


# 0 Raccoon Hill Road

Salisbury, NH

± 7.13 ACRES

*Just Listed*

Great opportunity to build your full-time home or seasonal getaway. Beautiful cleared lot with views of the surrounding hills. Lots of outdoor activities to enjoy including snowmobiling with nearby trails, hunting, hiking and skiing at Ragged Mountain Resort, about 25 minutes away. Just 30 minutes away to the state capital of Concord where you will find plenty of great dining options, local shops, bakeries, coffee shops, theater, golf, hospitals and so much more.

 \$187,000

Acres: 7.13

Road Frontage: 206'

 **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

Land 5020361 Active **0 Raccoon Hill Road** **Salisbury** **NH 03268** Unit/Lot Listed: 10/29/2024 \$187,000 Closed:



**County** NH-Merrimack  
**Village/Dist/Locale**  
**Zoning** Residential  
**Taxes TBD** Yes  
**Tax Annual Amount**  
**Tax Year**  
**Tax Year Notes**  
**Tax Class**  
**Tax Rate**  
**Assessment Year**  
**Assessment Amount**  
**Lot Size Acres** 7.13  
**Lot - Sqft** 310,583  
**Common Land Acres**  
**Price Per Acre** \$26,227.21  
**Total Lots**  
**Estimated Open Space %**

**Road Frontage** Yes  
**Road Frontage Length** 206  
**Roads** Gravel, Public  
**Permit Number**  
**Pole Number**

**Waterfront Property**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**Waterfront Property Rights**  
**WaterRestr**  
**ROW - Parcel Access**  
**ROW - Length**  
**ROW - Width**  
**ROW to other Parcel**  
**Flood Zone** Unknown  
**Foreclosed/Bank-Owned/REO** No  
**Days On Market** 0  
**Current Use** Yes  
**Land Gains**  
**Resort** No

**Date - Initial Showings Begin**

**Remarks - Public** Great opportunity to build your full-time home or seasonal getaway. Beautiful cleared lot with views of the surrounding hills. Lots of outdoor activities to enjoy including snowmobiling with nearby trails, hunting, hiking and skiing at Ragged Mountain Resort, about 25 minutes away. Just 30 minutes away to the state capital of Concord where you will find plenty of great dining options, local shops, bakeries, coffee shops, theater, golf, hospitals and so much more.

**Directions** The property is across the street from 365 Raccoon Hill Road. GPS works.

**Fee**  
**Fee Frequency**  
**Fee 2**  
**Fee 2 Frequency**  
**Fee 3**  
**Fee 3 Frequency**

**Map** 236  
**Block** 000  
**Lot** 13-1  
**SPAN Number**  
**Property ID**  
**Dev/Subd**  
**PlanUrbDev**

**DeedRecTy** Warranty  
**DeedBook** 3689  
**DeedPage** 212  
**TotDeeds**  
**Covenants** Unknown  
**Easements**

**SchDistrict** Salisbury School District  
**SchElem** Salisbury Elementary School  
**SchMiddle** Merrimack Valley Middle School  
**SchHigh** Merrimack Valley High School  
**Surveyed** Yes  
**Surveyed By**  
**Plan Survey Number**

**Lot Features** Country Setting, Mountain View, Sloping, View  
**Utilities** Cable - Available  
**Electric** At Street  
**Water Source** On-Site Well Needed  
**Sewer** On-Site Septic Needed  
**Cable Company**  
**Electric Company**  
**Fuel Company**  
**Internet Service Provider**  
**Phone Company**

**Items Excluded**  
**Auction**  
**Date - Auction**  
**Auction Time**  
**Auction Price Determnd By**  
**Auctioneer Name**  
**Auctioneer License Number**



O'Halloran Group

listings@ohgrp.com



KW Coastal and Lakes & Mountains

Off: 603-526-8600



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**PROPERTY DISCLOSURE - LAND ONLY**  
**New Hampshire Association of REALTORS® Standard Form**



**TO BE COMPLETED BY SELLER**

- 1. **SELLER:** Joseph R. Spaulding and Stephanie J. Spaulding
- 2. **PROPERTY LOCATION:** Racoon Hill Road map 236, lot 13-1 Salisbury, NH
- 3. 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 SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

**4. 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.**

- 5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)
  - a. TYPE OF SYSTEM:  None  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other
  - b. INSTALLATION: Location: none Installed By: none  
Date of Installation none What is the source of your information? none
  - 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  Unknown  
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 Comments below or with attachment.  
To your knowledge, have any test results ever been 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? \_\_\_\_\_
  - f. COMMENTS: \_\_\_\_\_

- 6. **SEWAGE DISPOSAL SYSTEM**
  - a. TYPE OF SYSTEM: Public:  Yes  No Community/Shared:  Yes  No  
Private:  Yes  No Unknown:  Yes  No  
None:  Yes  No Septic/Design Plan in Process?  Yes  No  
Septic Design Available?  Yes  No  
Comments: \_\_\_\_\_
  - 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  500 Gal.  1,000 Gal.  Unknown  Other \_\_\_\_\_  
Tank Type  Concrete  Metal  Unknown  Other \_\_\_\_\_  
Location: \_\_\_\_\_  
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: Size \_\_\_\_\_ Location: \_\_\_\_\_  Unknown  
Date of installation of leach field: \_\_\_\_\_ Installed By: \_\_\_\_\_  
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: \_\_\_\_\_
  - f. COMMENTS: \_\_\_\_\_

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

SELLER(S) INITIALS

JRS / SJS

BUYER(S) INITIALS

\_\_\_\_\_ / \_\_\_\_\_

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PROPERTY LOCATION: Racoon Hill Road map 236, lot 13-1 Salisbury, NH

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? [ ] YES [x] 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): \_\_\_\_\_ Owner of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Are you aware of any problems, such as leakage, etc.? [ ] Yes [ ] No Comments: \_\_\_\_\_

Are tanks registered with the Department of Environmental Services (D.E.S.)? [ ] YES [ ] NO [ ] UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? [ ] YES [ ] NO [ ] UNKNOWN

Comments: \_\_\_\_\_

8. GENERAL INFORMATION

a. Is this property subject to Association fees? [ ] YES [x] NO [ ] UNKNOWN

If YES, Explain: \_\_\_\_\_

If YES, what is your source of information? \_\_\_\_\_

b. Is this property located in a Federally Designated Flood Hazard Zone? [ ] YES [ ] NO [x] UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? [ ] YES [x] NO [ ] UNKNOWN

If YES, Explain: \_\_\_\_\_

d. What is your source of information? \_\_\_\_\_

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? [ ] YES [x] NO [ ] UNKNOWN

If YES, Explain: \_\_\_\_\_

f. 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 [x] UNKNOWN

If YES, Explain: \_\_\_\_\_

g. How is the property zoned? \_\_\_\_\_ Source: \_\_\_\_\_

h. Has the property been surveyed? [x] YES [ ] NO [ ] UNKNOWN If YES, is the survey available? [ ] YES [ ] NO

i. Has the soil been tested? [x] YES [ ] NO [ ] UNKNOWN If YES, are the results available? [ ] YES [ ] NO

j. Has a percolation test been done? [x] YES [ ] NO [ ] UNKNOWN If YES, are the results available? [ ] YES [ ] NO

k. Has a test pit been done? [ ] YES [ ] NO [x] UNKNOWN If YES, are the results available? [ ] YES [ ] NO

l. Have you subdivided the property? [x] YES [ ] NO [ ] UNKNOWN

m. Are there any local permits? [ ] YES [x] NO [ ] UNKNOWN Please explain: \_\_\_\_\_

n. Are there attachments explaining any of the above? [x] YES [ ] NO [ ] UNKNOWN

o. Septic/Design plan available? [ ] YES [x] NO [ ] UNKNOWN

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) [ ] YES [x] NO If YES, please explain: \_\_\_\_\_

9. ADDITIONAL INFORMATION:

Empty rectangular box for additional information.

10. NOTE 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. 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 [Signature] / [Signature]

BUYER(S) INITIALS [ ] / [ ]

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**TO BE COMPLETED BY SELLER**

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

**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.**

*Joseph R. Spaulding*  
SELLER  
DATE  
dotloop verified  
10/24/24 10:33 AM  
EDT  
ZJ30-AL09-ISVB-D9J2

*Stephanie J. Spaulding*  
SELLER  
DATE  
dotloop verified  
10/23/24 8:22 PM EDT  
QUGC-DE8G-ASSQ-KYTL

**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

Return to:  
Joseph & Stephanie Spaulding  
914 Route 103  
Newbury, NH 03255

**WARRANTY DEED**

**Transfer Tax: \$675.00**

**Tesla Properties, LLC, a New Hampshire Limited Liability Company, of 323 Raccoon Hill Road, Salisbury, NH 03268, for consideration paid, do hereby grant to**

**Joseph R. Spaulding and Stephanie J. Spaulding, Trustees of the Joseph R. Spaulding and Stephanie J. Spaulding Revocable Trust, as amended and restated December 12, 2018, of 914 Route 103, Newbury, New Hampshire 03255**

with **WARRANTY COVENANTS**

A certain tract or parcel of land, together with any buildings or improvements thereon, situated in Salisbury, Merrimack County, New Hampshire and being shown as Map 236 Lot 13-1 on a plan entitled "Subdivision Plan, Land of Tesla Properties, LLC, Land Located at Raccoon Hill Rd., Property Owner: Tax Map 236, Lot 13, Tesla Properties, LLC, 323 Raccoon Hill Rd, Salisbury, NH 03268" dated November 2019 and recorded in the Merrimack County Registry of Deeds as Plan #201900022204, to which reference is made for a more particular description.

Containing 660,482 Sq. Ft. according to said plan.

Meaning and intending to describe and convey a portion of the premises conveyed to Tesla Properties, LLC by virtue of a deed dated September 6, 2016 and recorded in the Merrimack County Registry of Deeds at Book 3529, Page 408.

This is not homestead property.

Executed under seal this 31<sup>st</sup> day of July, 2020.

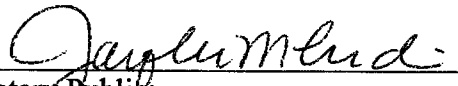


TESLA PROPERTIES, LLC  
BY: JUSTIN GREGOIRE  
DULY AUTHORIZED MANAGING MEMBER

STATE OF NEW HAMPSHIRE

Merrimack, ss.

Then personally appeared before me on this 31<sup>st</sup> day of July, 2020, the said Justin Gregoire, duly authorized Managing Member of Tesla Properties, LLC and acknowledged the foregoing to be his voluntary act and deed.



Notary Public:  
My commission expires:

JACQUELINE M. HUDKINS  
Notary Public - New Hampshire  
My Commission expires  
January 8, 2025

