



680-2 John Stark Highway, Newport

Offered at \$150,000

Great opportunity to own 6 acres of commercially zoned land on John Stark Highway in Newport, offering exceptional visibility, frontage, and development potential with convenient access for future customers, tenants, or clients.. With approximately 550 feet of road frontage, the wooded site provides a flexible setting for a variety of commercial development possibilities, whether for retail, office, service-based business, storage, or other permitted uses. Located next to Bremco and Newport Storage, and surrounded by other commercial businesses, the property is well positioned for future growth. A design for a commercial building and septic is already in place, giving you a valuable head start. The location has excellent access to area amenities and recreation, including the Sugar River Rail Trail for biking, walking, snowmobiling, and four-wheeling, as well as nearby golf courses and fishing spots. Just 15 minutes to Mount Sunapee Resort, Lake Sunapee, and Sunapee Harbor, and under 10 minutes to Claremont or downtown Newport, where you will find shopping, dining, grocery stores, hospitals, and more. Dartmouth Health and the Upper Valley are only 40 minutes away, and Boston is under two hours from the property. This lot is in a prime location and is a highly visible commercial site with strong development potential in a growing area. *The seller specializes in constructing metal buildings and is open to including one as part of an offer for buyers who are interested.

Acres: 6.03 | Property Taxes: \$2,734

Land 5103920	Active	680-2 John Stark Highway Newport	NH 03773	Unit/Lot	Listed: 8/7/2026 Closed:	\$150,000
		County NH-Sullivan Village/Dist/Locale Zoning Commercial / Industrial Taxes TBD No Tax Annual Amount \$2,734.00 Tax Year 2026 Tax Year Notes Tax Class Tax Rate Assessment Year Assessment Amount Lot Size Acres 6.03 Lot Size Square Feet 262,667 Common Land Acres Price Per Acre \$24,875.62 Total Lots Estimated Open Space % Activation Date		Road Frontage Yes Road Frontage Type Paved, Public Road Frontage Length 554 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 Days On Market 0 Property Tax Relief Program Unknown Land Gains Resort No

Public Remarks Great opportunity to own 6 acres of commercially zoned land on John Stark Highway in Newport, offering exceptional visibility, frontage, and development potential with convenient access for future customers, tenants, or clients.. With approximately 550 feet of road frontage, the wooded site provides a flexible setting for a variety of commercial development possibilities, whether for retail, office, service-based business, storage, or other permitted uses. Located next to Bremco and Newport Storage, and surrounded by other commercial businesses, the property is well positioned for future growth. A design for a commercial building and septic is already in place, giving you a valuable head start. The location has excellent access to area amenities and recreation, including the Sugar River Rail Trail for biking, walking, snowmobiling, and four-wheeling, as well as nearby golf courses and fishing spots. Just 15 minutes to Mount Sunapee Resort, Lake Sunapee, and Sunapee Harbor, and under 10 minutes to Claremont or downtown Newport, where you will find shopping, dining, grocery stores, hospitals, and more. Dartmouth Health and the Upper Valley are only 40 minutes away, and Boston is under two hours from the property. This lot is in a prime location and is a highly visible commercial site with strong development potential in a growing area. *The seller specializes in constructing metal buildings and is open to including one as part of an offer for buyers who are interested.

Directions Coming from Claremont, on John Stark Highway, property will be on the right, coming from Newport it will be on your left, just after Tom & Dale's Autobody Repair. Look for company sign.

Fee Fee Frequency Fee 2 Fee 2 Frequency Fee 3 Fee 3 Frequency	Map 234 Block 034 Lot 001 SPAN Number Property ID Dev/Subd PlanUrbDev	DeedRecTy Quit Claim DeedBook 2286 DeedPage 936 TotDeeds Covenants Unknown Easements	SchDistrict Newport Town School District SchElem Richards Elementary School SchMiddle Newport Middle and High School SchHigh Newport Middle High School Surveyed Yes Surveyed By Plan Survey Number
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Lot Features Level, Sloping, 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
Exclusions
Right of First Refusal

Auction Date
Auction Time
Auction Price Determnd By
Auctioneer Name
Auctioneer License Number

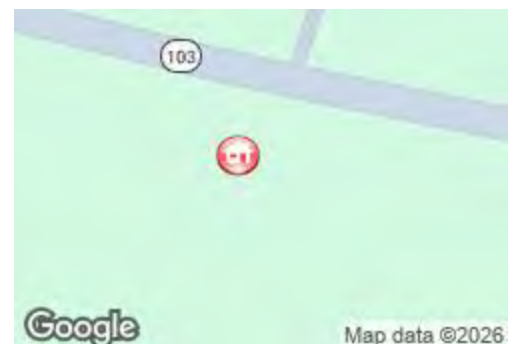


O'Halloran Group

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:** Newport Self Storage, LLC
2. **PROPERTY LOCATION:** 680-2 John Stark Highway, Newport, NH 03773
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 n/a
 - b. INSTALLATION: Location: n/a Installed By: n/a
 Date of Installation n/a What is the source of your information? n/a
 - c. USE: Number of Persons currently using the system: n/a
 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: _____ 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: vacant land only

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS

KJR

BUYER(S) INITIALS

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 680-2 John Stark Highway, Newport, NH 03773

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? n/a

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:

vacant land only

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

KJR
07/21/26
3:44 PM 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.

<i>Katie J Russell, Manager</i>	dotloop verified 07/21/26 3:44 PM EDT IUTZ-P4Y3-NIAM-JLSO	
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

Transfer Tax: \$14,925.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That **SRJR PROPERTIES, LLC**, a New Hampshire limited liability company, with an address of P.O. Box 510, Claremont, New Hampshire, 03743, for consideration paid, grants to **NEWPORT SELF STORAGE LLC**, a New Hampshire limited liability company, with an address of 35 York Lane, Lee, New Hampshire, 03861, with QUITCLAIM COVENANTS:

A certain tract of land with the buildings thereon in NEWPORT, County of Sullivan and State of New Hampshire situated on the southerly side of Route #103 commonly called the Claremont - Newport Highway, said premises may be more particularly described as follows:

Beginning at a set iron pipe in the end of a stone wall on the southerly side of Route #103 which point is the northwesterly corner of the premises hereby conveyed and the northeasterly corner of the premises now or formerly of Laura M. Zilch;

Thence S. 16° 33' W. along a stone wall to a corner in said wall and continuing in the same plane a total distance of 956.79 feet to a set iron pin in the northerly right-of-way of the Claremont - Concord Railroad;

Thence in a curve to the right with a radius of 835.68 feet a distance of 94.98 feet to a point;

Thence continuing in a curve to the right with a radius of 1900 feet a distance of 633.45 feet to a large tree at land now or formerly of one Spaulding;

Thence S. 70° 48' 10" E. along a line of trees and a short stone wall a distance of 245.62 feet to a large pointed stone at or near a wire fence;

Thence S. 57° 06' 55" E. along a wire fence 115.19 feet to the beginning of a stone wall;

Thence S. 51° 07' 50" E. along said stone wall to the end thereof and continuing in the same plan 172.64 feet to the beginning of another wall;

Thence S. 52° 49' 15" E. along a short stone wall, a wire fence, and several sections of stone wall 607.49 feet to a wall corner;

Thence N. 35° 20' E. along a stone wall 85.64 feet to a bend in said wall;

Thence N. 34° 00' and 30" E. along said wall to the end thereof and continuing in the same plane through a large tree to another stone wall and continuing along said wall a total distance of 414.96 feet to a set iron pin in the end of said wall;

Thence N. 40° 56' 50" W. along a wire fence in part to a set iron pin at land now or formerly of one Hemingway (the last 7 bounds being along land now or formerly of one Spaulding);

Thence N. 42° 01' 10" W. along a wire fence and land now or formerly of one Hemingway and land now or formerly of J.J. Hager 495.12 feet to a large tree at land now or formerly of Franklin Barton;

Thence N. 41° 59' 45" W. along land of said Barton 231.89 feet to a set iron pin at the end of a stone wall;

Thence N. 15° 44' 10" E. along a stone wall and wire fence along land of said Barton 416.55 feet to a set iron pin in the southerly side of the first mentioned highway;

Thence N. 62° 52' 10" W. along the southerly side of said highway 1155.85 feet to the point of beginning.

Excepting and reserving from the within conveyance that portion conveyed by Charles W. and Grace L. Johnson to Jacqueline J. and Bert W. Spaulding by deed dated December 22, 1975 and recorded in the Sullivan County Registry of Deeds at Volume 565, Page 476.

Excepting that portion of the premises conveyed by Reginald Morse to the State of New Hampshire by Deed dated April 8, 2002 and recorded in Book 1304, Page 128 of the Sullivan County Registry of Deeds.

Being the same premises conveyed to SRJR Properties, LLC by Deed of Reginald Morse and Samantha Pollock dated November 18, 2021 and recorded in Book 2176, Page 488 of the Sullivan County Registry of Deeds.

Executed this 1st day of April, 2025.

SRJR PROPERTIES, LLC

By: [Signature]
Reginald J. Morse, Member

State of New Hampshire
County of Cheshire

On this 1st day of April, 2025, personally appeared, before me, Reginald J. Morse, Member of SRJR Properties, LLC, duly authorized, and acknowledged that he executed the same for the purposes contained therein.



[Signature]
Notary Public/Justice of the Peace
Commission expiration:
Print Name: _____

7912 E. KENYON ST. 1181.5' 119.45 S.E. 282.45 E.S.P.
 TOTAL COUNTABLE AREA = 16,405 S.F. (2.47 AC.)
 35' LOADING GPD 16,405/35 = 468.43 GPD
 TOTAL LOT LOADING GPD = 468.43 GPD

20' (15' to 25')
 40' (30' to 50')
 60' (50' to 70')
 80' (70' to 90')
 100' (90' to 110')
 120' (110' to 130')
 140' (130' to 150')
 160' (150' to 170')
 180' (170' to 190')
 200' (190' to 210')
 220' (210' to 230')
 240' (230' to 250')
 260' (250' to 270')
 280' (270' to 290')
 300' (290' to 310')
 320' (310' to 330')
 340' (330' to 350')
 360' (350' to 370')
 380' (370' to 390')
 400' (390' to 410')
 420' (410' to 430')
 440' (430' to 450')
 460' (450' to 470')
 480' (470' to 490')
 500' (490' to 510')
 520' (510' to 530')
 540' (530' to 550')
 560' (550' to 570')
 580' (570' to 590')
 600' (590' to 610')
 620' (610' to 630')
 640' (630' to 650')
 660' (650' to 670')
 680' (670' to 690')
 700' (690' to 710')
 720' (710' to 730')
 740' (730' to 750')
 760' (750' to 770')
 780' (770' to 790')
 800' (790' to 810')
 820' (810' to 830')
 840' (830' to 850')
 860' (850' to 870')
 880' (870' to 890')
 900' (890' to 910')
 920' (910' to 930')
 940' (930' to 950')
 960' (950' to 970')
 980' (970' to 990')
 1000' (990' to 1010')

ROBERT D. & KAREN R.
 ANDERSON

RONALD & LISA
 MILLER

MICHAEL A.
 RASTALLIS

HAMILTON
 TRUST OF 2022

ELIZABETH G.
 PALMISANO

STATE OF NH

JOHN STARK
 HIGHWAY

(NH ROUTE 103)

254.34
 PROPOSED LOT 1
 10,278 SQ. FT.
 235,403 SQ. FT.

254.34
 PROPOSED LOT 2
 10,278 SQ. FT.
 235,403 SQ. FT.

254.34
 PROPOSED LOT 3
 10,278 SQ. FT.
 235,403 SQ. FT.

254.34
 PROPOSED LOT 4
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 235,403 SQ. FT.

254.34
 PROPOSED LOT 5
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 235,403 SQ. FT.

254.34
 PROPOSED LOT 6
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254.34
 PROPOSED LOT 7
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 235,403 SQ. FT.

254.34
 PROPOSED LOT 8
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 235,403 SQ. FT.

254.34
 PROPOSED LOT 9
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 235,403 SQ. FT.

254.34
 PROPOSED LOT 10
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 235,403 SQ. FT.

254.34
 PROPOSED LOT 11
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 235,403 SQ. FT.

254.34
 PROPOSED LOT 12
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 235,403 SQ. FT.

254.34
 PROPOSED LOT 13
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 235,403 SQ. FT.

254.34
 PROPOSED LOT 14
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 235,403 SQ. FT.

254.34
 PROPOSED LOT 15
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 235,403 SQ. FT.

254.34
 PROPOSED LOT 16
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 235,403 SQ. FT.

254.34
 PROPOSED LOT 17
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 235,403 SQ. FT.

254.34
 PROPOSED LOT 18
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254.34
 PROPOSED LOT 19
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 235,403 SQ. FT.

254.34
 PROPOSED LOT 20
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254.34
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254.34
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 235,403 SQ. FT.

254.34
 PROPOSED LOT 26
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 235,403 SQ. FT.

254.34
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 235,403 SQ. FT.

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 235,403 SQ. FT.

254.34
 PROPOSED LOT 30
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 235,403 SQ. FT.

254.34
 PROPOSED LOT 31
 10,278 SQ. FT.
 235,403 SQ. FT.

254.34
 PROPOSED LOT 32
 10,278 SQ. FT.
 235,403 SQ. FT.

