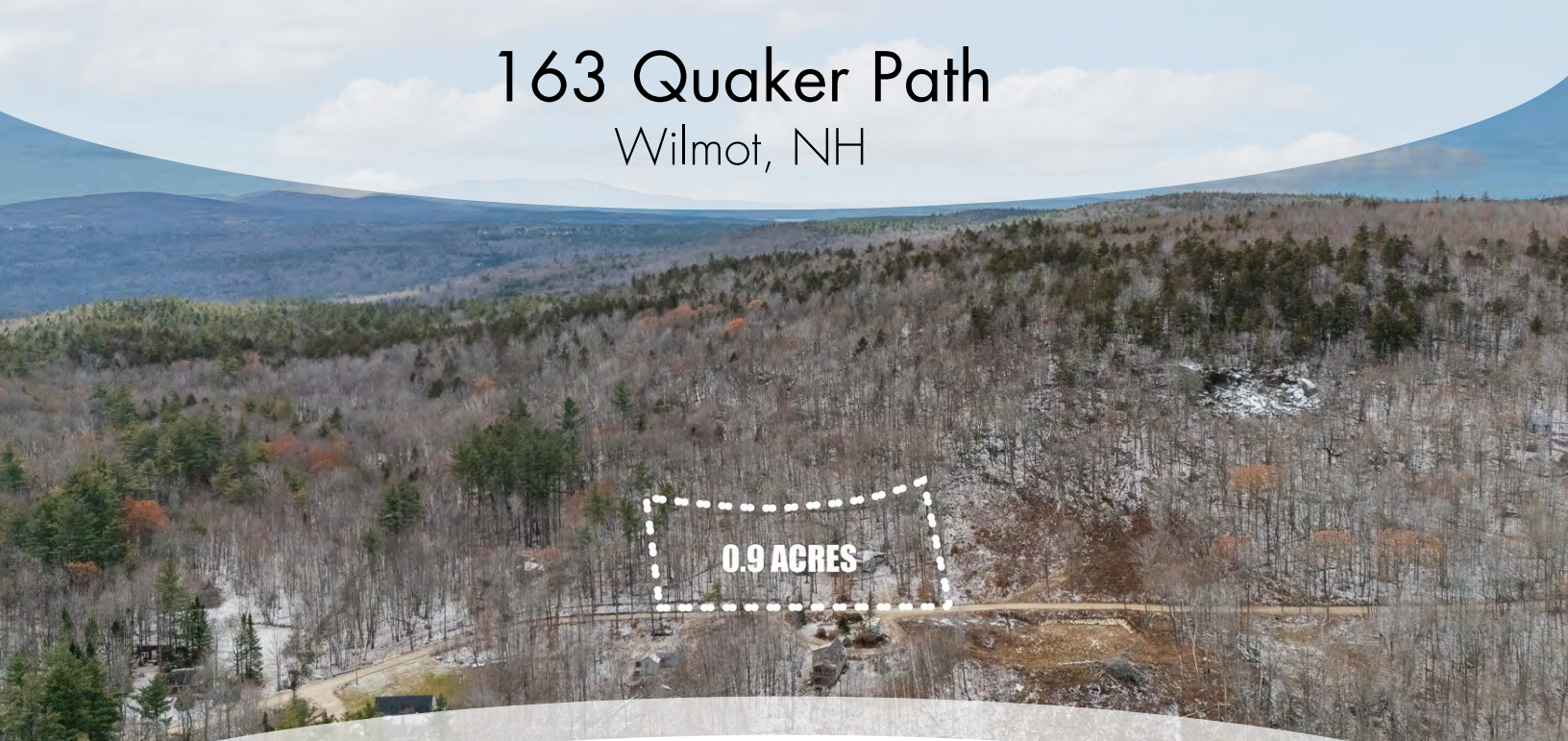


163 Quaker Path

Wilmot, NH



Just Listed

Great opportunity for land in Wilmot! Two lots make up 0.90 +/- acres where you can build your primary home or a vacation home where you can enjoy all the seasons of New England. Located 15 minutes from the center of New London where you will find local shops, restaurants, bakeries, health care, essentials and more. Just 20 minutes to Ragged Mountain Resort and 30 minutes to Mount Sunapee Resort. Lebanon and Hanover are just 30 minutes away for more dining, shopping and entertainment. Plenty of local golfing, skiing, hiking, biking, fishing, kayaking, and so much more for all your year-round activities.



\$49,500

Acres: 0.90

Taxes: \$2,610



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

 ohgrp.com

kw LAKES & MOUNTAINS
KELLERWILLIAMS. REALTY

Land 5070750	Active	163 Quaker Path Wilmot	NH 03287	Unit/Lot	Listed: 11/26/2025 Closed:	\$49,500
		County NH-Merrimack Village/Dist/Locale Zoning Residential Taxes TBD No Tax Annual Amount \$2,610.00 Tax Year 2025 Tax Year Notes Tax Class Tax Rate Assessment Year Assessment Amount Lot Size Acres 0.90 Lot Size Square Feet 39,204 Common Land Acres Price Per Acre \$55,000.00 Total Lots 2 Estimated Open Space % Activation Date		Road Frontage Yes Road Frontage Type Dirt, Gravel Road Frontage Length 211 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 Property Tax Relief Program No Land Gains Resort No Days On Market 274

Public Remarks Great opportunity for land in Wilmot! Two lots make up 0.90 +/- acres where you can build your primary home or a vacation home where you can enjoy all the seasons of New England. Located 15 minutes from the center of New London where you will find local shops, restaurants, bakeries, health care, essentials and more. Just 20 minutes to Ragged Mountain Resort and 30 minutes to Mount Sunapee Resort. Lebanon and Hanover are just 30 minutes away for more dining, shopping and entertainment. Plenty of local golfing, skiing, hiking, biking, fishing, kayaking, and so much more for all your year-round activities.

Directions Route 4a to Quaker Path. Property will be on your left just over half a mile up the road.

Fee Fee Frequency Fee 2 Fee 2 Frequency Fee 3 Fee 3 Frequency	Map 004 Block 019 Lot 19A & 17D SPAN Number Property ID Dev/Subd Planned Unit Development	DeedRecTy Quit Claim DeedBook 2798 DeedPage 1920 TotDeeds Covenants No 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
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Lot Features Country Setting, Sloping, Wooded
Utilities None
Electric None
Water Source Dug Well
Sewer None
Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

Documents Available Deed, Property Disclosure, Tax Map
Exclusions
Right of First Refusal
Auction Date
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:** Donna L. Campbell
2. **PROPERTY LOCATION:** 163 Quaker Path, Wilmot, 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

SELLER(S) INITIALS

DL

BUYER(S) INITIALS

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 163 Quaker Path, Wilmot, NH 03287

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? _____ 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  /

BUYER(S) INITIALS /

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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>Donna Campbell</i>	dotloop verified 11/13/25 11:53 AM EST 9FF7-LIFG-HGAO-LF2G		
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

Compliments of



HUDKINS LAW & TITLE
REAL ESTATE

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Gerald Campbell of 7 Lake Street, Middleton, Essex County, Massachusetts, hereinafter referred to as the GRANTOR,

For nominal consideration,

Grant to Gerald Campbell and Donna L. Campbell, as joint tenants with right of survivorship, of 7 Lake Street, Middleton, Massachusetts 01949, hereinafter referred to as GRANTEE,

With Quitclaim covenants,

PARCEL I

A certain tract or parcel of land, together with the buildings thereon, numbered 19A in Section One of the Artists & Writers Colony subdivision in the Town of Wilmot, County of Merrimac, and State of New Hampshire, with the buildings thereon, if any, bounded and described as follows:

Beginning at a point on the southerly side of Quaker Path at a point approximately 1316 feet, more or less, from a stone wall at the westerly side of said Section One; thence S 44° 09' W, 232 feet, more or less, to a stone wall; thence southeasterly along said wall 134 feet, more or less; thence N 44° 09' E, 232 feet, more or less, to the southerly side of Quaker Path; thence northwesterly along the southerly side of Quaker Path 134 feet, more or less, to the point of beginning, containing one acre, more or less.

PARCEL II

A certain tract or parcel of land known as Lot 17D on Quaker Path in the Artists and Writers Colony Subdivision One, in Wilmot, Merrimac County, State of New Hampshire, bounded and described as follows:

Beginning at the east corner of the tract at a point on the south side of Quaker Path about ½ mile from Route 4A, said point being the north corner of Lot 17C, and said point being about 1400 feet more or less southeasterly from the intersection of Quaker Path and the stone wall on the west side of said subdivision: thence S 44° 09' W, 232 feet, more or less, along Lot 17C to a stone wall at the south boundary of Subdivision One; thence northerly 105 feet, more or less, along said south boundary of Subdivision One to the west beginning, containing 0.5 acres, more or less. The property conveyed in Parcel 2 extends the land area in Parcel 1 above. The above-described property, being Lot 17D, shall not be used for the purposes of locating any dwelling or structure. Further, the above described Lot 17D may only be used for residential purposes as an extension for the primary residential use on Lot 19A, being Parcel 1 above.

RETURN TO:
Philip J. Riley
P.O. Box 762
Middleton MA
01949

1431
800

The above-described tracts of land are subject to the following:

1. Any discrepancy in the legal descriptions as might be shown and determined by an accurate survey.
2. Any mineral or mining rights.
3. Any and all buildings or structures must be at least 125 feet from Quaker Path or, in the alternative, may be added to the existing building located on said Lot 19A.

Meaning and intending to describe and convey the same premises as conveyed to Gerald Campbell by Deed of Irma G. Campbell, which Deed was dated April 13, 1993 and recorded April 16, 1993 with the Merrimack County Registry at Book 1913, Page 706.

There is no consideration involved in this transfer. It is an interfamily transfer between Husband and Wife.

Executed as a sealed instrument this 7th day of July, 2005.

Gerald Campbell

Gerald Campbell

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this 7th day of July, 2005, before me, the undersigned notary public, personally appeared Gerald Campbell, proved to me by satisfactory evidence of identification, which were PERSONAL KNOWLEDGE, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.

Philip J. Riley
Notary Public - Philip J. Riley
My Commission Expires: April 10, 2009

MERRIMACK COUNTY RECORDS

Kathi L. Gray, CPO, Register

