

Lot 6 Sargent Road

New London, NH

3.6 ACRES

SARGENT ROAD - NEW LONDON, NH

*PROPERTY LINES ARE APPROXIMATE AND DO NOT CONSTITUTE A LEGAL BOUNDARY

Just Listed

Build your dream home in the heart of New London! This beautiful, level 3.60-acre lot offers a blend of convenience and recreation. Located 1 mile from the town center, you'll have easy access to essentials like the hospital, grocery stores, shopping, dining, and even summer theater. Only 1.5 miles away, resident-only Elkins Beach on Pleasant Lake awaits for summer paddle boarding, fishing, or simply relaxing by the water. Or change it up and visit resident only Bucklin Beach on Little Lake Sunapee - less than 3 miles away. Historic stone walls line the property, adding timeless character. Outdoor adventures are a short drive away with Ragged Mountain just 15 minutes away and Mount Sunapee Resort only 20 minutes.



275,000

Acres: 3.60

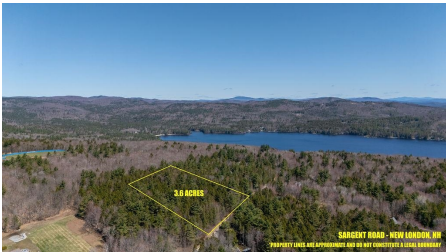


Taxes: \$2,500



256 Main Street, New London, NH
C: 603-252-6428 | O: 603-526-8600

 ohgrp.com


kw LAKES & MOUNTAINS
KELLER WILLIAMS REALTY

Land 5038288	Active	Lot 6 Sargent Road New London	NH 03257	Unit/Lot	Listed: 4/28/2025 Closed:	\$275,000		
		County NH-Merrimack Village/Dist/Locale Zoning Rural Residential / Agri Taxes TBD No Tax Annual Amount \$2,499.64 Tax Year 2024 Tax Year Notes Tax Class Tax Rate Assessment Year Assessment Amount Lot Size Acres 3.60 Lot - Sqft 156,816 Common Land Acres Price Per Acre \$76,388.89 Total Lots Estimated Open Space %			Road Frontage Yes Road Frontage Type Paved, Public Road Frontage Length 352 Permit Number Pole Number		Waterfront Property Water Body Access Yes Water Body Name Pleasant Lake Water Body Type Lake Water Access Details Municipal Residents Only Waterfront Property Rights WaterRestr Yes 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 No Land Gains Resort No	
 		Date - Initial Showings Begin						

Remarks - Public Build your dream home in the heart of New London! This beautiful, level 3.60-acre lot offers a blend of convenience and recreation. Located just minutes from the town center, you'll have easy access to essentials like the hospital, grocery stores, shopping, dining, and even summer theater. Only 1.5 miles away, resident-only Elkins Beach on Pleasant Lake awaits for summer paddle boarding, fishing, or simply relaxing by the water. Or change it up and visit resident only Bucklin Beach on Little Lake Sunapee - less than 3 miles away. Historic stone walls line the property, adding timeless character. Outdoor adventures are a short drive away with Ragged Mountain just 15 minutes away and Mount Sunapee Resort only 20 minutes.


Directions From Main Street, turn onto Seaman's Road. Go past Colby-Sawyer College, turn left onto Sargent Road.


Fee Fee Frequency Fee 2 Fee 2 Frequency Fee 3 Fee 3 Frequency	Map 086 Block 000 Lot 006 SPAN Number Property ID Dev/Subd PlanUrbDev	DeedRecTy Warranty DeedBook 3855 DeedPage 1042 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 Plan Survey Number
Lot Features Wooded Utilities None Electric None Water Source None, On-Site Well Needed Sewer None, 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

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2025 PrimeMLS.

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



TO BE COMPLETED BY SELLER

1. **SELLER:** Diane K. Talbott
2. **PROPERTY LOCATION:** Lot 4 on MCRD Plan Number 9907, Hall Farm subdivision, Tax Map 86, Lot 6 Sargent Rd, New London, NH 03257
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: Test Pit Data available
- 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 _____
 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

DKT

BUYER(S) INITIALS

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: Lot 4 on MCRD Plan Number 9907, Hall Farm subdivision, Tax Map 86, Lot 6 Sargent Rd, New London, NH 03257

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: Covenants. Owner's Association may no longer exist

d. What is your source of information? Declaration of Hall Farm MCRD Book 1677 Page 0470

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? ARR Source: Property 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

DKT /

BUYER(S) INITIALS

 /

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).

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.

<i>Diane K. Talbott</i>	dotloop verified 04/22/25 12:19 PM EDT AYZD-XGGL-T1VB-36XR	
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

Return to:
Diane K. Talbott
10 Pilgrim Circle
Nashua, NH 03063

7 3,780-

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That the **Little Family Limited Partnership**, a Connecticut Limited Partnership, of 97 Quechee Road, Hartland, VT 05048, for consideration paid, grant(s) to **Diane K. Talbott**, Married, of 10 Pilgrim Circle, Nashua, NH 03063, with WARRANTY COVENANTS:

A certain tract or parcel of land, with the improvements thereon, if any, situated on Sargent Road, New London, Merrimack County, State of New Hampshire, and being shown as Lot 4 on a plan of land entitled, "Plan of Land for Hall Farm Subdivision" recorded in the Merrimack County Registry of Deeds as Plan No. 9907 and being further bounded and described as follows:

Commencing at a stone bound set at the northerly side of Sargent Road, which stone bound is at the southeasterly corner of Lot No. 3;

thence North 27° 00' West a distance of 523.7 feet along the easterly boundary of Lot 3 to a stone bound set in a stone wall at land now or formerly of Cotton M. Cleveland;

thence North 47° 10' East a distance of 300 feet along said stone wall and land of said Cleveland to a stone bound set;

thence South 32° 00' East a distance of 484.9 feet to a stone bound set at the northerly side of Sargent Road;

thence South 42° 41' West a distance of 352.8 feet along the northerly side of Sargent Road to the point of beginning.

Meaning and intending to describe and convey Lot 4 as shown on the aforesaid Plan.

Also conveyed is a right-of-way for ingress and egress, in common with others, upon the roads shown on the Plan to and from Seamans Road and Lot 3 and 4 and Lot 8, (which Lot 8 grantee has acquired from Robert Aussant and Anne Aussant), and for all other purposes for which public streets may now or hereafter be used in the Town of New London, New Hampshire, including but not limited to the right to install and maintain utilities, drainage and the like. Upon acceptance of

these roads as Town roads, the easements conveyed hereby shall be automatically extinguished without further act or deed.

Subject to the terms, conditions and obligations set forth in the Declaration of Hall Farm, made by Hall Farm Properties, Inc. dated September 23, 1987 and recorded at Book 1677, Page 470 in the Merrimack County Registry of Deeds.


Lot 4 contains 3.6 acres more or less.

Meaning and intending to describe and convey the same premises conveyed to Little Family Limited Partnership by virtue of a deed dated 09/01/1988 and recorded in the Merrimack County Registry of Deeds at Book 1748 and Page 726.

The property is not subject to homestead rights.

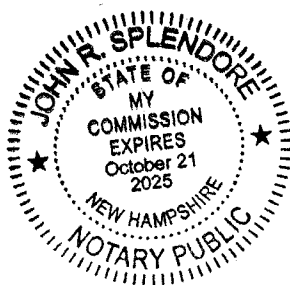
Executed this 6th day of May, 2024.

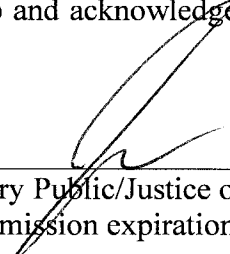
Little Family Limited Partnership


By: George A. Little
Its: General Partner
Duly Authorized

State of New Hampshire
County of Merrimack

Then personally appeared before me on this 6th day of May, 2024, the said George A. Little, General Partner of the Little Family Limited Partnership and acknowledged the foregoing to be his voluntary act and deed.

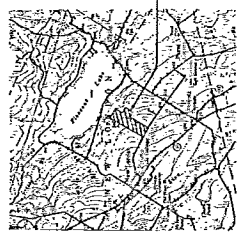



Notary Public/Justice of the Peace
Commission expiration:

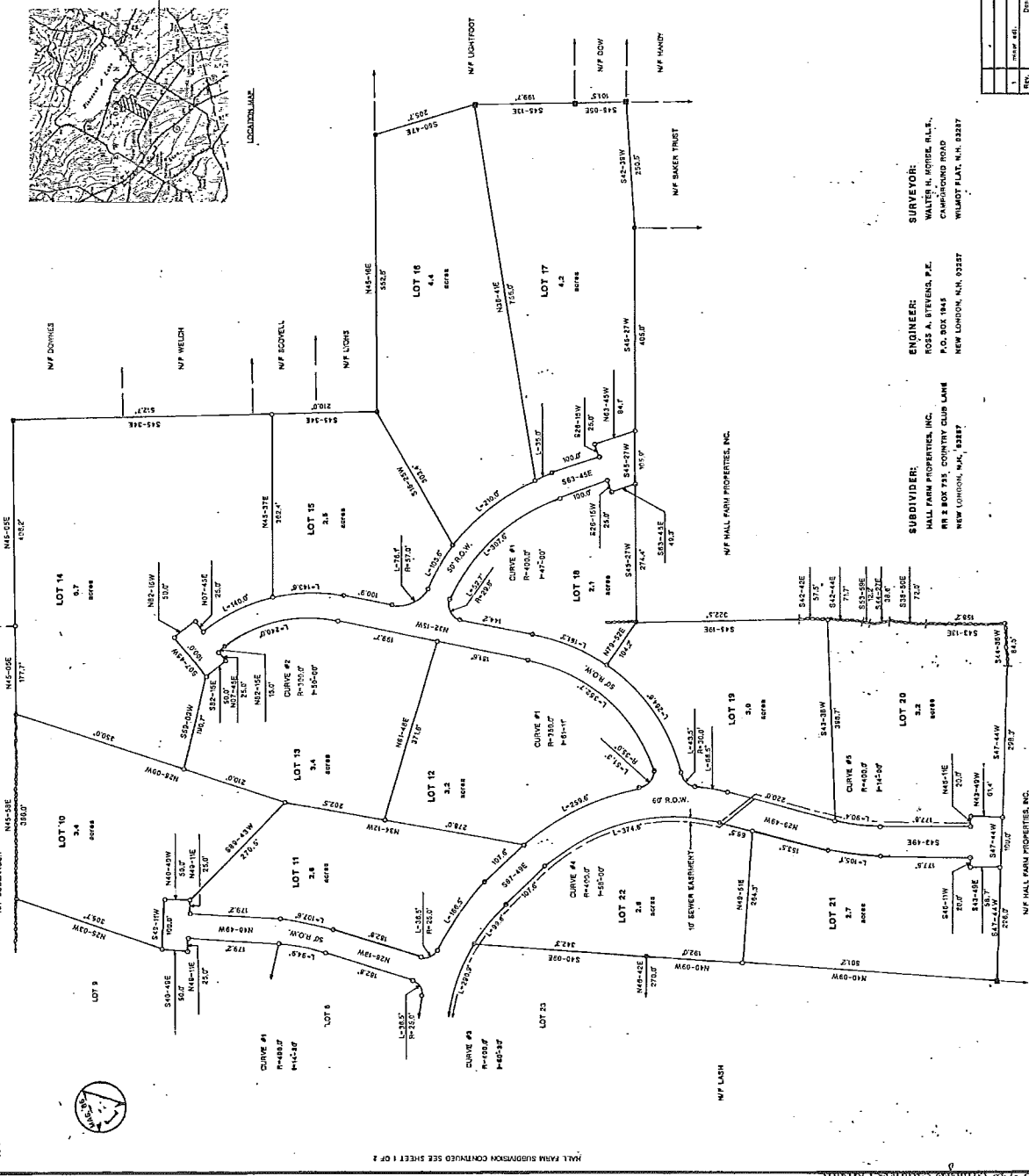
#9907 Recorded Sept. 23, 3:10 PM 1987 Atty: Frances E. Farni, Deputy Register

Sheet 2 of 2

Town of New London, N.H. Planning Board
Master Pollution Control Board Certification Number 24850
State Dredge and Fill Permit Number 13,886 (WPM3358)
Application File #1A
Hearing Date March 29, 1987
Approved Date January 4, 1987
Signature of [Signature]
[Signature]
[Signature]
[Signature]



LOCATION MAP



HALL FARM SUBDIVISION CONTINUED SEE SHEET 1 OF 2

SHEET 2 OF 2

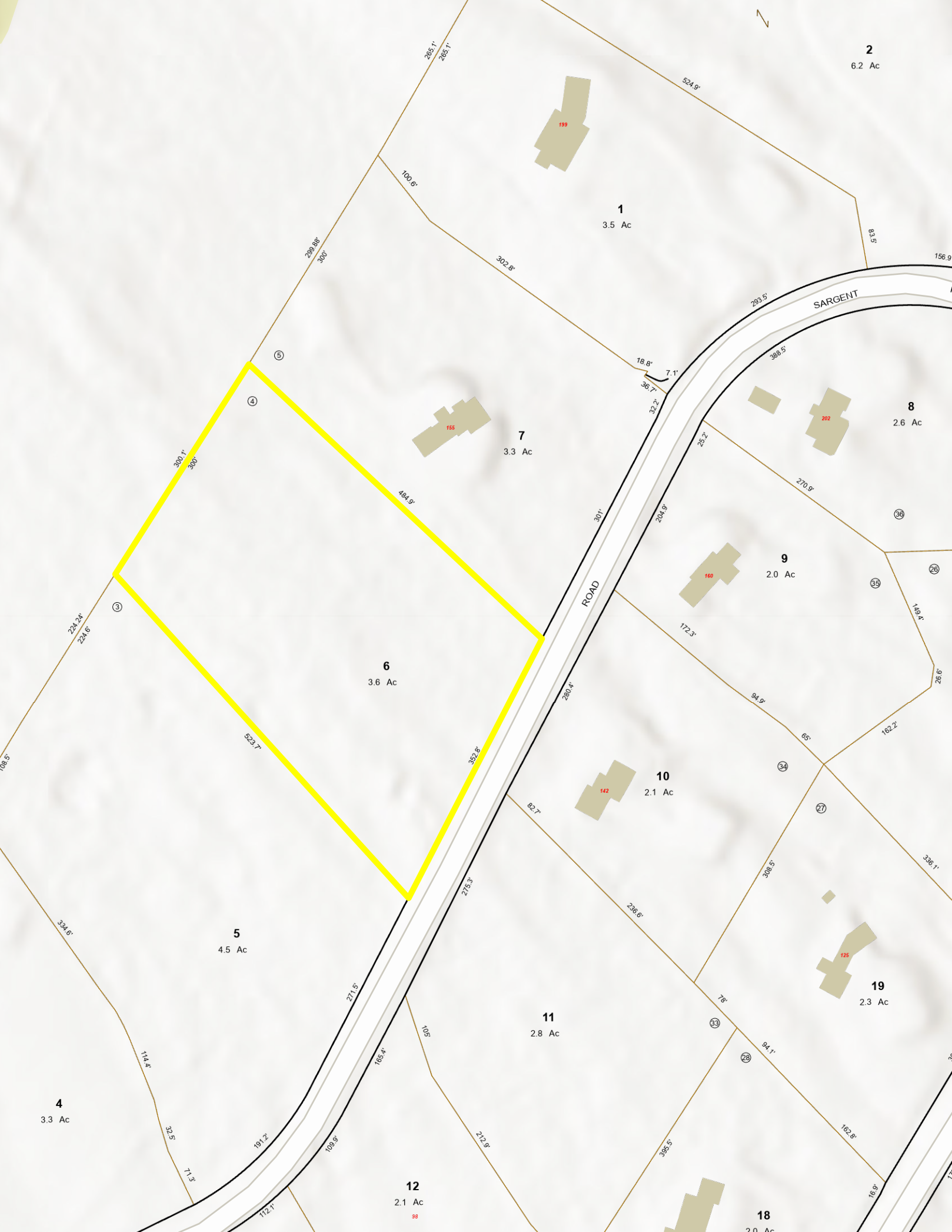
PLAN OF LAND FOR
HALL FARM SUBDIVISION
NEW LONDON, NEW HAMPSHIRE
STEVENSON
ENGINEERING
P.O. BOX 1945
NEW LONDON, N.H. 03257
Surveyed By: W. H. STEVENSON
Scale: 1" = 100'
Date: JULY 12, 1987

SUBDIVIDER:
HALL FARM PROPERTIES, INC.
PO BOX 1945
NEW LONDON, N.H. 03257

ENGINEER:
ROSS A. STEVENSON, P.E.
P.O. BOX 1945
NEW LONDON, N.H. 03257

SURVEYOR:
WALTER H. STEVENSON, R.L.S.
CAMPBELL ROAD
WILMOT PLANT, N.H. 03257

Lot	Area	Remarks
1	1.00	See Sheet 1
2	1.00	See Sheet 1
3	1.00	See Sheet 1
4	1.00	See Sheet 1
5	1.00	See Sheet 1
6	1.00	See Sheet 1
7	1.00	See Sheet 1
8	1.00	See Sheet 1
9	1.00	See Sheet 1
10	1.00	See Sheet 1
11	1.00	See Sheet 1
12	1.00	See Sheet 1
13	1.00	See Sheet 1
14	1.00	See Sheet 1
15	1.00	See Sheet 1
16	1.00	See Sheet 1
17	1.00	See Sheet 1
18	1.00	See Sheet 1
19	1.00	See Sheet 1
20	1.00	See Sheet 1
21	1.00	See Sheet 1
22	1.00	See Sheet 1
23	1.00	See Sheet 1



2

6.2 Ac

1

3.5 Ac

199

7

3.3 Ac

165

6

3.6 Ac

9

2.0 Ac

160

10

2.1 Ac

142

11

2.8 Ac

19

2.3 Ac

125

12

2.1 Ac

98

18

2.0 Ac

4

3.3 Ac

5

4.5 Ac

8

2.6 Ac

SARGENT

ROAD