



43 Melvin Mills Road, Bradford

Offered at \$135,000

About This Property:

Great opportunity for land in Bradford! Build your year-round home or a vacation home where you can enjoy all the seasons of New England, or use it as a camping spot like it is used as now, lots of possibilities and potential. There is a drilled well and power on the property. Located 15 minutes from Mount Sunapee Resort, 10 minutes to Newbury Harbor, you will enjoy year-round outdoor activities. Whether you're an avid skier, hiker, golfer or just love being outside, this location has something for everyone. Just 30 minutes to Concord for local dining, shops, cafes, healthcare, breweries, theater and so much more. Plenty of local golfing, skiing, hiking, biking, fishing, kayaking, and so much more for all your year-round activities.

Acres: 3.50 | Property Taxes: \$2,142

Land 5098477 Active **43 Melvin Mills Road** **Bradford** **NH 03221** Unit/Lot Listed: 7/7/2026 \$135,000 Closed:



County NH-Merrimack
Village/Dist/Locale
Zoning Rural Residential
Taxes TBD No
Tax Annual Amount \$2,142.00
Tax Year 2026
Tax Year Notes
Tax Class
Tax Rate
Assessment Year
Assessment Amount
Lot Size Acres 3.50
Lot Size Square Feet 152,460
Common Land Acres
Price Per Acre \$38,571.43
Total Lots
Estimated Open Space %
Activation Date

Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 938
Permit Number
Pole Number

Waterfront Property Yes
Water Body Access Yes
Water Body Name Warner River
Water Body Type River
Water Access Details Directly Adjoining
Waterfront Property Rights Exclusively Owned
WaterRestr Unknown
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 No
Land Gains
Resort No

Public Remarks Great opportunity for land in Bradford! Build your year-round home or a vacation home where you can enjoy all the seasons of New England, or use it as a camping spot like it is used as now, lots of possibilities and potential. There is a drilled well and power on the property. Located 15 minutes from Mount Sunapee Resort, 10 minutes to Newbury Harbor, you will enjoy year-round outdoor activities. Whether you're an avid skier, hiker, golfer or just love being outside, this location has something for everyone. Just 30 minutes to Concord for local dining, shops, cafes, healthcare, breweries, theater and so much more. Plenty of local golfing, skiing, hiking, biking, fishing, kayaking, and so much more for all your year-round activities.
Directions From Route 103 - Turn onto Melvin Mills Road. Go approximately 1/2 mile and you will see the O'Halloran Group sign. ** Do NOT rely on GPS. Google Maps and Apple Maps both take you to a white house. This is the wrong property **

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

Map 03
Block 00
Lot 62
SPAN Number
Property ID
Dev/Subd
PlanUrbDev

DeedRecTy Warranty
DeedBook 3932
DeedPage 1803
TotDeeds
Covenants No
Easements

SchDistrict Kearsarge Sch Dst SAU #65
SchElem Kearsarge Elem Bradford
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS
Surveyed Unknown
Surveyed By
Plan Survey Number

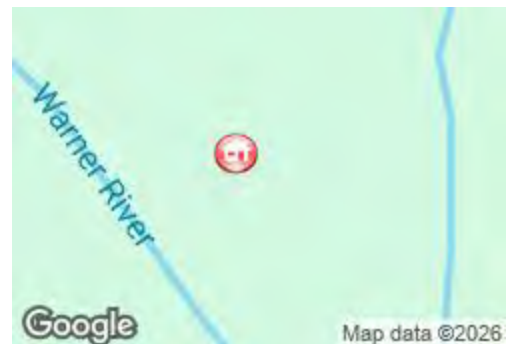
Lot Features Country Setting, Level, River, River Frontage, Water View, Wooded
Utilities None
Electric At Street, On-Site
Water Source Drilled Well
Sewer None
Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

Documents Available Deed, Property Disclosure, Tax Map
Exclusions
Right of First Refusal
Auction
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:** Clay Cliffs Properties, LLC
- 2. **PROPERTY LOCATION:** 43 Melvin Mills Road, Bradford, 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: End of driveway near the road 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

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PROPERTY LOCATION: 43 Melvin Mills Road, Bradford, NH 03221

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 RD / HM
07/02/26 4:19 PM EDT / 07/07/26 9:47 AM EDT

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.

Robert Jodoin
dotloop verified
07/02/26 4:19 PM EDT
RSG1-JGIQ-ZV1H-VMEE
SELLER DATE

Heather Merrill
dotloop verified
07/07/26 9:47 AM EDT
YOJX-D9UL-AIUD-JOL5
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

After Recording Return To:
Clay Cliffs Properties, LLC
273 North Bay Street
Manchester, NH 03104

Transfer Tax Amount: \$750.00

Warranty Deed

Know All Men By These Presents that , **Charles V. Bradley Jr. and Doreen M. Bradley, husband and wife**, (henceforth referred to as "Grantor") of **697 Harris Avenue, Woonsocket, RI 02895**, for consideration paid, grant to **Clay Cliffs Properties, LLC, a Limited Liability Company**, (henceforth referred to as "Grantee") of **273 North Bay Street, Manchester, NH 03104**, with **WARRANTY COVENANTS**:

WITH WARRANTY COVENANTS, a certain tract of land situate in the Town of Bradford, County of Merrimack and State of New Hampshire, bounded and described as follows, to wit:

Bounded on the North by the south side of the highway leading from Warner to Bradford, said to be Melvin Mills Road (previously referred to mistakenly as Route 103); on the East by the town line between Warner and Bradford and the Warner River; on the South by said Warner River; and on the West by said Warner River. Said tract of land being known as the "Oxbow" and containing three and one-half (3 1/2) acres, more or less.

Grantor's title recorded on April 26, 1999 in the Merrimack County Registry of Deeds at Book 2151, Page 1486.

PROPERTY IS NOT HOMESTEAD PROPERTY OF SAID GRANTORS

In Witness Whereof, Charles V. Bradley Jr. and Doreen M. Bradley, the said, **Grantors**, hereunto
~~set by hands and seals this 27th~~ day of May, 2026.

Charles Vincent Bradley, Jr.

Signed with **Stavvy**

Charles V. Bradley Jr.

Doreen M. Bradley

Signed with **Stavvy**

Doreen M. Bradley

STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

This instrument was acknowledged before me this 27th day of May, 2026, by Charles V. Bradley Jr.
and Doreen M. Bradley.

Maria Armano

Signed with **Stavvy**

Signature of notarial officer

Title and Rank

My commission expires: 3/ 4/2031

MARIA ARMANO

Notary Public

New Hampshire

My Commission Expires March 4, 2031

Notarized remotely via audio/video communication using Stavvy



43 Melvin Mills Road, Bradford, NH

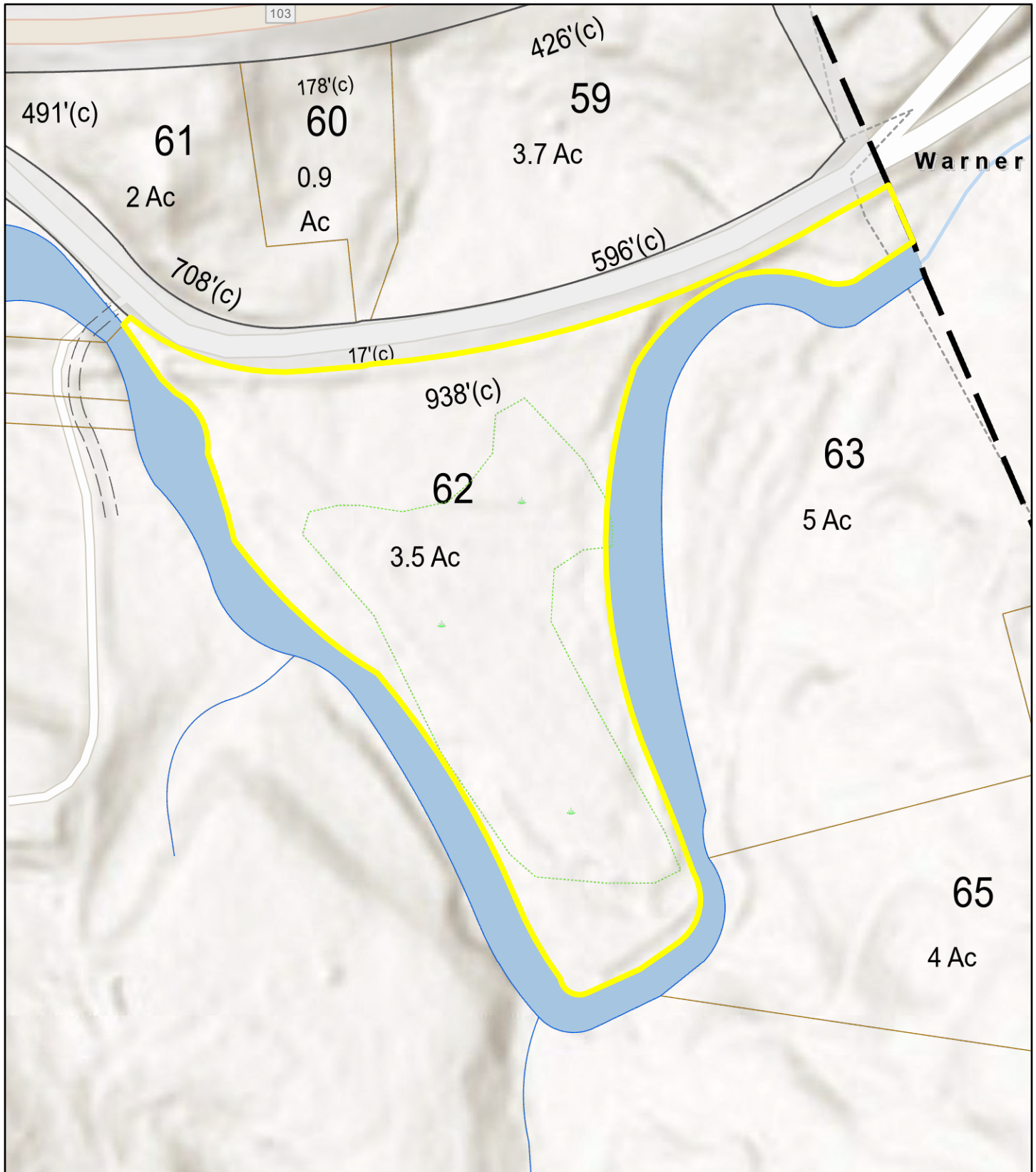
Map/Lot: 03-062-00

1 inch = 171 Feet



www.cai-tech.com

June 19, 2026



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