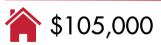


Just Listed

Great lot off Route 114 in Sutton available! This nicely wooded and private lot on 5.70 acres is a great opportunity to build your primary home or a vacation home. Short drive to the center of New London where you will find local dining, shops, cafe's, theater and more. Close to many golf courses, hiking and biking trails, fishing spots and public beaches. 35 minutes to Dartmouth Health, the Upper Valley and Concord. Under an hour and 45 minutes to Boston.

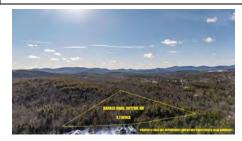


Acres: 5.7

Taxes: \$1,286







County NH-Merrimack Village/Dist/Locale Zoning Residential - 1 Taxes TBD No Tax Annual Amount \$1,286.00 Tax Year 2023 Tax Year Notes Tax Class Tax Rate Assessment Year **Assessment Amount** Lot Size Acres 5.70 Lot - Sqft 248,292 **Common Land Acres**

Price Per Acre \$18,421.05

Estimated Open Space %

Date - Initial Showings Begin

Road Frontage Yes Road Frontage Type Gravel Road Frontage Length 1,050 **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 No **Land Gains** Resort No

Remarks - Public Great lot off Route 114 in Sutton available! This nicely wooded and private lot on 5.70 acres is a great opportunity to build your primary home or a vacation home. Short drive to the center of New London where you will find local dining, shops, cafe's, theater and more. Close to many golf courses, hiking and biking trails, fishing spots and public beaches. 35 minutes to Dartmouth Health, the Upper Valley and Concord. Under an hour and 45 minutes to Boston.

Directions Off Route 114 in Sutton, Barker Road is between Roby Road and Jolly Farm Road. Turn onto Barker Road and the lot will be on the right.

Total Lots

Fee Frequency Fee 2 Fee 2 Frequency Fee 3 Frequency Map 4 Block 195 Lot 95 SPAN Number Property ID Dev/Subd PlanUrbDev

DeedRecTy Warranty DeedBooK 2140 DeedPage 1650 TotDeeds Covenants No. Easements

SchDistrct Sutton **SchElem** Sutton Central School SchMiddle Kearsarge Regional Middle Sch SchHigh Kearsarge Regional HS Surveyed Unknown

Surveyed By Plan Survey Number

Lot Features Country Setting, Level, Sloping, Wooded

Utilities None 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: Marion W. Lake 2. PROPERTY LOCATION: 04-195-095 Barker Rd. Sutton NH 03273 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. 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: 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? Tyes d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump: □No □ N/A Quantity: Yes □ No Unknown ☐ Yes Yes □ No Unknown Quality: 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? \(\subseteq \su IF YES, are test results available? Yes No What steps were taken to remedy the problem? f. COMMENTS: 6. SEWAGE DISPOSAL SYSTEM Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No TYPE OF SYSTEM: □ No Private: Yes □ No Unknown: ☐ Yes ΠNo X Yes Septic/Design Plan in Process? ☐ No None: ☐ Yes Septic Design Available? ☐ No ☐ Yes Comments: b. IF PUBLIC OR COMMUNITY/SHARED: Have you experienced any problems such as line or other malfunctions? What steps were taken to remedy the problem? IF PRIVATE: TANK: Tank Size Unknown Other Tank Type ☐ Concrete Metal Location Unknown Date of Installation: Location: Date of Last Servicing: Name of Company Servicing Tank: Have you experienced any malfunctions? ☐Yes ☐No Comments: d. LEACHFIELD: Tes No Other Location: Size Installed By: Date of installation of leach field: Have you experienced any malfunctions? ☐ Yes ☐ No Comments: 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:

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

COMMENTS:

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



TO BE COMPLETED BY SELLER

IDERGROUND STORAGE TANKS - Current or previously existing: a you aware of any past or present underground storage tanks on your property? YES: Are tanks currently in use? YES: DNO NO: How long have tank(s) been out of service? International property of tank(s): International property of tanks(s): International prop
YES: Are tanks currently in use? NO: How long have tank(s) been out of service? Internate materials are, or were, stored in the tank(s)? The of tank(s): The of tank(s): The operation of tank(s): The operation of tank(s): The operation of tank(s): The tanks registered with the Department of Environmental Services (D.E.S.)? The operation of tank(s): The tanks registered with the Department of Environmental Services (D.E.S.)? The operation of tank(s): The tanks registered with the Department of Environmental Services (D.E.S.)? The operation of tank(s): The operation of tank(s): The tanks registered with the Department of Environmental Services (D.E.S.)? The operation of tank(s): The operation of tank
NO: How long have tank(s) been out of service? nat materials are, or were, stored in the tank(s)? e of tank(s): cation: e you aware of any problems, such as leakage, etc.? te tanks registered with the Department of Environmental Services (D.E.S.)? anks are no longer in use, have tanks been abandoned according to D.E.S.?
nat materials are, or were, stored in the tank(s)? e of tank(s): cation: e you aware of any problems, such as leakage, etc.? tanks registered with the Department of Environmental Services (D.E.S.)? anks are no longer in use, have tanks been abandoned according to D.E.S.?
e of tank(s):Size of tank(s):Owner of tank(s):cation: e you aware of any problems, such as leakage, etc.?YesNo Comments: e tanks registered with the Department of Environmental Services (D.E.S.)?YESNOUNKNOWN anks are no longer in use, have tanks been abandoned according to D.E.S.?YESNOUNKNOWN
cation: e you aware of any problems, such as leakage, etc.?
e you aware of any problems, such as leakage, etc.? Yes No Comments: e tanks registered with the Department of Environmental Services (D.E.S.)? YES NO UNKNOWN anks are no longer in use, have tanks been abandoned according to D.E.S.? YES NO UNKNOWN
e tanks registered with the Department of Environmental Services (D.E.S.)? TYES NO UNKNOWN anks are no longer in use, have tanks been abandoned according to D.E.S.?
anks are no longer in use, have tanks been abandoned according to D.E.S.?
minorio.
ENERAL INFORMATION
Is this property subject to Association fees? YES NO UNKNOWN
If YES, Explain:
If YES, what is your source of information?
Is this property located in a Federally Designated Flood Hazard Zone?YESNOXUNKNOWN
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?
If YES, Explain:
What is your source of information?
Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusua
factors? TYES NO TUNKNOWN
If YES, Explain:
Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, lan
conservation, etc.? TYES NO UNKNOWN
IF YES, Explain:
How is the property zoned? RES Source: Tax Card
Has the property been surveyed? YES NO UNKNOWN If YES, is the survey available? YES NO
Has the soil been tested? YES NO UNKNOWN If YES, are the results available? YES NO
Has a percolation test been done? YES NO UNKNOWN If YES, are the results available? YES NO
Has a test pit been done? YES NO WUNKNOWN If YES, are the results available? YES NO
Have you subdivided the property?
Are there any local permits? YES NO UNKNOWN Please explain:
Are there attachments explaining any of the above? ☐YES ☑NO ☐UNKNOWN
Septic/Design plan available? TYES NO UNKNOWN
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:
DDITIONAL INFORMATION:
DETIGNAL INFORMATION.

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



TO BE COMPLETED BY SELLER

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

Marin W. La	be Nov. 23, 202	OTHER BROKERS AND PROSPEC	THE TORONACERO.
SELLER	DATE	SELLER	DATE
			BY UNDERSTANDS THE PRECEDING
INFORMATION WAS PRO IS NOT A REPRESENTAT BROKER. BUYER IS E COUNSEL, HOME, STRU	OVIDED BY SELLER AND IS NO TION, WARRANTY OR GUARAN NCOURAGED TO UNDERTAK	OT GUARANTEED BY BROKER/AG ITY AS TO THE CONDITION OF TH E HIS/HER OWN INSPECTIONS SIONAL AND QUALIFIED ADVISOR	ENT. THIS DISCLOSURE STATEMENT E PROPERTY BY EITHER SELLER OR AND INVESTIGATIONS VIA LEGAL SS AND TO INDEPENDENTLY VERIFY
INFORMATION WAS PRO IS NOT A REPRESENTAT BROKER. BUYER IS E COUNSEL, HOME, STRU	OVIDED BY SELLER AND IS NO FION, WARRANTY OR GUARAN NCOURAGED TO UNDERTAK ICTURAL OR OTHER PROFESS	OT GUARANTEED BY BROKER/AG ITY AS TO THE CONDITION OF TH E HIS/HER OWN INSPECTIONS SIONAL AND QUALIFIED ADVISOR	ENT. THIS DISCLOSURE STATEMENT E PROPERTY BY EITHER SELLER OR AND INVESTIGATIONS VIA LEGAL

Book 2140 Poq C 1650

WARRANTY DEED

I, EDWARD H. BERETTA, of the City of Pawtucket, County of Providence and State

of Rhode Island, for consideration paid,

grant to TIMOTHY CURTIS, of P.O. Box 411, South Sutton, State of New Hampshire 03273,

With WARRANTY COVENANTS

A certain tract of land in the Town of Sutton, County of Memmack and State of New Hampshire, lying to the southwesterly of the road leading from N.H. 114 to the residence formerly of Dr. McKenzie, bounded as follows, to wit:

Beginning at an iron pin at the side of said road at the northeasterly corner of land of Everett Brown; thence southeasterly by said road to a stone wall at land of Wilcox; thence westerly by Wilcox land to the northwesterly corner of said Wilcox land; thence northerly by a wire fence and stone wall to the point of beginning.

Meaning and intending to describe and convey all and the same premises conveyed to this grantor by Frank H. Oxenford, by his warranty deed dated May 9, 1975, and recorded in Merrimack County Records in Book 1242, Page 31.

This is not homestead property.

WITNESS my hand and seal this 1st day of February, 1999.

of land of Everett Brown; thence southeasterly by said road to a stone wall at land of Wilcox; thence westerly by Wilcox land to the northwesterly corner of said Wilcox land; thence northerly by a wire fence and stone wall to the point of beginning.

Meaning and intending to describe and convey all and the same premises conveyed to this grantor by Frank H. Oxenford, by his warranty deed dated May 9, 1975, and recorded in Merrimack County Records in Book 1242, Page 31.

This is not homestead property.

WITNESS my hand and seal this 157

of February, 1999.

EDWARD H. BERETT

STATE OF RHODE ISLAND

COUNTY OF PROVIDENCE

On the 131 day of February, 1999, before me personally appeared EDWARD H. BERETTA, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be his free act and deed and that he executed the same for the purposes therein contained.

STATE OF NEW HAMPSHIRE

My commission expires 6/24/

