

# 0 Barker Road


Sutton, NH

**BARKER ROAD, SUTTON, NH**

**5.7 ACRES**

*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.

 \$105,000

Acres: 5.7

Taxes: \$1,286

 **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 5024224 Active **0 Barker Road Sutton** NH 03221 Unit/Lot Listed: 12/10/2024 \$105,000 Closed:



**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  
**Total Lots**  
**Estimated Open Space %**

**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

**Date - Initial Showings Begin**

**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.

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

**SchDistrict** 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.**

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: \_\_\_\_\_ 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?  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: \_\_\_\_\_  Location Unknown Date of Installation: \_\_\_\_\_  
 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 MWL | \_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_ | \_\_\_\_\_

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**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  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  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  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  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  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  UNKNOWN

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

g. How is the property zoned? RES Source: Tax Card

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

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

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

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

l. Have you subdivided the property?  YES  NO  UNKNOWN

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

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

o. Septic/Design plan available?  YES  NO  UNKNOWN

p. 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: \_\_\_\_\_

**9. 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 PNW \_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_



Book 2140  
Page 1650

250<sup>00</sup>

**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 Merrimack 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.

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MORRO

Witness:

Eric J. Muller

Edward H. Beretta (L.S.)  
EDWARD H. BERETTA

STATE OF RHODE ISLAND  
COUNTY OF PROVIDENCE

On the 1st 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.



Eric J. Muller  
Notary Public  
My commission expires 6/24/01



