



252 Shindagan Road, Wilmot

Offered at \$2,200,000

About This Home

Rare opportunity for a 5-bedroom, 5.5-bathroom home that sits on over 22 acres of level land in Wilmot and offers a combination of historic character, thoughtful updates, and flexible living space, including a fully finished barndominium, adding over 2,500 sq ft of living area. The main level of the house features a beautifully redesigned kitchen that preserves the home's original wood beams while adding white cabinetry, a wood island and granite countertop, and stainless steel appliances, great for hosting dinners or entertaining. The living room invites you to relax by the gas fireplace with mantle, with direct access to the back deck overlooking the private pond. A second sitting room with wood stove connects to a 4-season sunroom, extending your living space year-round. This level also includes two bedrooms, a 3/4 bath, a full bath, and laundry room for easy first-floor living. Wide plank wood floors run throughout. On the second level, you will find additional bedrooms, bathrooms, and a large recreation room. Outside, enjoy a front covered porch, back deck, and a pond with its own small beach. The finished barn has its own 3/4 and half bathroom, bedroom, kitchen, living room, and recreation area, ideal for company seeking their own retreat. The original barn has been used for chickens and has horse stalls, this also could be used for more storage. The level land is perfect for gardens or open space. Lots of river frontage on the Blackwater River, with access to a great swimming hole. Located 10 minutes from downtown New London for shops, dining, healthcare, and amenities. 15 minutes to Lake Sunapee for all your summer fun. Mount Sunapee is 25 minutes away, Ragged Mountain 20 minutes. Enjoy year-round golfing, skiing, hiking, and kayaking nearby, with the Upper Valley just 30 minutes for additional dining, shopping, and entertainment. An exceptional Sunapee Region home offering quiet, peaceful living but close enough to enjoy all the activities the area offers.

Location Details

Located 10 minutes from downtown New London for shops, dining, healthcare, and amenities. 15 minutes to Lake Sunapee for all your summer fun. Mount Sunapee is 25 minutes away, Ragged Mountain 20 minutes. Enjoy year-round golfing, skiing, hiking, and kayaking nearby, with the Upper Valley just 30 minutes for additional dining, shopping, and entertainment. An exceptional Sunapee Region home offering quiet, peaceful living but close enough to enjoy all the activities the area offers.



5 Bedrooms



5.5 Bathrooms



Approx. 4,594 SF

Acres: 22 | Property Taxes: \$16,358 | Year Built: 1940

Residential 5098350	Single Family Active	252 Shindagan Road Wilmot	NH 03287	Unit/Lot	Listed: 7/6/2026 \$2,200,000 Closed:
		County NH-Merrimack Village/Dist/Locale Property Condition Existing Year Built 1940 Architectural Style Cape Color Total Stories 1.75 Zoning Residential Taxes TBD No Tax Annual Amount \$16,358.00 Tax Year 2026 Tax Year Notes Owned Land Lot Size Acres 22.00 Lot Size Square Feet 958,320 Common Land Acres Garage Yes Basement Yes Basement Access Type Interior Activation Date			Rooms Total 15 Bedrooms Total 5 Bathrooms Total 6 Bathrooms Full 1 Bathrooms Three Quarter 4 Bathrooms Half 1 Bathrooms One Quarter 0 Above Grade Finished Area 4,594 AGFinSrc Measured Above Grade Unfinished Area 322 AGUnfinSrc Measured Below Grade Finished Area 0 BGFinSrc Public Records Below Grade Unfinished Area 1,592 BGUnfinSrc Measured Total Finished Area 4,594 Footprint Road Frontage Yes Road Frontage Type Paved, Public Road Frontage Length 1,410
Virtual Tour URL Unbranded 1		Waterfront Property Water Body Access Yes Water Body Name Blackwater River Water Body Type Pond Water Access Details Directly Adjoining WaterFrRit Water Body Restrictions Unknown ROW Parcel Access ROW Length ROW Width ROW to other Parcel Flood Zone No Time/Frac No T/F Ownership Amount T/F Ownership Type Special Listing Condition None PropTaxRel Land Gains Resort Days On Market 70			

Public Remarks Rare opportunity for a 5-bedroom, 5.5-bathroom home that sits on over 22 acres of level land in Wilmot and offers a combination of historic character, thoughtful updates, and flexible living space, including a fully finished barndominium, adding over 2,500 sq ft of living area. The main level of the house features a beautifully redesigned kitchen that preserves the home's original wood beams while adding white cabinetry, a wood island and granite countertop, and stainless steel appliances, great for hosting dinners or entertaining. The living room invites you to relax by the gas fireplace with mantle, with direct access to the back deck overlooking the private pond. A second sitting room with wood stove connects to a 4-season sunroom, extending your living space year-round. This level also includes two bedrooms, a 3/4 bath, a full bath, and laundry room for easy first-floor living. Wide plank wood floors run throughout. On the second level, you will find additional bedrooms, bathrooms, and a large recreation room. Outside, enjoy a front covered porch, back deck, and a pond with its own small beach. The finished barn has its own 3/4 and half bathroom, bedroom, kitchen, living room, and recreation area, ideal for company seeking their own retreat. The original barn has been used for chickens and has horse stalls, this also could be used for more storage. The level land is perfect for gardens or open space. Lots of river frontage on the Blackwater River, with access to a great swimming hole. Located 10 minutes from downtown New London for shops, dining, healthcare, and amenities. 15 minutes to Lake Sunapee for all your summer fun. Mount Sunapee is 25 minutes away. Raabed Mountain 20 minutes. Enjoy year-round golfing, skiing, hiking, and kayaking nearby, with the Upper Valley just 30 minutes for additional dining, shopping, and entertainment. An exceptional Sunapee Region home offering a quiet, peaceful living but close enough to enjoy all the activities the area offers.

Directions From Route 11, turn onto Village Road, past Chase Pond, turn onto Shindagan Road, stay on for about 10 minutes, property will be on the right.

Kitchen	1	23'6" x 14'1"	Laundry Room	1	6'5" x 9'5"
Dining Room	1	10'6" x 19'	Mudroom	1	6'6" x 11'8"
Living Room	1	18'1" x 24'	Primary BR	2	14'9" x 19'10"
Family Room	1	23'6" x 19'8"	Bathroom Three	2	6'10" x 8'5"
Bedroom with	1	14'3" x 14'6"	Bedroom	2	18'4" x 13'3"
Bathroom Three	1	4'11" x 11'11"	Bedroom	2	18'2" x 13'
Bedroom	1	11'1" x 25'1"	Bathroom Three	2	5'7" x 10'2"
Bathroom Full	1	4'11" x 11'3"	Rec Room	2	27' x 25'2"
Sunroom	1	10'8" x 13'			
Office/Study	1	5'5" x 6'2"			
Foyer	1	6'5" x 13'7"			

Lot Features Country Setting, Field/Pasture, Mountain View, Open, View, Wooded
Construction Materials Wood Frame, Shingle Siding, Wood Siding
Foundation Details Concrete, Concrete Slab
Flooring Carpet, Laminate, Softwood, Tile
Exterior Features Barn, Deck, Full Fence, Garden Space, Outbuilding, Porch, Covered Porch, Enclosed Porch, Shed
Roof Asphalt Shingle, Standing Seam
Driveway Dirt, Gravel

Exclusions
Right of First Refusal

Map 10
Block 00
Lot 18
SPAN Number
Property ID

Interior Features Ceiling Fan, Dining Area, Gas Fireplace, 1 Fireplace, Kitchen Island, Laundry Hook-ups, Primary BR w/ BA, Natural Woodwork, Walk-in Closet, Walk-in Pantry, Wood Stove Hook-up, 1st Floor Laundry
Appliances Dishwasher, Dryer, Range Hood, Gas Range, Refrigerator, Washer, Wine Cooler
Other Equipment Smoke Detector, Wood Stove
Utilities Propane
Heating Propane, Oil, Forced Air, Heat Pump, Hot Air, Radiant, Mini Split
Electric 200+ Amp Service, Circuit Breaker(s)
Cooling Other, Mini Split
Water Source Drilled Well, Private
Sewer 1250 Gallon, 1500+ Gallon, Concrete, Leach Field, Private, Septic

Fuel Company Huckleberry Oil & Propane
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

DeedRecTy Warranty
Deed Book 3625
Deed Page 2398
Covenants No
Seasonal No
PlanUrbDev

SchDistrict Kearsarge Sch Dst SAU #65
SchElem Kearsarge Elem New London
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS

Fees - Condo - Mobile

Condo Fees
Fee
Fee 2
Fee 3

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

ParkName
Mobile Co-Op
MobPKApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

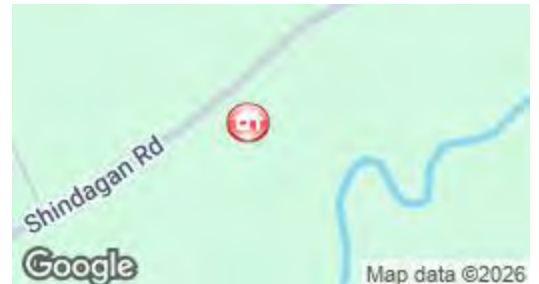


O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

Off: 603-526-8600



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252 Shindagan Rd, Wilmot, NH

1st Floor Finished Area 2733.91 sq ft
Unfinished Area 152.58 sq ft



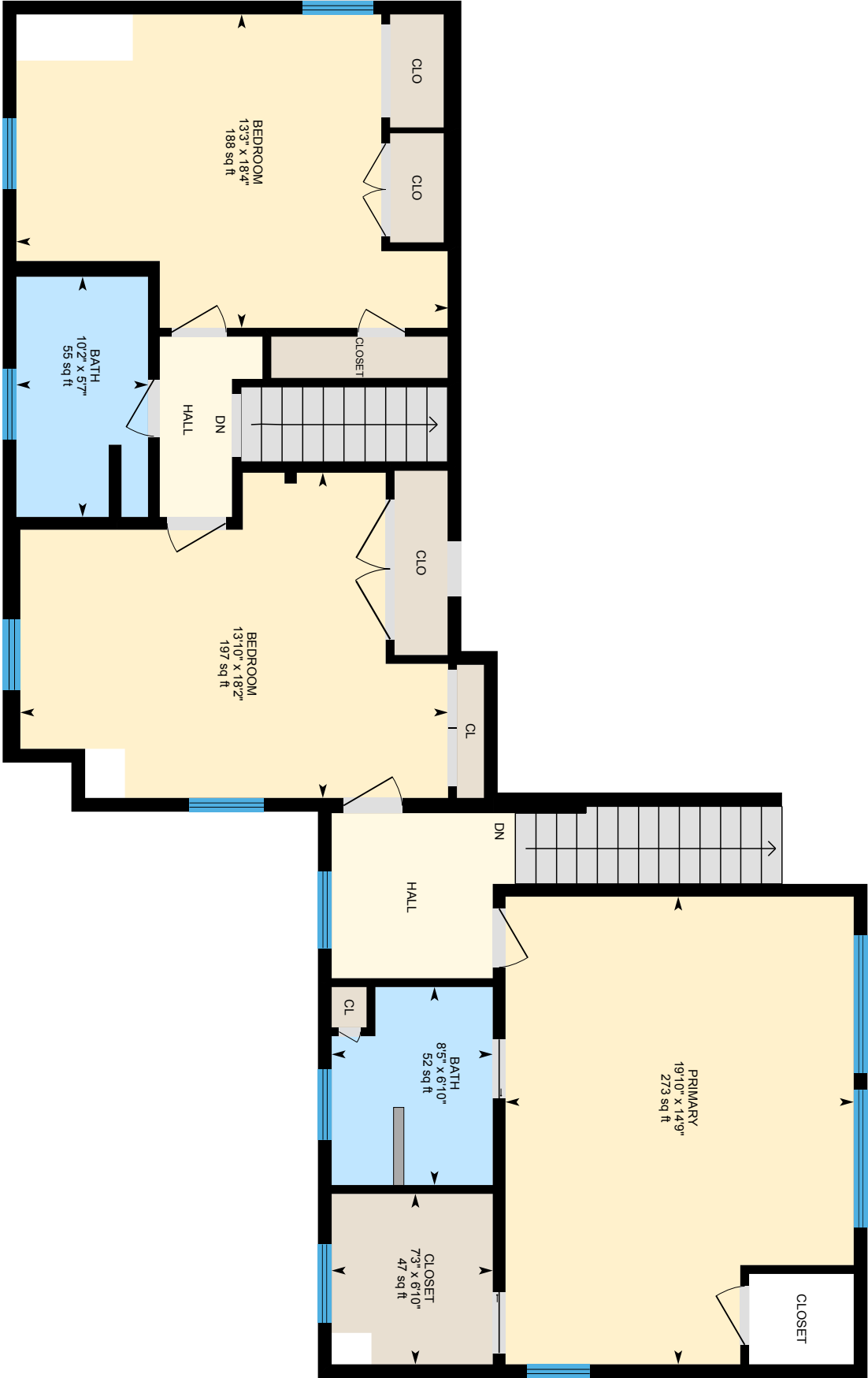
PREPARED: 2026/07/01

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



252 Shindagan Rd, Wilmot, NH

2nd Floor Finished Area 1181.73 sq ft
Unfinished Area 46.44 sq ft



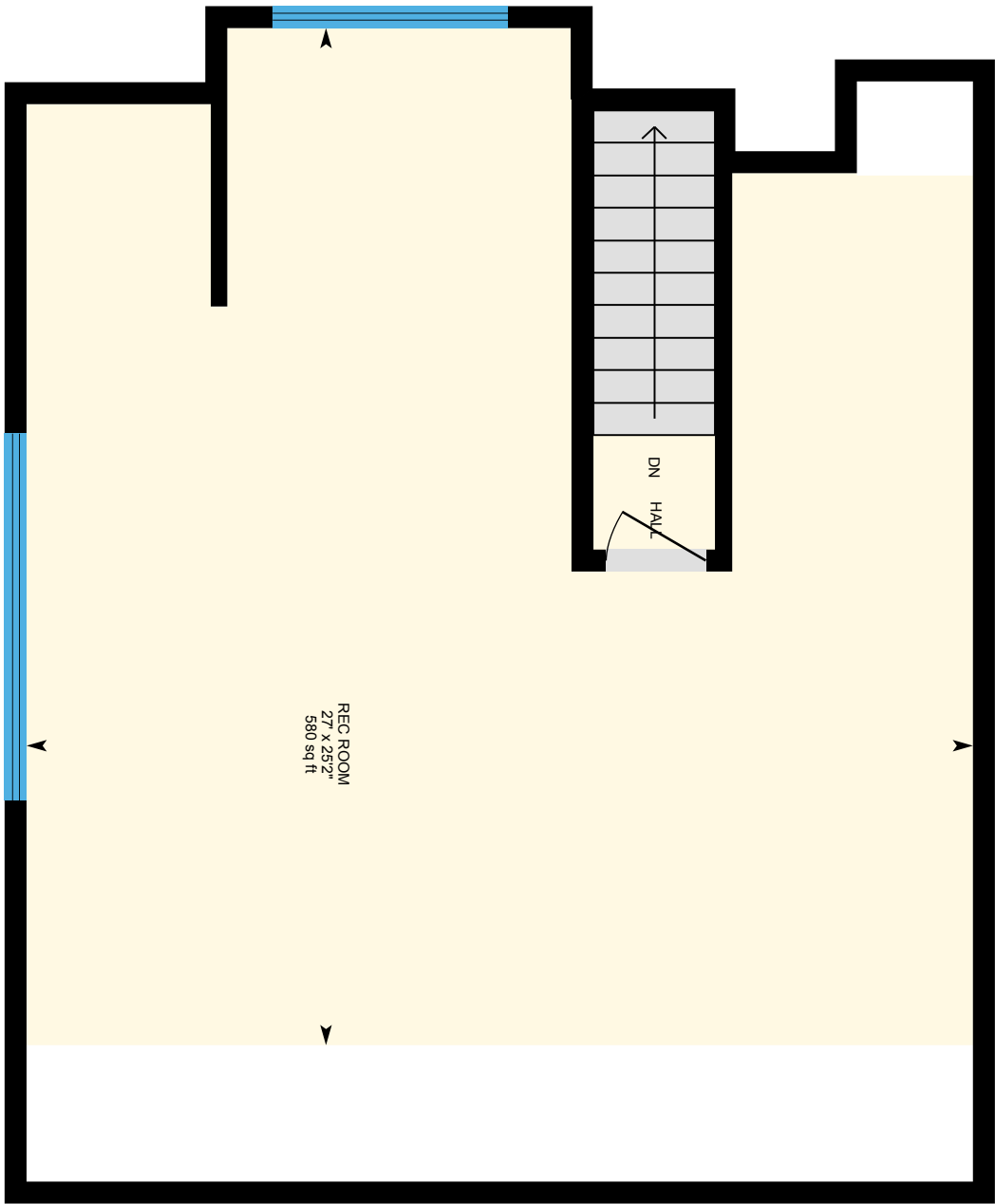
PREPARED: 2026/07/01



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252 Shindagan Rd, Wilmot, NH

Rec Room Finished Area 678.49 sq ft
Unfinished Area 123.66 sq ft



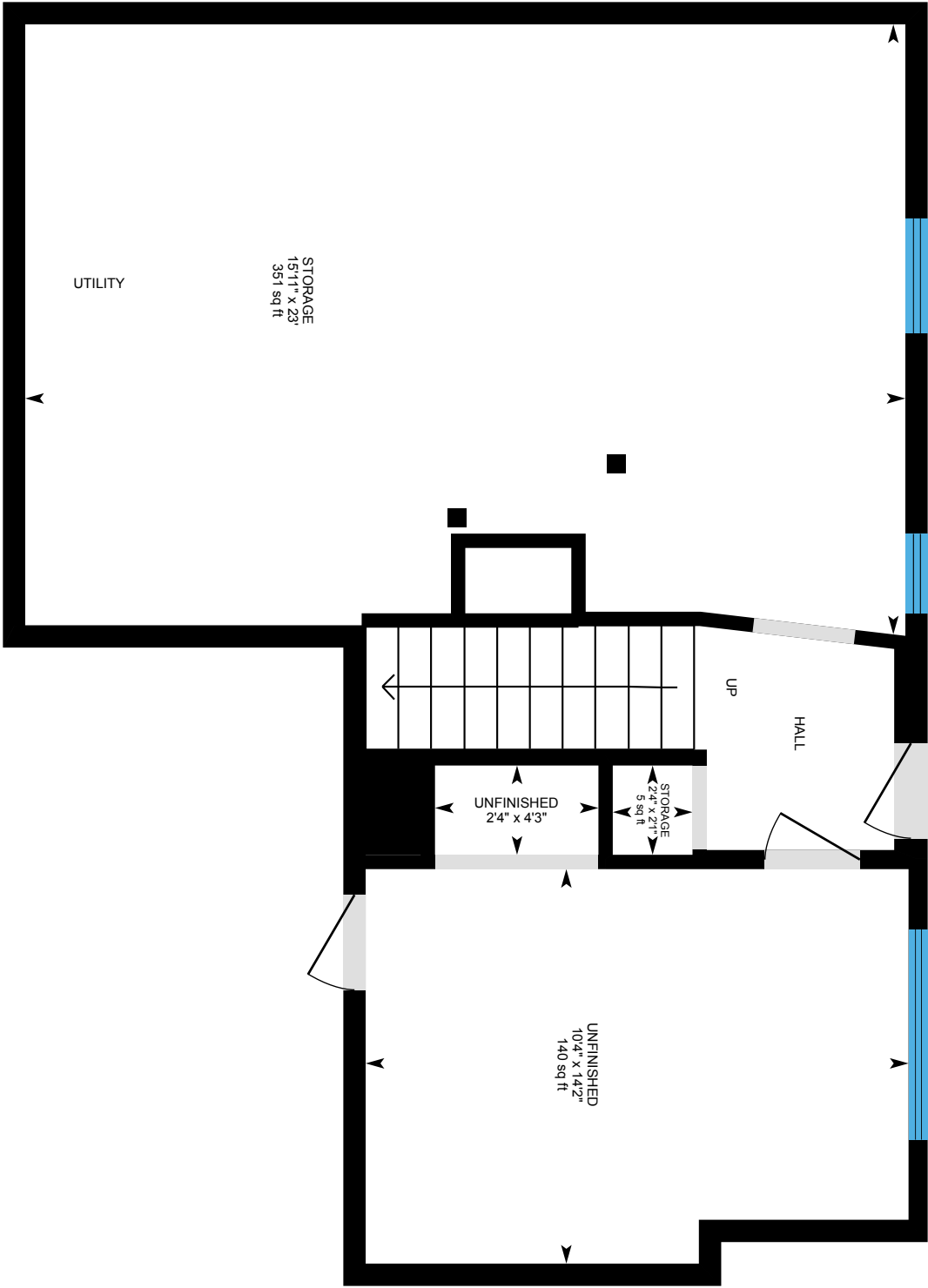
PREPARED: 2026/07/01



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252 Shindagan Rd, Wilmot, NH

1st Basement Unfinished Area 655.65 sq ft



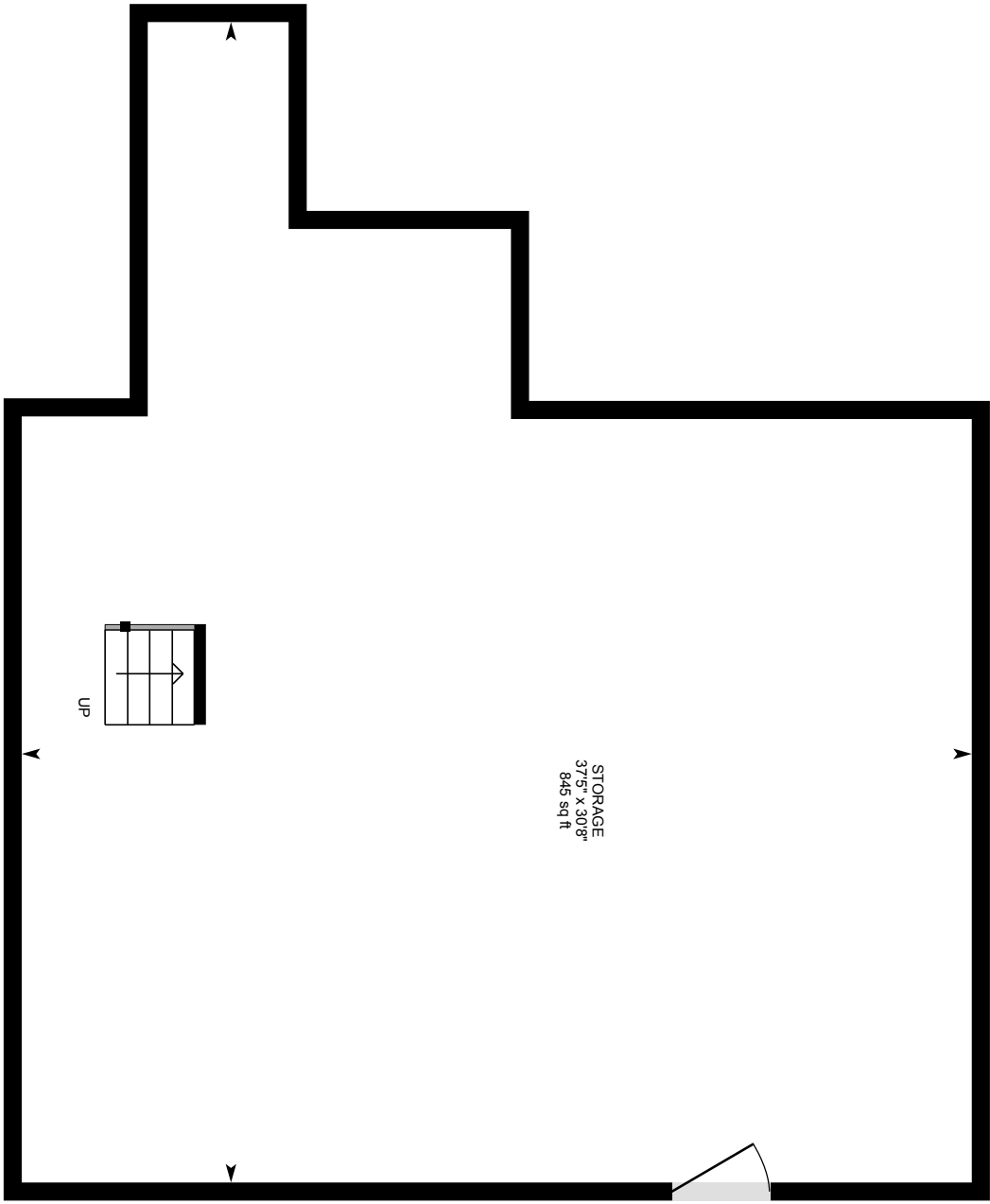
PREPARED: 2026/07/01

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



252 Shindagan Rd, Wilmot, NH

2nd Basement Unfinished Area 936.79 sq ft



0 3 6
ft

PREPARED: 2026/07/01

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



252 Shindagan Rd, Wilmot, NH

1st Floor Finished Area 1218.47 sq ft
Unfinished Area 870.29 sq ft



PREPARED: 2026/07/03



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



252 Shindagan Rd, Wilmot, NH

2nd Floor Finished Area 1402.49 sq ft



PREPARED: 2026/07/03



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

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 the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

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.

1. **SELLER:** Cicely Beston and Raymond A. Ilg Jr.

2. **PROPERTY LOCATION:** 252 Shindagan Road, Wilmot, NH 03287 - House

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No

4. **SELLER:** ☒ has ☐ has not occupied the property for 45 years.

5. **WATER SUPPLY**

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

b. INSTALLATION: Location: front of house looking at fields
 Installed By: Robert Lucas and Sons Date of Installation: 2010
 What is the source of your information? other family members that have lived in the house over the years.

c. USE: Number of persons currently using the system: 3
 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
 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.
 Are you aware of any test results 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? _____
 COMMENTS: _____

6. **SEWAGE DISPOSAL SYSTEM**

a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No
 Private: ☒ Yes ☐ No ☐ Unknown
 Septic Design Available: ☒ Yes ☐ No

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 3,000 Gal. ☐ Unknown ☐ Other has two 1,500 tanks and a 1,500 pump tank
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: Front lawn by driveway ☐ Location Unknown. Date of Installation: June, 2025
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☒ No
 COMMENTS: New septic tank(s) with a pump tank and new leach filed installed by Russ Jewell.

SELLER(S) INITIALS

CB / RA

BUYER(S) INITIALS

____ / _____

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: top of hill above driveway Size: _____ ☐ Unknown
Date of installation of leach field: June 2025 Installed By: Russ Jewell
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: Brand new system

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
Date of Evaluation: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

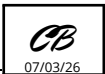
7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	☒	☐	☐	blown in fiberglass	unknown	☐
	Crawl Space	☒	☐	☐	same	unknown	☐
	Exterior Walls	☒	☐	☐	same	unknown	☐
	Floors	☒	☐	☐	2nd floor floors	unknown	☐
		☐	☐	☐			☐

8. HAZARDOUS MATERIAL

a. 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): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No
Comments: _____
If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown
Comments: _____

b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown
In the siding? ☐ Yes ☒ No ☐ Unknown In the roofing shingles? ☐ Yes ☐ No ☐ Unknown
In flooring tiles? ☐ Yes ☒ No ☐ Unknown Other _____ ☐ Yes ☐ No ☐ Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:
Has the property been tested? ☐ Yes ☒ No ☐ Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No
Comments: _____

SELLER(S) INITIALS  / 
07/03/26 1:55 PM EDT 07/02/26 5:37 PM EDT

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No

Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

☐ Yes ☒ No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property?

☐ Yes ☒ No If YES, Explain: _____

e. 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: Part of the property is in current use.

f. Is this property located in a Federally Designated Flood Hazard Zone?

☐ Yes ☒ No ☐ Unknown Comments: _____

g. Has the property been surveyed?

☒ Yes ☐ No ☐ Unknown If YES, By: _____

If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

h. How is the property zoned? Residential

i. Heating System Age: 12 and 5 Type: Radiant Fuel: propane Tank Location: front of house

Owner of Tank: Rymes

Annual Fuel Consumption: unknow Price: unknow Gallons: unknow

Date system was last serviced and by whom? Rymes 6/2026

Secondary Heat Systems: Forced hot air - very rarely used

Comments: house has two radiant heating systems (Viessmann and Weil- McLain) and a Thermo Pride oil burner

j. Roof Age: 5 and 12 Type of Roof Covering: Asphalt and metal on the Farmers porch

Moisture or leakage: no

Comments: Part of the house had a new roof put on 12 years ago, the newer addition had a new roof 5 years or so ago.

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CB RD
07/03/26 07/02/26

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage: dehumidifiers are used in the summer months
 Comments: _____
- l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: 2025 Problems? _____
 Comments: The lining was rebuilt 6 years ago. The formal living room has a gas fireplace
- m. Plumbing** Type: Traditional plumbing with Pex piping Age: 12 and 5 years
 Comments: plumbing has all been updated during remodel 12 years ago and remodel/addition 5 years ago
- n. Domestic Hot Water** Age: 5 Type: Geo Spring Gallons: 110
- o. Electrical System** # of Amps 300 ☒ Circuit Breakers ☐ Fuses
 Comments: House has two circuit panels and an additional 240 breaker for the properties original barn
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____
- p. Modifications:** Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____
- q. Pest Infestation:** Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
 Comments: _____
- r. 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: _____
- s. Air Conditioning** Type: Daikin floor unit Age: _____ Date Last Serviced and by whom: _____
 Comments: This unit is in the loft/game room
- t. Pool** Age: _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
 By Whom: _____
- u. Generator** Portable: ☐ Yes ☐ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: _____
- v. Internet** Type Currently Used at Property: TDS fiber optic
- w. Other** (e.g. Alarm System, Irrigation System, etc.) _____
 Comments: _____

NOTICE 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 AND DEPOSIT RECEIPT. 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.

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

The main house has been remodeled and added onto several times over the years. The first addition was the new entry/formal living room and 2nd floor master bedroom, which was completed in 2015/16. The next addition and remodel were done in 2019; the kitchen was enlarged and modernized, the first-floor half bathroom was converted into a full pantry, and the two children's bedrooms upstairs were enlarged by adding a full dormer. The addition comprised of "the connector" hallway with a full bathroom (tub and shower), two large bedrooms, with one having a full bathroom, an office room, and a full 2nd-floor loft, which has a large screen TV, gaming area, and workout area. One last addition was made in 2022/23, where we added a formal dining room off the kitchen and a screened-in porch area off the family room.

The original barn is one large, open, 2-floor space, with two rooms in the back that have been used to raise chickens over the years. It has a designated large workbench/area, a gardening workbench/area, and two horse stalls. The horse stalls housed a large quarter horse, an Icelandic horse, and two mini donkeys all at once. The barn also has an open overhang area that is used for storing mowers, tractors, and other items.

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.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Cicely Beston

dotloop verified
07/03/26 1:55 PM EDT
FYMO-6H9O-HFRZ-75K7

SELLER

DATE

Raymond A. Ily Jr.

dotloop verified
07/02/26 5:37 PM EDT
IG58-LTOW-ZAXS-DJDM

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

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CB

07/03/26
1:55 PM EDT
dotloop verified

RAI

07/02/26
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dotloop verified

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TO BE COMPLETED BY SELLER

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 the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

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.

1. **SELLER:** Cicely Beston and Raymond A. Ilg Jr.

2. **PROPERTY LOCATION:** 252 Shindagan Road, Wilmot, NH 03287

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☐ No

4. **SELLER:** ☒ has ☐ has not occupied the property for 16 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: ☐ Public ☐ Private ☐ Seasonal ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

b. INSTALLATION: Location: to left of barn garage

Installed By: Wragg Brothers Date of Installation: Spring 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
 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.

Are you aware of any test results 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? _____

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No
 Private: ☒ Yes ☐ No ☐ Unknown
 Septic Design Available: ☒ Yes ☐ No

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 1250 Gal. ☐ Unknown ☐ Other _____
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: to the right of the overhang ☐ Location Unknown. Date of Installation: Spring 2023

Date of Last Servicing: _____ Name of Company Servicing Tank: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS: _____

SELLER(S) INITIALS

CB / RA

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____ / _____

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: bermed hillside to right of the barn Size: 10.75 x 32' rows x 3 ☐ Unknown
Date of installation of leach field: fall 2022 Installed By: Gary Spaulding
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: GEOMAT 3900 flat

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
Date of Evaluation: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☒	☐	☐	blown in		☒
	Crawl Space	☐	☐	☐			☒
	Exterior Walls	☒	☐	☐	bats		☒
	Floors	☒	☐	☐	radiant		☒
		☐	☐	☐			☐

8. HAZARDOUS MATERIAL

a. 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): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No
Comments: _____
If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown
Comments: _____

b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown
In the siding? ☐ Yes ☒ No ☐ Unknown In the roofing shingles? ☐ Yes ☐ No ☐ Unknown
In flooring tiles? ☐ Yes ☒ No ☐ Unknown Other ☐ Yes ☐ No ☐ Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:
Has the property been tested? ☐ Yes ☒ No ☐ Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No
Comments: _____

SELLER(S) INITIALS CB RM BUYER(S) INITIALS _____
07/03/26 1:46 PM EDT 07/06/26 1:18 PM EDT

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PROPERTY LOCATION: 252 Shindagan Road, Wilmot, NH 03287

d. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☐ No

Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☐ No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

☐ Yes ☒ No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property?

☐ Yes ☒ No If YES, Explain: _____

e. 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: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?

☐ Yes ☐ No ☒ Unknown Comments: _____

g. Has the property been surveyed?

☒ Yes ☐ No ☐ Unknown If YES, By: Promised Land Survey

If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

h. How is the property zoned? residential

i. Heating System Age: 3 years Type: radiant and baseboards Fuel: propane Tank Location: left of garage

Owner of Tank: Huckleberry Oil and Propane

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: Mini Splits

Comments: _____

j. Roof Age: 3 Type of Roof Covering: asphalt and metal standing seam

Moisture or leakage: _____

Comments: _____

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07/06/26 07/06/26

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New Hampshire Association of REALTORS® Standard Form



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PROPERTY LOCATION: 252 Shindagan Road, Wilmot, NH 03287

- k. Foundation/Basement** ☐ Full ☐ Partial ☒ Other: slab ☐ Type: _____
Moisture or leakage: _____
Comments: _____
- l. Chimney(s)** How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. Plumbing** Type: _____ Age: _____
Comments: _____
- n. Domestic Hot Water** Age: 3 years Type: propane Gallons: _____
- o. Electrical System** # of Amps _____ ☐ Circuit Breakers ☐ Fuses
Comments: _____
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
Comments: _____
- p. Modifications:** Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
If Yes, please explain: _____
- q. Pest Infestation:** Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
Comments: _____
- r. 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: _____
- s. Air Conditioning** Type: Mini Split Age: 3 years Date Last Serviced and by whom: 6/26/26 Tyler Plumbing
Comments: _____
- t. Pool** Age: _____ Heated: ☐ Yes ☒ No Type: _____ Last Date of Service: _____
By Whom: _____
- u. Generator** Portable: ☐ Yes ☒ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
If Portable: ☐ Included ☐ Negotiable
Comments: _____
- v. Internet** Type Currently Used at Property: _____
- w. Other** (e.g. Alarm System, Irrigation System, etc.) _____
Comments: _____

NOTICE 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 AND DEPOSIT RECEIPT. 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

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07/03/26 07/06/26
dotloop verified dotloop verified

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PROPERTY LOCATION: 252 Shindagan Road, Wilmot, NH 03287

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

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.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Cicely Beston

dotloop verified
07/03/26 1:46 PM EDT
8TGB-UTUZ-TF0Z-L22C

SELLER

DATE

Raymond A. Ily Jr.

dotloop verified
07/06/26 1:18 PM EDT
OIHR-BHRS-NRYP-ESJY

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

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07/03/26
1:46 PM EDT
dotloop verified

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07/06/26
1:18 PM EDT
dotloop verified

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**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 252 Shindagan Road, Wilmot, NH 03287

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) ☐ Purchaser has received copies of all information listed above.

(d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) ☒ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) ☐ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Cicely Beston dotloop verified
07/03/26 1:41 PM EDT
JRPQ-UH2D-X8IO-E2W5

Seller Date

Seller Date

Purchaser Date

Purchaser Date

Agent Date

Agent Date



Return to:
Cicely B. Markoff and Raymond A. Ilg Jr.
252 Shindagan Road
Wilmot, NH 03287

WARRANTY DEED

Transfer Tax: \$2,625.00

PAMELA W. ILG, married, of 81 Cross Hill Road, Wilmot, New Hampshire 03287, for consideration paid, do hereby grant to

CICELY B. MARKOFF, single and **RAYMOND A. ILG JR.**, single, as joint tenants with rights of survivorship of 21 Goose Hole Road, New London, NH 03257,

with **WARRANTY COVENANTS**

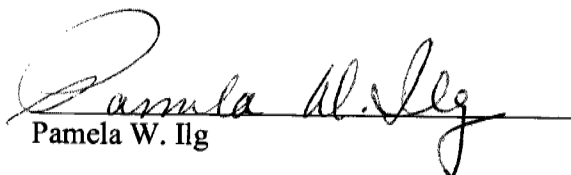
Beginning at the end of a stone wall on the highway leading from the Clough Grist Mill in Wilmot past the house formerly owned by David Heath and over the Cow Bridge, so-called, following on the easterly side of the highway to land formerly owned by James Flanders; thence by land of said Flanders to the river; thence Southerly along the river to land formerly of David Heath; thence along said Heath land to bound begun at, containing twenty acres, more or less.

EXCEPTING AND RESERVING therefrom a certain right of way over said property conveyed to the Public Service Company of New Hampshire.

Meaning and intending to describe and convey all and the same premises described and conveyed by deed from Raymond A. Ilg and Pamela W. Ilg to Pamela W. Ilg dated October 12, 2010 and recorded in the Merrimack County Registry of Deeds at Book 3219, Page 1372.

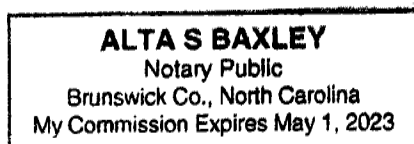
This is not homestead property.

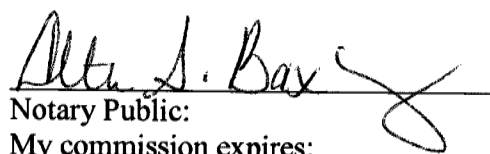
Executed under seal this 22 day of March, 2019.

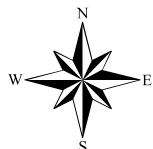

Pamela W. Ilg

STATE OF North Carolina
County of Brunswick

Then personally appeared before me on this 22 day of March, 2019, the said Pamela W. Ilg and acknowledged the foregoing to be her voluntary act and deed




Notary Public:
My commission expires:
[seal]



1 inch = 274 Feet



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May 18, 2026

