


Lot 13-2 Raccoon Hill Road

Salisbury, NH



Just Listed

27 acre lot available in Salisbury! This is a great opportunity to build your full-time home or seasonal getaway. The beautiful lot has been cleared and includes a large insulated shed that could be used as a hunting camp with a small wood stove to keep warm. 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 Concord where you will find plenty of great dining options, local shops, bakeries, coffee shops, theater, golf, hospitals and so much more. Only 15 minutes to Franklin for more local restaurants, breweries and more.

 \$325,000

Acres: 27.70


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 5037809	Active	13-2 Raccoon Hill Road Salisbury	NH 03268	Unit/Lot	Listed: 4/24/2025 Closed:	\$325,000
		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 27.70 Lot - Sqft 1,206,612 Common Land Acres Price Per Acre \$11,732.85 Total Lots Estimated Open Space %		Road Frontage Yes Road Frontage Type Dirt, Public Road Frontage Length 278 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 27 acre lot available in Salisbury! This is a great opportunity to build your full-time home or seasonal getaway. The beautiful lot has been cleared and includes a large insulated shed that could be used as a hunting camp with a small wood stove to keep warm. 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 Concord where you will find plenty of great dining options, local shops, bakeries, coffee shops, theater, golf, hospitals and so much more. Only 15 minutes to Franklin for more local restaurants, breweries and more.

Directions Property is located directly across the street from 365 Raccoon Hill Road.

Fee Fee Frequency Fee 2 Fee 2 Frequency Fee 3 Fee 3 Frequency	Map 236 Block 013 Lot 002 SPAN Number Property ID Dev/Subd PlanUrbDev	DeedRecTy Warranty DeedBook 3677 DeedPage 1866 TotDeeds Covenants No 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
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Lot Features Near Snowmobile Trails, Rural, Country Setting, Mountain View, Sloping, View Utilities None Electric At Street Water Source Dug Well, 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
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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 Revocable Trust
2. **PROPERTY LOCATION:** 13-2 Racoon Hill Road, Salisbury, NH 03268
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: lower field Installed By: owner
 Date of Installation May 2023 What is the source of your information? _____
 - c. USE: Number of Persons currently using the system: 0
 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: none
- 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 Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No Comments: _____
- d. LEACH FIELD: ☐ Yes ☐ No ☐ Other none
 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: none

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: 13-2 Racoon Hill Road, Salisbury, NH 03268

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: in current use

g. How is the property zoned? residential 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:

shed - no permit was pulled.

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

GRS / SYST
04/24/25 10:37 AM EDT 04/23/25 2:05 PM EDT

BUYER(S) INITIALS

_____/_____
04/24/25 10:37 AM EDT 04/23/25 2:05 PM EDT

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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, Trustee

dotloop verified
04/24/25 10:37 AM
EDT
ZUJI-G117-GO2V-XYIX

SELLER

DATE

Stephanie Spaulding

dotloop verified
04/23/25 2:05 PM EDT
KS8O-PGXX-Q7VX-C7GM

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

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 31st day of July, 2020.

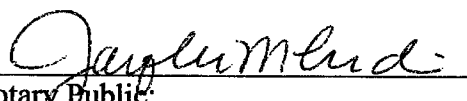


TESLA PROPERTIES, LLC
BY: JUSTIN GREGOIRE
DULY AUTHORIZED MANAGING MEMBER

STATE OF NEW HAMPSHIRE

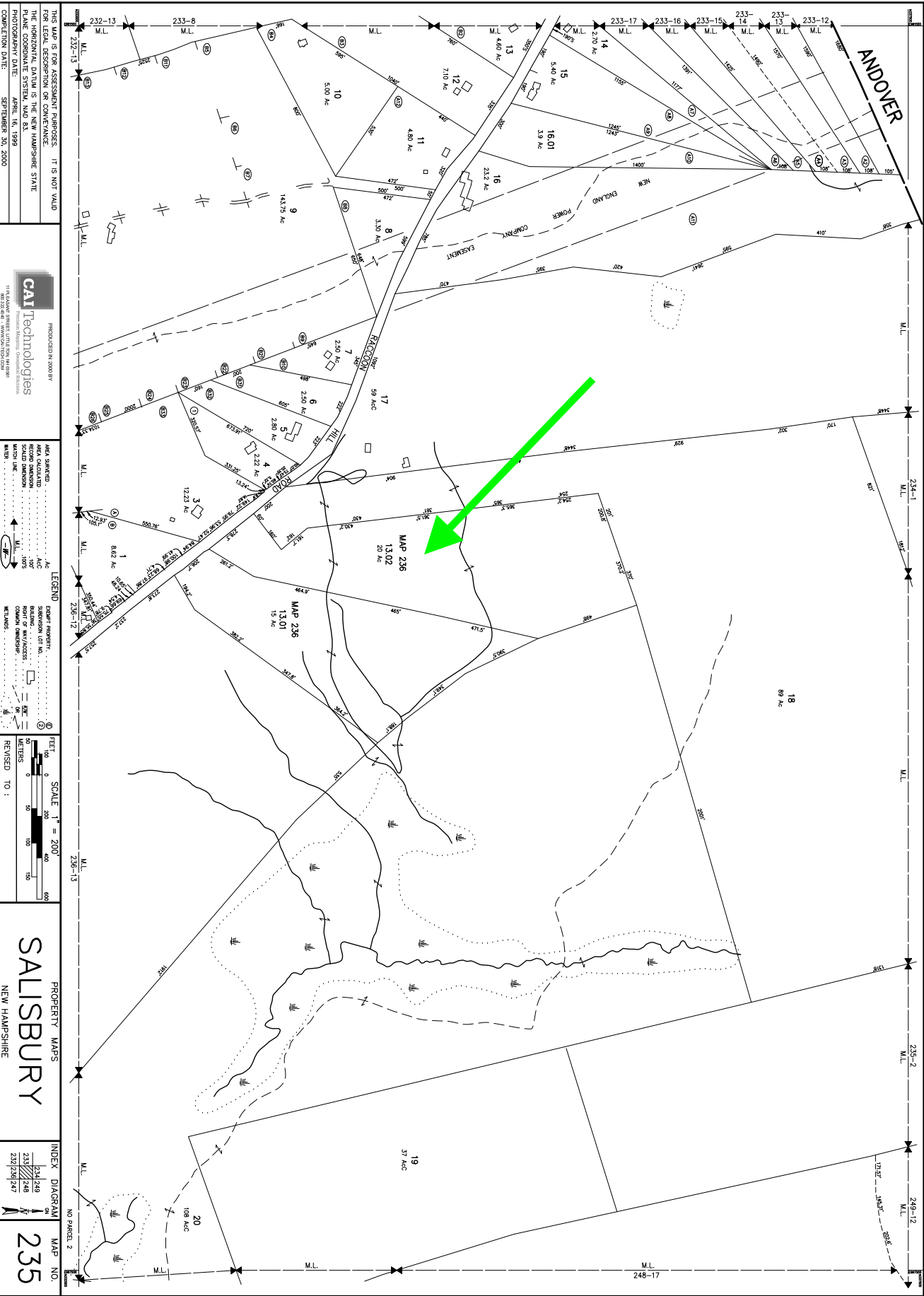
Merrimack, ss.

Then personally appeared before me on this 31st 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



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
THE INFORMATION ON THIS MAP IS THE PROPERTY OF THE PLANNING COMMISSION, NEW HAMPSHIRE.
PHOTOGRAPHY DATE: APRIL 16, 1999
COMPLETION DATE: SEPTEMBER 30, 2000

PRODUCED IN 2000 BY
CAI Technologies
Producing Mapping, Geospatial Solutions
1000 ROUTE 101, SUITE 100
NORTH ANDOVER, MA 01854

AREA SURVEYED: AC
AREA CALCULATED: AC
SCALE DIMENSION: 1:1000
WATER LINE: M.L.
LEGEND
① SURVEYED LOT NO.
② ROAD OR HIGHWAY
③ COMMON BOUNDARY
④ EASEMENT
⑤ FENCE
⑥ WETLANDS

SCALE 1" = 200'
FEET 0 100 200 400 600
METERS 0 50 100 150
REVISED TO :

PROPERTY MAPS
SALISBURY
NEW HAMPSHIRE

INDEX DIAGRAM
233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000
MAP NO. **235**