

Lot 18 Grace Road

Wimot, NH



23.2 ACRES

Just Listed

What a great lot with spectacular view potential on over 23 acres in Wilmot! If you are looking to build your hillside year-round retreat or home away from home, this is your opportunity. Plenty of privacy and solitude to soothe you, while only 10 minutes to the center of New London for dining, local shops, cafe's, grocery stores, hospital and more. Close to Pleasant Lake, local golf courses, the SRKG hiking trail system, the Northern Rail Trail and area beaches for outdoor fun. Only 20 minutes from Ragged Mountain Resort and 25 minutes from Mount Sunapee Resort to enjoy your winter activities. Make this special parcel yours today!

 \$200,000

Acres: 23.20




Taxes: TBD

 **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 5032700	Active	Map 9, Lot 18 Grace Road Wilmot	NH 03287	Unit/Lot	Listed: 3/19/2025 Closed:	\$200,000
		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 23.20 Lot - Sqft 1,010,592 Common Land Acres Price Per Acre \$8,620.69 Total Lots Estimated Open Space %		Road Frontage Yes Road Frontage Type Dirt, Public Road Frontage Length 84 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 No Foreclosed/Bank-Owned/REO No Days On Market 0 Current Use Yes Land Gains Resort No
 		Date - Initial Showings Begin				

Remarks - Public What a great lot with spectacular view potential on over 23 acres in Wilmot! If you are looking to build your hillside year-round retreat or home away from home, this is your opportunity. Plenty of privacy and solitude to soothe you, while only 10 minutes to the center of New London for dining, local shops, cafe's, grocery stores, hospital and more. Close to Pleasant Lake, local golf courses, the SRKG hiking trail system, the Northern Rail Trail and area beaches for outdoor fun. Only 20 minutes from Ragged Mountain Resort and 25 minutes from Mount Sunapee Resort to enjoy your winter activities. Make this special parcel yours today!

Directions Route 11 to Village Road, take a left onto Whitney Brook Road which turns onto Grace Road. Lot will be on your right.

Fee Fee Frequency Fee 2 Fee 2 Frequency Fee 3 Fee 3 Frequency	Map 009 Block 000 Lot 018 SPAN Number Property ID Dev/Subd PlanUrbDev	DeedRecTy Quit Claim DeedBook 2582 DeedPage 699 TotDeeds Covenants Yes Easements	SchDistrict Kearsarge Sch Dst SAU #65 SchElem Kearsarge Elem New London SchMiddle Kearsarge Regional Middle Sch SchHigh Kearsarge Regional HS Surveyed Yes Surveyed By Robert Colbath Plan Survey Number 2786
Lot Features Country Setting, Mountain View, Sloping, Trail/Near Trail, View, Wooded Utilities Telephone At Site 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	



Brandy Waterman
 Cell: 603-477-0938
 brandy@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:** Earl B. Schoeler
2. **PROPERTY LOCATION:** Map 9 / Lot 18 Grace Road, Wilnot, NH 03287
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

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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: CURRENT USE

g. How is the property zoned? _____ Source: _____

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

EBS /

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.

Carl B. Schoeler 3/13/25
SELLER DATE

SELLER 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

9

Doc# 534174
Book: 2582
Pages: 699 - 700
Filed & Recorded
10/10/2003 12:59:19 PM
KATHI L. GUAY, CPD, REGISTER

When recorded please return to:

14,371
2.00

MERRIMACK COUNTY REGISTRY OF DEEDS
RECORDING \$ 14.00
SURCHARGE \$ 2.00
POSTAGE \$ 0.37

~~Grantees~~
Chiarella

Book 2582 Page 699

QUITCLAIM DEED

KNOW ALL PEOPLE BY THESE PRESENTS that I, Fiona Petersen (f/k/a Abigail Petersen-Schoeler), Single, of 182 Kearsage Mountain Road, Andover, New Hampshire, 03216, **for consideration paid**, grant to Earl B. Schoeler, of HCR 66, Box 23, Wilmot, New Hampshire, 03287, with **quitclaim covenants**, the following described real estate:

A certain tract of land with buildings thereon, situated in Wilmot, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at a point on the easterly side of Grace Road, so-called, at the intersection of two stone walls, also being the Southeast corner of land now or formerly of J. Farnum; thence running North 46° 20' 27" East by land of said J. Farnum and land now or formerly of C. Gove, 1146.42 feet to a point; thence turning and running South 42° 54' 53" East 267.10 feet to a point; thence running South 42° 37' 53" East by land now or formerly of A. Currier 760.32 feet to a stake and stones; thence turning and running South 46° 12' 30" West by land now or formerly of R. Sigman 1149.32 feet to a point; thence turning and running North 43° 30' 00" West by land formerly of Taylor now or formerly of Steel 205.56 feet to a point; thence running North 37° 00' 00" West by land of Steel on the following curve: Δ 65° 30', radius 148.0, length 160.14, a distance of 176.70 feet to a point; thence running North 43° 42' 26" West by land formerly of Trombley, now or formerly of Freedman, 458.06 feet to the easterly side of said Grace Road; thence running North 12° 21' 50" East 84.10 feet to the point of beginning.

Together with the right to construct a driveway across the Northeast corner of adjoining land formerly of Taylor, now or formerly of said Freedman, from Grace Road to the land hereby conveyed.

Being all and the same premises as were conveyed to Daniel L. and Mary D. Taylor by Albert F. Caruso and wife by deed dated February 12, 1974, recorded with Merrimack County Registry of Deeds, Volume 1202, Page 181, together with the right-of-way reserved in the foregoing deed which was conveyed to said Taylors by said Caruso by deed recorded with said Registry, Volume 1261, Page 184, but EXCEPTING AND RESERVING a small triangle of land conveyed by said Taylors to aforesaid Trombley by deed recorded with said Registry, Volume 1261, Page 185. Said premises are shown on a Revised Plan recorded with aforesaid Registry,

#4189. See also an affidavit of one Ernest M. Patten recorded at Volume 1261, Page 183.

By their acceptance of this deed, the within Grantee acknowledge his awareness that the premises conveyed hereby have been made subject to Current Use Taxation, and said Grantee agrees that he will bear sole responsibility and liability for any penalties, assessments or other charges arising from any change in use of said premises.

Meaning and intending to describe and convey all and the same premises as contained in the Warranty Deed of Clark M. Davis and Evelyn C. Davis to Earl B. Schoeler and Abigail Petersen-Schoeler, dated April 7, 1990, and recorded in the Merrimack County Registry of Deeds, Book 1835, Page 1659.

This is a non-taxable transfer pursuant to New Hampshire RSA 78-B:2 and satisfies the real estate division pursuant to their divorce. See Merrimack County Superior Court Docket #02-M-0024.

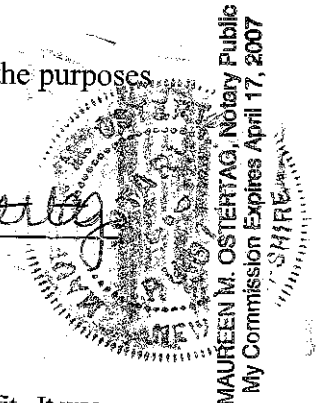
Executed this 2nd day of October, 2003.

Fiona A. Petersen
Fiona A. Petersen

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On this 2nd day of October, 2003 personally appeared
Fiona A. Petersen and acknowledged that she executed the foregoing instrument for the purposes therein contained.

Maureen M. Ostertag
Notary Public/Justice of the Peace
My Commission Expires:



Notice: This deed was prepared by Dufault & Dufault at the request of the grantors and for their benefit. It was based solely on information provided by them. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, the said Dufault & Dufault make no representations as to any matters concerning the title that might be revealed by a title examination.

MERRIMACK COUNTY RECORDS

Kathi L. Quay, CPO, Register

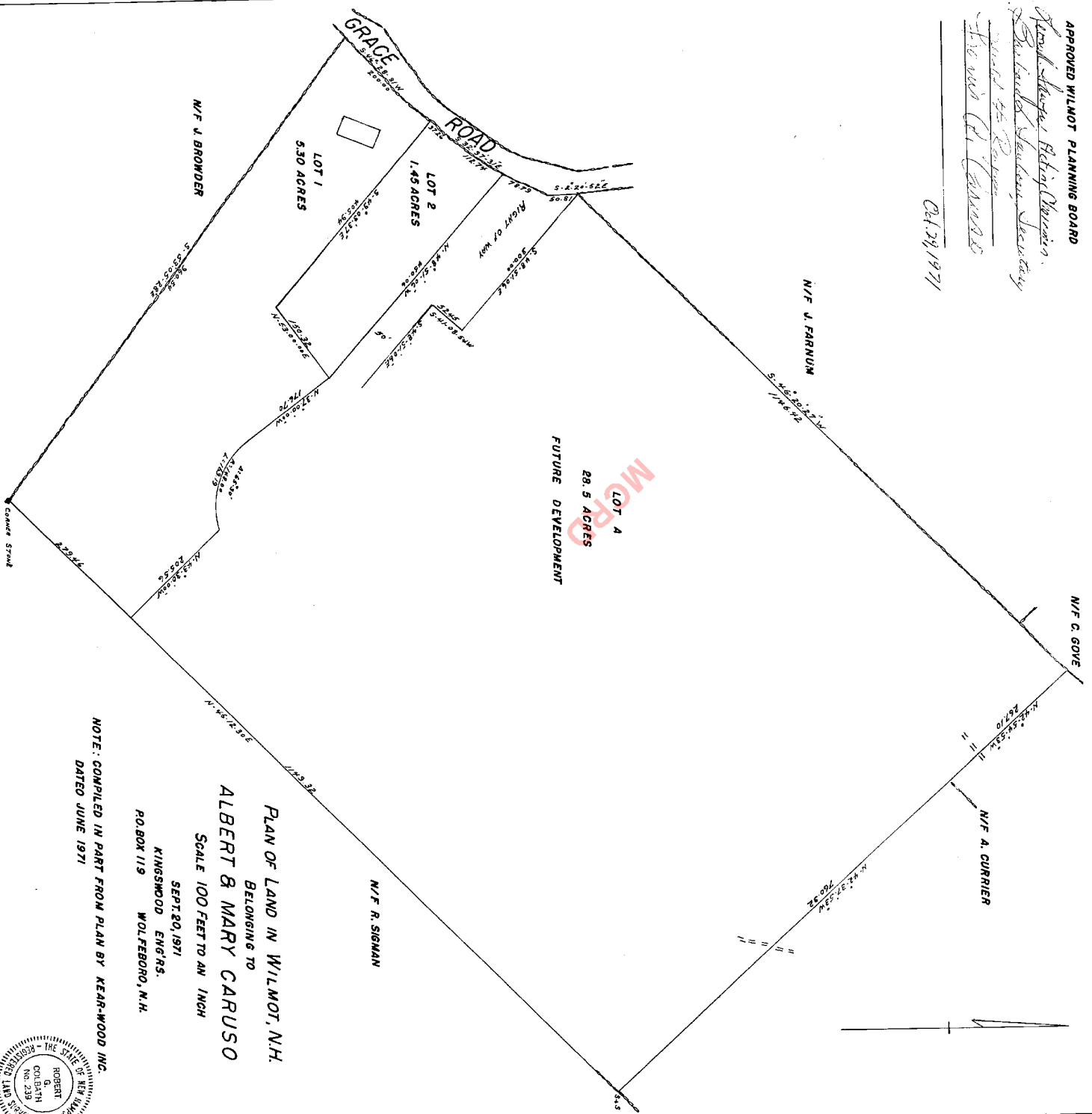
M 2786 Recorded Dec. 28, 11.55 A.M. 1971 Attest: Kathleen M. Roy, Register

APPROVED WILMOT PLANNING BOARD

Donald Wheeler Planning Commission
Donald Wheeler Planning Commission

Approved by the Planning Board
Approved by the Planning Board

Oct. 29, 1971



LOT A
28.5 ACRES
FUTURE DEVELOPMENT

PLAN OF LAND IN WILMOT, N.H.
BELONGING TO
ALBERT & MARY CARUSO
SCALE 100 FEET TO AN INCH

SEPT. 20, 1971
KINGSWOOD ENGINEERS
P.O. BOX 119
WOLFEBORO, N.H.

NOTE: COMPILED IN PART FROM PLAN BY KEAR-WOOD INC.
DATED JUNE 1971

