%	Transactional Broker
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The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.



O'Halloran Group

listings@ohgrp.com



KW Coastal and Lakes & Mountains

Off: 603-526-8600



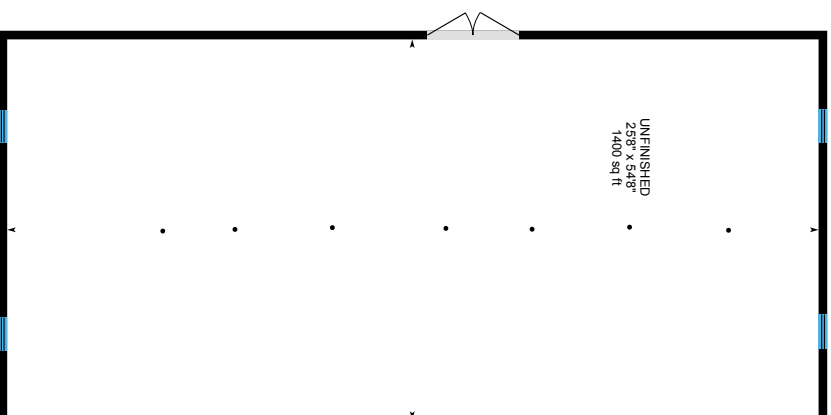
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279 2nd NH Turnpike , Lempster, NH

Main Building: Above Grade Finished Area 1558.96 sq ft



Main Floor
Finished Area 1558.96 sq ft



Basement (Below Grade)
Finished Area



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE 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 FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM 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 FIRM PROMPTLY IN WRITING.

1. **SELLER:** Lori J Dwyer and William K Dwyer

2. **PROPERTY LOCATION:** 279 2nd NH Turnpike, Lempster, NH 03605

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No

4. **SELLER:** has has not occupied the property for 18 years.

5. 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: front yard
Installed By: Cushing and Sons Date of Installation: 12/14/2004
What is the source of your information? Homeowner documents

c. USE: Number of persons currently using the system: 2
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 12/08/05

If YES to any question, please explain in Comments 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:

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: 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 1500 Gal. Unknown Other: _____
Tank Type Concrete Metal Unknown Other: _____
Location: Front yard Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: McKenzie Septic
Have you experienced any malfunctions? Yes No
Comments: _____

SELLER(S) INITIALS LJD / WKD

BUYER(S) INITIALS _____ / _____

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d. LEACH FIELD: Yes No Other: _____
IF YES, Location: Front yard Size: Unknown: Unknown
Date of installation of leach field: 11/29/2004 Installed By: Fultons Construction
Have you experienced any malfunctions? Yes No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a site assessment been done? Yes No Unknown
Source of Information: Home owners documents septic design
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blown in	R-38	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		R-19	<input checked="" type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass		<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>

8. 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 Unknown IF 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 past or present problems such as leakage, etc? Yes No
Comments: _____
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: _____

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 the roofing shingles? Yes No Unknown
In flooring tiles? Yes No Unknown Other _____ 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: _____

SELLER(S) INITIALS SPD / UKSD

BUYER(S) INITIALS _____ / _____

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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:

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____

Comments: _____

9. 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, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

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

If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

YES NO UNKNOWN If YES, Explain: Current Use

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments: _____

g. Has the property been surveyed? Yes No Unknown If YES, By: Thomas Dombroski

If YES, is survey available? Yes No Unknown

h. How is the property zoned? None

i. Street (check one): Public Private Association

If private, is there a written road maintenance agreement? Yes No

Additional Information: _____

j. Heating System Age: 18 Type: Forced hot air Fuel: propane Tank Location: back yard

Owner of Tank: Irving Propane

Annual Fuel Consumption: 600 gallons Price: _____ Gallons: _____

Date system was last serviced and by whom? Irving Propane

Secondary Heat Systems: Wood burning fireplace

Comments: _____

SELLER(S) INITIALS

SPD / UKSD
02/14/24 4:51 PM EST dotloop verified / 02/14/24 4:59 PM EST dotloop verified

BUYER(S) INITIALS

_____/_____/_____

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k. Roof Age: 18 Type of Roof Covering: 30 year fiberglass shingles
Moisture or leakage: no
Comments: _____

l. Foundation/Basement: Full Partial Other: _____ Type: Concrete
Moisture or leakage: no
Comments: _____

m. Chimney(s) How Many? 1 Lined? _____ Last Cleaned: _____ Problems? No
Comments: _____

n. Plumbing Type: Pex Plumbing Age: 18
Comments: _____

o. Domestic Hot Water: Age: 4 Type: Heat pump Gallons: 50

p. Electrical System: # of Amps 200 Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____

r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____

s. 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: _____

t. Air Conditioning: Type: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: _____

u. Pool: Age : _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____

v. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____

w. Internet: Type Currently Used at Property: Broadband

x. Other (e.g. Alarm System, Irrigation System, etc.) _____
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS *SPD* / *UKD*
02/14/24 4:51 PM EST dotloop verified 02/14/24 4:49 PM EST dotloop verified

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 279 2nd NH Turnpike, Lempster, NH 03605

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
 Yes No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Lori J Dwyer
SELLER
dotloop verified
02/14/24 4:51 PM EST
MVDW-FFDH-QMHL-QFGG
DATE

William R Dwyer
SELLER
dotloop verified
02/14/24 4:49 PM EST
WIJW-HQL3-KI3P-EFSB
DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER
DATE

BUYER
DATE

901600

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That I, **ROBERT L. HANSON**, married, of 309 Aldrich Road, Howell, New Jersey 07331, for consideration paid, grant to **LORI J. DWYER and WILLIAM K. DWYER**, wife and husband, as joint tenants with rights of survivorship, of 39 Boody Farm Road, P. O. Box 463, Epping, New Hampshire 03042, with **WARRANTY COVENANTS**, the following premises:

A certain tract of land in Lempster, Sullivan County, New Hampshire, being Lot #4 as shown on a plan entitled "Hanson Subdivision, Lempster, N.H." dated May 12, 1986, recorded in Pocket 11, Folder 3, Number 38, Planfile 2 of the Sullivan County Registry of Deeds, described as follows:

Commencing at an iron pin on the westerly sideline of the 2nd N.H. Turnpike, said pin marking the southeast corner of Lot #3 and the northeast corner of Lot #4; thence South 34° 56' 23" East 115.5 feet to a point; thence South 36° 37' 13" East 453.87 feet to a point; thence South 32° 56' 03" East 123.79 feet to an iron pin which marks the southeast corner of Lot #4 and the northeast corner of Lot #5; the last three courses being along the westerly sideline of said 2nd N.H. Turnpike; thence South 62° 22' 40" West 2,237.87 feet, along Lot #5, to an iron pin at a corner of stonewalls; thence North 13° 17' 16" East 629.22 feet along a stonewall to an iron pin at an intersection of stonewalls at the southwest corner of Lot #3; thence North 56° 01' 26" West along Lot #3 to the point of beginning; and containing 25.74 acres, more or less.

All lots shown on the Plan of the Hanson Subdivision are covered by the following restrictions which run with the land and shall be binding upon the grantees and all persons deriving title therefrom.

1. No mobile homes may be erected on any lot of the Hanson Subdivision.
2. All residential structures erected on lots of the Hanson Subdivision shall be erected upon a permanent foundation. For purposes of this restriction, a permanent foundation shall mean a foundation of a type which, when a structure is built thereupon, shall render it impossible to move said structure.
3. No owner of any lot may, in any way, subdivide his lot into two or more lots.
4. If the owners, their heirs or assigns shall violate or attempt to violate any of these

covenants and restrictions, it shall be lawful for any person(s) owning any real property in the Hanson Subdivision to prosecute any proceedings at law or in equity against the person(s) violating or attempting to violate any such covenant or restriction and either to prevent him, her or them from so doing or to recover damages or other dues for such violation. Invalidation of any of these covenants or restrictions by judgment of Court or Court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Being all and the same premises conveyed to Robert L. Hanson by Robert L. Hanson by Foreclosure Deed Under Power of Sale dated May 13, 2003 and recorded in Volume 1370, Page 464 of the Sullivan County Registry of Deeds.

These are not homestead premises of the within grantor nor of his spouse.

Dated this 12th day of SEPT, 2004.

RECEIVED
SULLIVAN COUNTY
REGISTRY OF DEEDS

RL Hanson
Robert L. Hanson

2004 SEP -9 P 1:32

STATE OF NEW JERSEY
COUNTY OF Alan

9/2/04, 2004

Personally appeared the above-named Robert L. Hanson, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

Before me,

My commission expires:

Theresa Bates

Notary Public
Theresa Bates

Notary printed or typed name
(seal)

SWORN TO AND SUBSCRIBED
BEFORE ME ON THIS DATE

SEP 02 2004

THERESA A. BATES
Notary Public of New Jersey
Commission Expires 3/2/2005



STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
*****	5	25	*****
THOUSAND		HUNDRED AND DOLLARS	
MO.	DAY	YR.	AMOUNT
09	09	2004	667950 \$ *****525.00
VOID IF ALTERED			

SULLIVAN COUNTY RECORDS
Shawn A. King, REGISTER



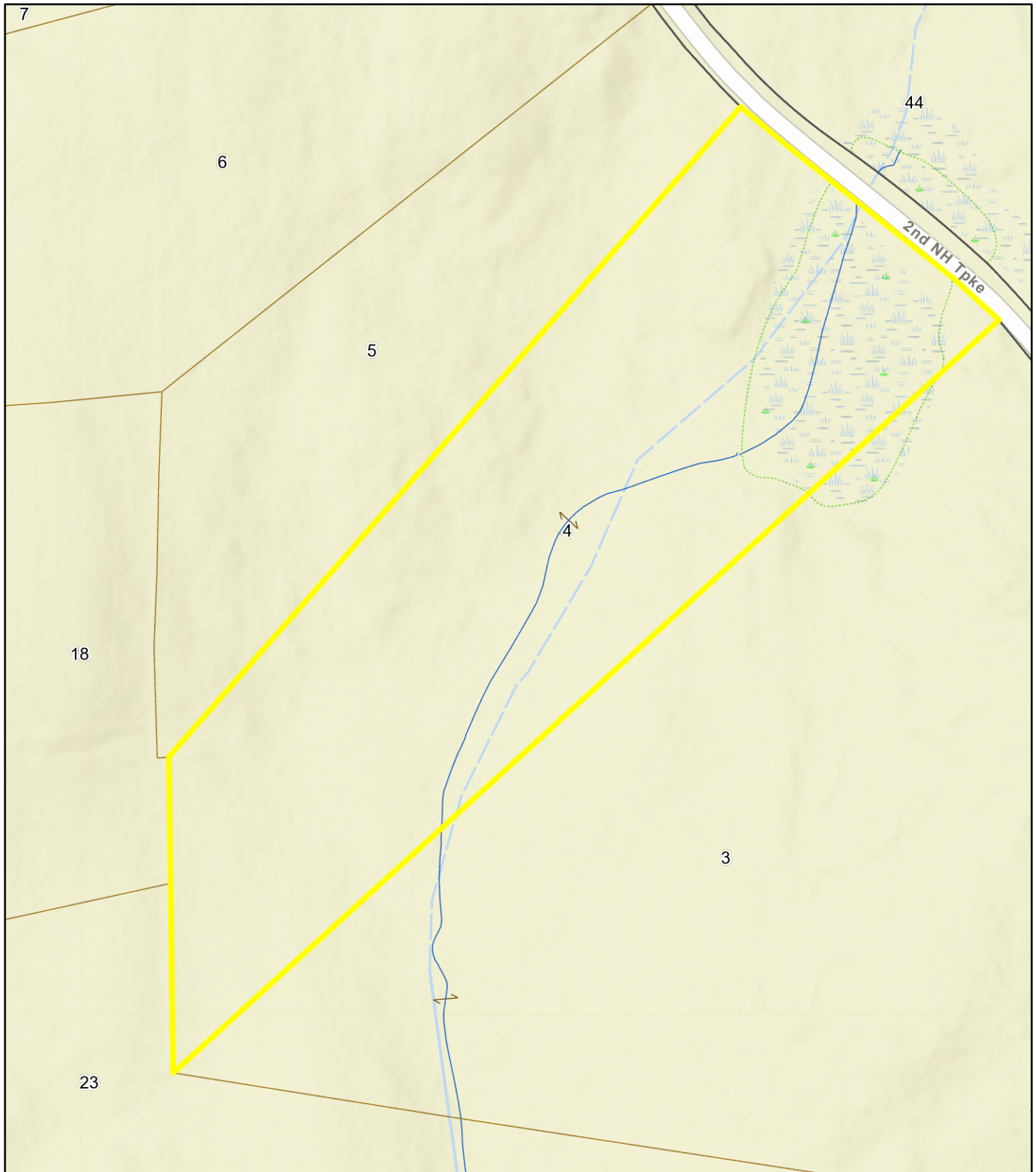
Town of Lempster, NH

1 inch = 275 Feet



www.cai-tech.com

February 12, 2024



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