



## Lot 200-157 Roby Road, Sutton

Offered at \$125,000

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### About This Property

Great opportunity to own over 22 wooded acres in Sutton offering privacy, natural beauty and endless possibilities and great development potential. This expansive parcel with over 2,600 feet of road frontage, provides the perfect area for your dream home, weekend retreat, or long-term investment. Surrounded by mature trees and peaceful surroundings, the land offers a true escape while remaining conveniently close to everything the Lake Sunapee region has to offer. Just a short drive to the center of New London, where you'll find local dining, shops, cafes, summer theater, and more. Close to numerous golf courses, hiking and biking trails, fishing spots, and public beaches for year-round recreation. Enjoy nearby Pleasant Lake just 15 minutes away, Mount Sunapee Resort 20 minutes away for skiing and summer activities, and Ragged Mountain 30 minutes away. Kezar Lake and Wadleigh State Park are also nearby for additional outdoor adventures. With easy access to I-89, this property is ideally located just 35 minutes from Dartmouth Health, the Upper Valley, and Concord, and under 1 hour and 45 minutes to Boston. Whether you're looking to build your forever home, create a private retreat, or invest in Lake Sunapee Region, this 22+ acre wooded parcel offers the space, location, and potential you've been searching for!

Acres: 22.40 | Property Taxes: \$TBD

Land 5092572 Active **Lot 200-157 Roby Road Sutton NH 03273** Unit/Lot Listed: 6/3/2026 \$125,000 Closed:



**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** 22.40  
**Lot Size Square Feet** 975,744  
**Common Land Acres**  
**Price Per Acre** \$5,580.36  
**Total Lots**  
**Estimated Open Space %**  
**Activation Date**

**Road Frontage** Yes  
**Road Frontage Type** Paved, Public  
**Road Frontage Length** 2,628  
**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** Unknown  
**Land Gains**  
**Resort** No

**Public Remarks** Great opportunity to own over 22 wooded acres in Sutton offering privacy, natural beauty and endless possibilities and great development potential. This expansive parcel with over 2,600 feet of road frontage, provides the perfect area for your dream home, weekend retreat, or long-term investment. Surrounded by mature trees and peaceful surroundings, the land offers a true escape while remaining conveniently close to everything the Lake Sunapee region has to offer. Just a short drive to the center of New London, where you'll find local dining, shops, cafes, summer theater, and more. Close to numerous golf courses, hiking and biking trails, fishing spots, and public beaches for year-round recreation. Enjoy nearby Pleasant Lake just 15 minutes away, Mount Sunapee Resort 20 minutes away for skiing and summer activities, and Ragged Mountain 30 minutes away. Kezar Lake and Wadleigh State Park are also nearby for additional outdoor adventures. With easy access to I-89, this property is ideally located just 35 minutes from Dartmouth Health, the Upper Valley, and Concord, and under 1 hour and 45 minutes to Boston. Whether you're looking to build your forever home, create a private retreat, or invest in Lake Sunapee Region, this 22+ acre wooded parcel offers the space, location, and potential you've been searching for!

**Directions** From Route 114, turn onto Roby Road, property will be on the right.

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

**Map** 04  
**Block** 000  
**Lot** 200-157  
**SPAN Number**  
**Property ID**  
**Dev/Subd**  
**PlanUrbDev**

**DeedRecTy** Warranty  
**DeedBook** 1155  
**DeedPage** 29  
**TotDeeds**  
**Covenants** Unknown  
**Easements** Yes

**SchDistrict** Kearsarge Sch Dst SAU #65  
**SchElem** Sutton Central School  
**SchMiddle** Kearsarge Regional Middle Sch  
**SchHigh** Kearsarge Regional HS  
**Surveyed** Unknown  
**Surveyed By**  
**Plan Survey Number**

**Lot Features** Rural, Country Setting, Wooded  
**Utilities** None  
**Electric** None  
**Water Source** None  
**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**  
**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:** Donald Keller

2. **PROPERTY LOCATION:** Barker Rd, Roby Rd and Route 114, Sutton, NH 03221

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

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 [x] 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 [x] 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 [x] 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 [x] 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 [x] UNKNOWN

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

g. How is the property zoned? Unknown Source: \_\_\_\_\_

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

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

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

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

l. Have you subdivided the property? [ ] YES [x] NO [ ] UNKNOWN

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

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

o. Septic/Design plan available? [ ] YES [ ] NO [x] UNKNOWN

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) [ ] YES [x] NO If YES, please explain: \_\_\_\_\_

9. ADDITIONAL INFORMATION:

Empty rectangular box for 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 [Signature] / [ ]

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.**

*Rebecca Amaral, Conservator for Donald Keller* dotloop verified  
03/13/26 4:50 PM EDT  
K50T-1DRX-SIRT-WOY8  
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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Herman A. Keller and Aline S. Keller, husband and wife, and as tenants in common, both of Sutton, County of Merrisack and State of New Hampshire, for consideration paid, but less than one hundred Dollars, grant to Donald H. Keller and Patricia Keller, 284 School Street, Northboro, County of Worcester, Commonwealth of Massachusetts, with warranty covenants to the said Donald H. Keller and Patricia Keller, as joint tenants with rights of survivorship, and not as tenants in common, a certain parcel of land in the Town of Sutton, County of Merrisack and State of New Hampshire, bounded and described as follows:

Beginning at the North West corner of the tract to be conveyed to Lester A. and Elean M. Grover by their grantor, at an iron rod in the easterly right of way line of Route #114, said beginning point being 364' northerly from the junction of the line of the Barker Road with the easterly line of said Route #114;

thence, North D1 degree 31 minutes East, 442.9', along the right of way line of Route #114 as described in warranty deed of this grantor to the State of New Hampshire, dated December 13, 1968, and recorded in Merrisack County Records, Book 1049, Page 83; to an iron rod in a stone wall at land of Lester A. Murphy;

thence, easterly and northerly along the stone wall to a drill hole in a rock in a corner of said wall, along the following courses and distances:

South 09 degrees 21 minutes East, 158.8', to a point;

North 00 degrees 00 minutes East, 16.4', to a point;

North 38 degrees 22 minutes East, 11.2', to a point;

North 15 degrees 55 minutes East, 130.2', to a point;

North 16 degrees 19 minutes East, 124.7', to a point;

North 09 degrees 02 minutes East, 17.3', to the drill hole at the corner in the wall above named; all the above courses and distances are along land of Lester A. Murphy;

thence, North 68 degrees 57 minutes East, 171.0', along a stone wall and land of said Murphy to a drill hole in a stone in the wall at a corner of the wall;

thence, North 09 degrees 18 minutes East, 345.9', along said Murphy land and a stone wall to a drill hole in a rock in the wall on the southerly line of the Roby Road;

thence, along the southerly right of way line of the Roby Road on the following courses:

South 39 degrees 34 minutes East, 182.6', to a point;

South 40 degrees 51 minutes East, 223.4', to a point;

South 43 degrees 09 minutes East, 193.9', to a point;

South 42 degrees 49 minutes East, 246.8', to a point;

South 28 degrees 14 minutes East, 348.6', to a point;

South 26 degrees 06 minutes East, 160.6', to a point;

South 19 degrees 58 minutes East, 189.4', to a point;

South 21 degrees 55 minutes East, 167.4', to a point;

South 26 degrees 10 minutes East, 239.5', to a point;

South 35 degrees 50 minutes East, 81.8', to a point;

South 84 degrees 15 minutes East, 91.1', to a point;

South 49 degrees 25 minutes East, 127.7', to an iron rod at land of Margaret and Walter J. Driscoll, at corner of land formerly known as Mary G. Knight woodland;

thence, North 88 degrees 40 minutes West, 616.4', partly by a wire fence and a stone wall and along land of said Driscoll, to a point in the stone wall;

thence, South 48 degrees 17 minutes West, 17.9', on the stone wall and along Driscoll land, to an iron rod set at junction of walls on the northerly side of Barker Road, formerly known as Cheney Road;

thence, along the line of said Road, and along a stone wall on the following courses and distances:

North 66 degrees 34 minutes West, 37.7', to a point;

North 66 degrees 10 minutes West, 35.5', to a point;

North 86 degrees 31 minutes West, 207.7', to an iron rod at a junction of stone walls, this point being the South East corner of that part of land to be conveyed by this grantor to Elmer B. and Ellen E. Grover;

thence, North 18 degrees 45 minutes East, 21.2', along a stone wall and said grantor's land, to a point;

thence, North 84 degrees 56 minutes West, 236.1', along a stone wall, and land of grantor to be conveyed to said Grover to an iron rod in a corner of the wall;

thence, nor-westerly and westerly, along a stone wall, to the iron rod above named as the point of beginning; this line along the land of the grantor, said land to be conveyed to said Grover, includes the following courses and distances between the two last named rods:

North 57 degrees 37 minutes West, 78.3', to a point;

North 58 degrees 22 minutes West, 62.2', to a point;

North 58 degrees 05 minutes West, 66.6', to a point;

North 74 degrees 31 minutes West, 127.4', to a point;

North 44 degrees 28 minutes East, 89.4', to the point of beginning.

This tract of land is designated Lot 'A' on Plan # 37 filed Merrimack County Records, and contains 2.9 Acres.

This conveyance is made subject to a right of way granted to Sunapee Electric Light and Power Company by Gustin W. Davis and Sarah J. Davis, dated July 5, 1916, and recorded Merrimack County Records, Book 434, Page 575. The said right of way now is of the Public Service Company of New Hampshire.

Meaning and intending to describe and convey a portion of the premises conveyed to the above grantor by Warranty Deed of Elizabeth V. Barker, dated July 26, 1966, recorded in Merrimack County Registry of Deeds, Book 990, Page 221. The above described land together with the conveyance of certain land and buildings by the grantor herein to Elmer E. Grover and Ellen E. Grover, comprises all of the tract described in Book 990, Page 221.

And we, Herman A. Keller, and Alice M. Keller, husband and wife, release to said grantees all right of homestead and other interests therein.

Witness our hands and seals this *eighteenth* day of *November* : 1972.

WITNESS:

*Robert S. Bataf*  
\_\_\_\_\_  
(To both)

*Herman A. Keller*  
\_\_\_\_\_  
*Alice M. Keller*  
\_\_\_\_\_

STATE OF NEW HAMPSHIRE, COUNTY OF MERRIMACK

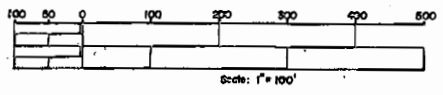
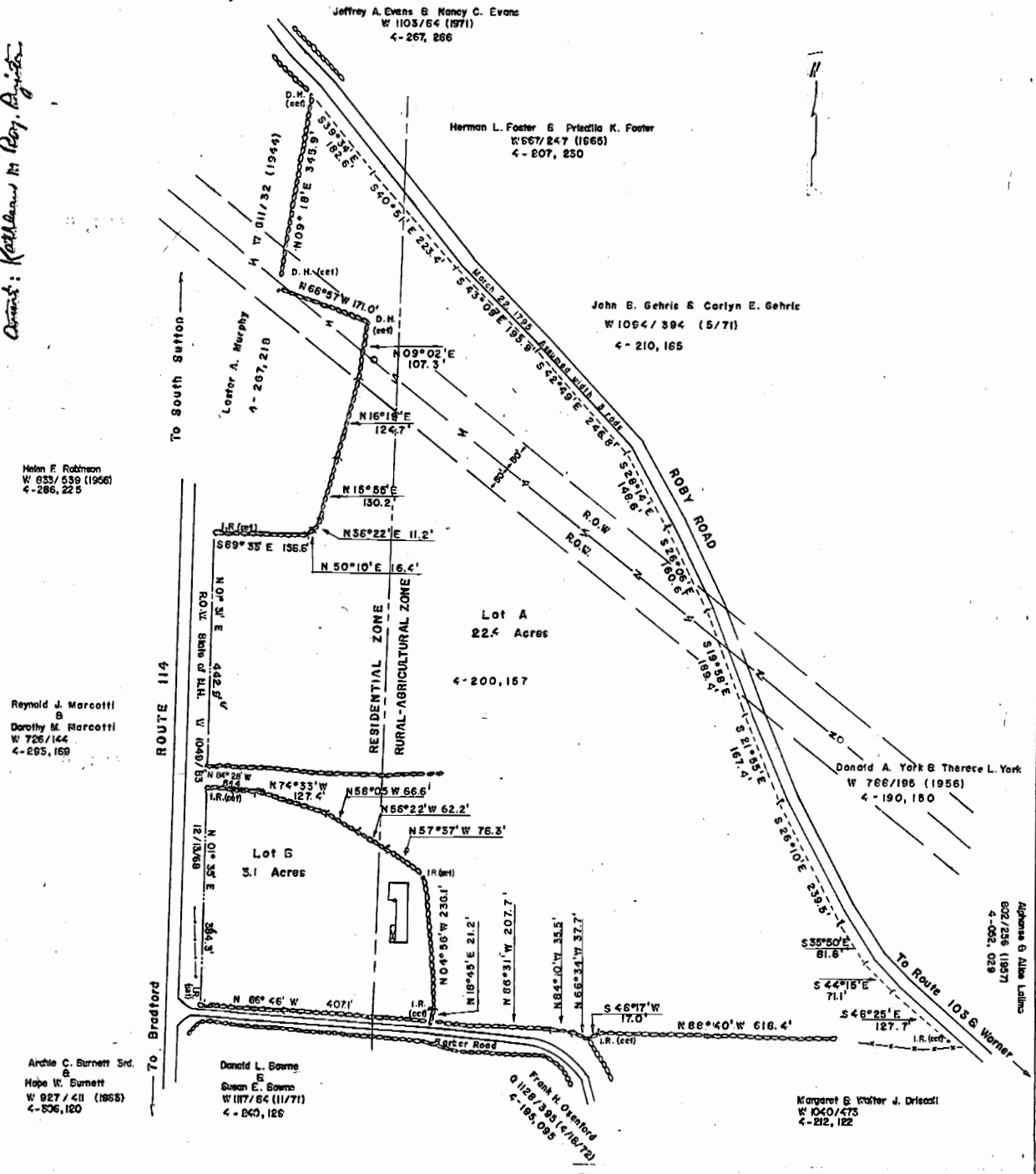
On this the *eighteenth* day of *November*, 1972, before me, the undersigned officer, personally appeared Herman A. Keller and Alice M. Keller, known to me (or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

*Robert S. Bataf*  
\_\_\_\_\_  
Notary Public  
Justice of the Peace

DUBLIC RECORD

#1056 Received Nov 12 10:15 A.M. 1972  
 Owner: Keller & Alice M. Keller



\*Dimension corrected before recording

Town of Sutton Planning Board.  
 Date approved: 11-6-72  
 Approved by: *George M. [Signature]*

Property of: <b>HERMAN A. KELLER &amp; ALICE M. KELLER</b>			
Location: <b>Easterly side of Route 114, westerly side of Roby Road, Northerly side of Barker Road</b>			
Town:	SUTTON	County:	MERRIMACK New Hampshire
Project:	Q6-5-062, 570	Date:	OCTOBER 1972
Deed(s):	W 970/221	7/6/66	Scale: 1" = 100'
Notebook(s):	No. 64, pp. 21-50	Map File:	C-32
TAPE & TRANSIT SURVEY Accuracy: 1/12,600			
Robert S. Bristol, Surveyor		North Sutton, New Hampshire	
Sutton Tax Map (1972 Revision) 0-000,000			



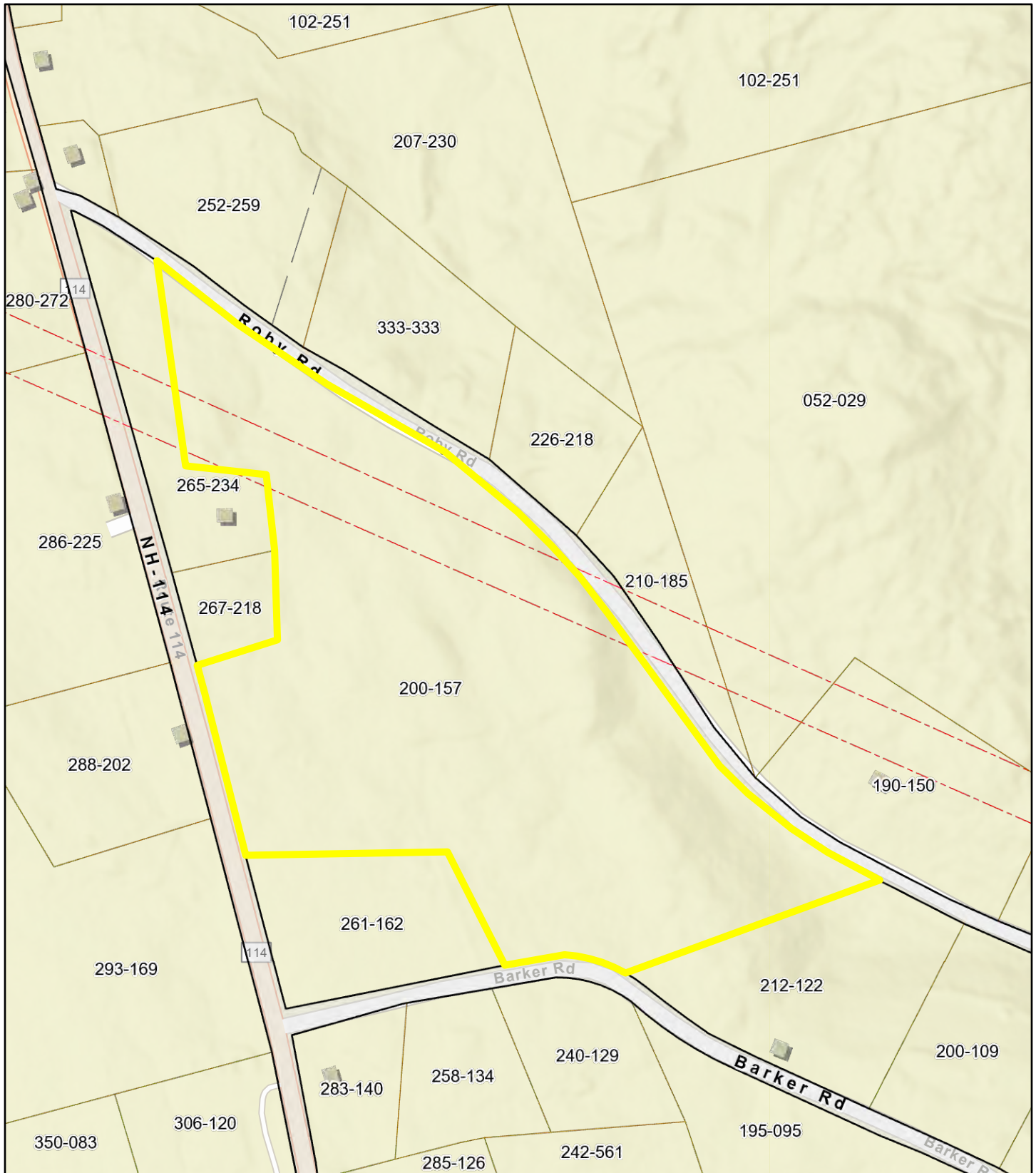
Town of Sutton, NH

1 inch = 300 Feet



www.cai-tech.com

February 19, 2026



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