



11 & 15 Ram Brook Road, Newport

Offered at \$675,000

About This Home

An amazing opportunity for horse lovers, farm animal enthusiasts, entrepreneurs, or anyone seeking privacy, open space, and beautiful views of Mount Sunapee. Set on over 18 acres (two lots that are 5.05 acres and 13.14 acres), this property offers the ideal combination of a comfortable post-and-beam home, equestrian amenities, a potential home-based business, and easy access to year-round outdoor recreation. The property is well suited for those looking to keep horses or other farm animals, with a fenced-in area and barn featuring three stalls. The surrounding land provides space to enjoy the outdoors and take in the peaceful New England setting. Riding trails throughout the area eventually connect to the Sugar River Rail Trail, creating opportunities for horseback riding, walking, and ATV riding close to home. The 3-bedroom, 2-bathroom home has beautiful wood floors and exposed beams that add warmth and character throughout. The main level has a mudroom when entering and an open concept layout that flows well. The second level includes the bedrooms and full bathroom. A separate building, currently being used as a tack shop, gives the opportunity to continue an existing business or create a new venture from the comfort of home. This property comes with a standby generator. The additional lot (13+ acres) has an existing slab, well and septic system for further potential of living space as well as established riding ring and pasture.

Location Details

The location is hard to beat, under 20 minutes from Mount Sunapee and Sunapee Harbor. Spend the day skiing, boating, hiking, horseback riding, or exploring the surrounding trails. Conveniently located between Newport and Claremont, the property offers access to local shops, restaurants, healthcare, and everyday essentials, with easy access to I-91 for commuting to the Upper Valley. With acreage, equestrian potential, business possibilities, privacy, and stunning views, this is a truly special property.



3 Bedrooms



2 Bathrooms



Approx. 1,604 SF

Acres: 18.46 | Property Taxes: \$10,680 | Year Built: 1985

Residential 5110405	Single Family Active	11 & 15 Ram Brook Road Newport	NH 03773	Unit/Lot	Listed: 9/17/2026 Closed:	\$675,000		
		County NH-Sullivan Village/Dist/Locale Property Condition Existing Year Built 1985 Architectural Style Saltbox Color Total Stories 1.75 Zoning Rural Taxes TBD No Tax Annual Amount \$10,680.00 Tax Year 2026 Tax Year Notes Owned Land Lot Size Acres 18.46 Lot Size Square Feet 804,118 Common Land Acres Garage No Basement No Basement Access Type Activation Date			Rooms Total 7 Bedrooms Total 3 Bathrooms Total 2 Bathrooms Full 1 Bathrooms Three Quarter 1 Bathrooms Half 0 Bathrooms One Quarter 0 Above Grade Finished Area 1,604 AGFinSrc Measured Above Grade Unfinished Area 299 AGUnfinSrc Measured Below Grade Finished Area 0 BGFinSrc Public Records Below Grade Unfinished Area 0 BGUnfinSrc Public Records Total Finished Area 1,604 Footprint Road Frontage Yes Road Frontage Type Dirt, Gravel Road Frontage Length 652		Waterfront Property Yes Water Body Access Water Body Name Ram Brook Water Body Type Brook/Stream WaterFrRit Exclusively Owned 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 0	
Virtual Tour URL Unbranded 1								

Public Remarks An amazing opportunity for horse lovers, farm animal enthusiasts, entrepreneurs, or anyone seeking privacy, open space, and beautiful views of Mount Sunapee. Set on over 18 acres (two lots that are 5.05 acres and 13.14 acres), this property offers the ideal combination of a comfortable post-and-beam home, equestrian amenities, a potential home-based business, and easy access to year-round outdoor recreation. The property is well suited for those looking to keep horses or other farm animals, with a fenced-in area and barn featuring three stalls. The surrounding land provides space to enjoy the outdoors and take in the peaceful New England setting. Riding trails throughout the area eventually connect to the Suar River Rail Trail, creating opportunities for horseback riding, walking, and ATV riding close to home. The 3-bedroom, 2-bathroom home has beautiful wood floors and exposed beams that add warmth and character throughout. The main level has a mudroom when entering and an open concept layout that flows well. The second level includes the bedrooms and full bathroom. A separate building, currently being used as a tack shop, gives the opportunity to continue an existing business or create a new venture from the comfort of home. This property comes with a standby generator. The additional lot (13+ acres) has an existing slab, well and septic system for further potential of living space as well as established riding ring and pasture. The location is hard to beat, under 20 minutes from Mount Sunapee and Sunapee Harbor. Spend the day skiing, boating, hiking, horseback riding, or exploring the surrounding trails. Conveniently located between Newport and Claremont, the property offers access to local shops, restaurants, healthcare, and everyday essentials, with easy access to I-91 for commuting to the Upper Valley. With acreage, equestrian potential, business possibilities, privacy, and stunning views, this is a truly special property.

Directions Off John Stark Highway, past Tom & Dale's Autobody, turn onto Barton Whitney Road, turn right onto Ram Brook Road, property will be on the right.

Kitchen 1 11'5" x 8'11" Other 1 23'4" x 25'4" Dining Room 1 11'9" x 8'6" Other 2 20'3" x 29'6" Living Room 1 22'8" x 12'10" Sunroom 1 11'5" x 13' Bathroom Three 1 5'2" x 5'8" Utility Room 1 5'3" x 12'1" Foyer 1 11'11" x Primary 2 17' x 11'6" Bedroom 2 8'10" x 15'10" Bedroom 2 12'2" x 10'5" Bathroom Full 2 10'4" x 9'		Map 224 Block 000 Lot 17 and 18 SPAN Number Property ID		DeedRecTy Quit Claim Deed Book 1856 Deed Page 99 Covenants No Seasonal No PlanUrbDev		SchDistrict Newport Town School District SchElem Richards Elementary School SchMiddle Newport Middle and High School SchHigh Newport Middle High School	
Lot Features Country Setting, Horse/Animal Farm, Field/Pasture, Level, Mountain View, Open, Sloping, Trail/Near Trail, View, Wooded, Near Snowmobile Trails, Rural, Near ATV Trail Construction Materials Wood Frame, Vinyl Siding Foundation Details Concrete Slab Flooring Laminate, Tile Exterior Features Balcony, Barn, Building, Deck, Full Fence, Shed Roof Asphalt Shingle Driveway Dirt, Gravel		Interior Features Central Vacuum, Ceiling Fan, Natural Light, Natural Woodwork, Skylight, Whirlpool Tub, 1st Floor Laundry Appliances Dishwasher, Dryer, Microwave, Gas Range, Refrigerator, Washer, On Demand Water Heater Other Equipment Security System, Smoke Detector, Wood Stove, Standby Generator Utilities Cable, Propane Heating Propane, Wood, Baseboard, Hot Water, Wood Stove Electric 200+ Amp Service, Circuit Breaker(s), Generator Cooling None Water Source Drilled Well, Private Sewer Concrete, Leach Field, Private, Septic		Fees - Condo - Mobile		Condo Fees Fee Fee 2 Fee 3	
Exclusions Right of First Refusal		Fuel Company Eastern Propane Electric Company NH Electric Water Company Cable Company Phone Company Comcast Internet Service Provider Comcast		Condo Name Building Number Floor Number Units Per Building LmtComArea SpecAssmt		ParkName Mobile Co-Op MobPKApvl MustMove Mobile Make MobileMod MobileSer# Mobile Anchor	

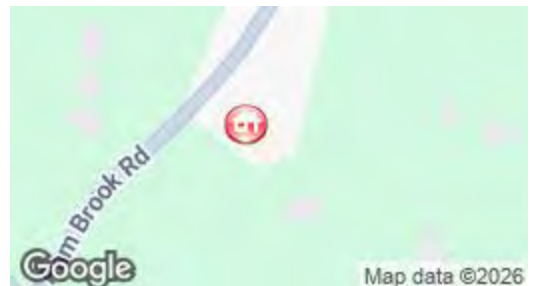


O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

Off: 603-526-8600



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11 Ram Brook Rd, Newport, NH

1st Floor Finished Area 780.49 sq ft
Unfinished Area 244.10 sq ft



PREPARED: 2026/09/15



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.



11 Ram Brook Rd, Newport, NH

2nd Floor Finished Area 824.43 sq ft
Unfinished Area 55.16 sq ft



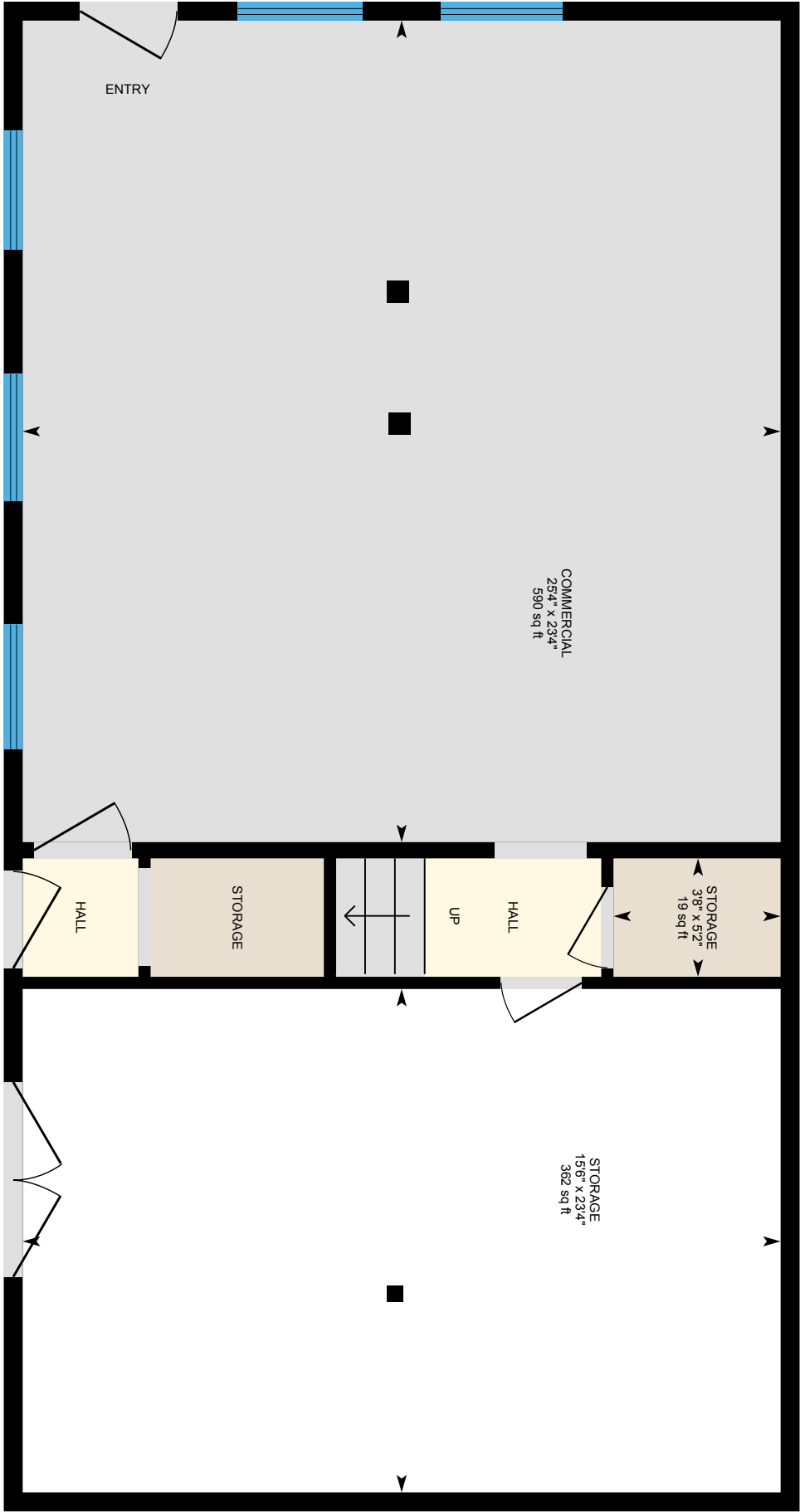
PREPARED: 2026/09/15



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.

11 Ram Brook Rd, Newport, NH

1st Floor Finished Area 744.51 sq ft
Unfinished Area 394.32 sq ft



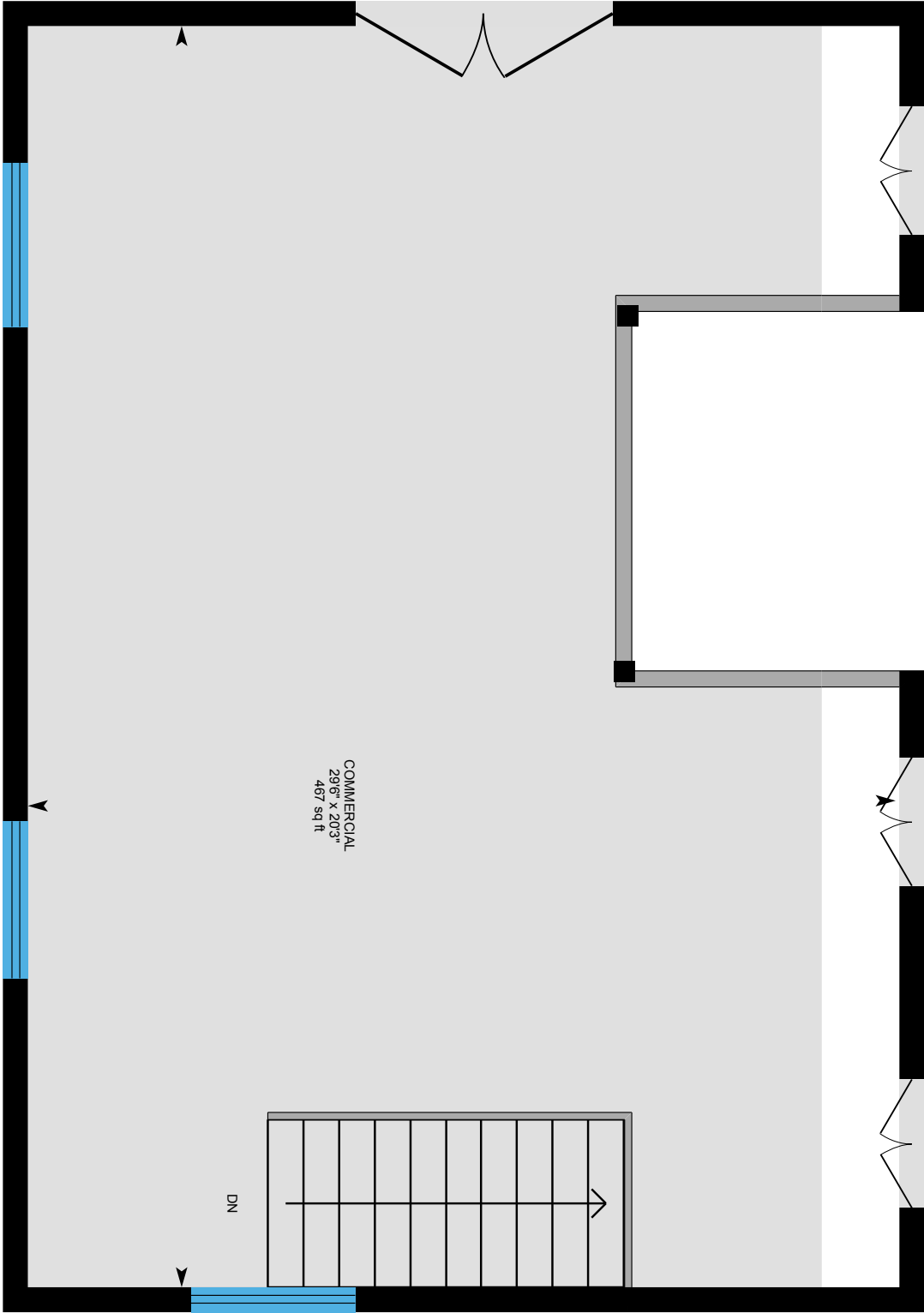
PREPARED: 2026/09/15



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.

11 Ram Brook Rd, Newport, NH

2nd Floor Finished Area 552.26 sq ft
Unfinished Area 54.15 sq ft



PREPARED: 2026/09/15



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.

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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:** Rebecca L Watts

2. **PROPERTY LOCATION:** 11 Ram Brook Road, Newport, NH 03773

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 39 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: behind the house
 Installed By: Lucas & Sons Date of Installation: 1986
 What is the source of your information? _____

c. USE: Number of persons currently using the system: 1
 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: _____ Gal. ☐ Unknown ☐ Other _____
 Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: in front of house ☐ Location Unknown. Date of Installation: _____
 Date of Last Servicing: 2022 Name of Company Servicing Tank: Abbott
 Have you experienced any malfunctions? ☐ Yes ☒ No
 COMMENTS: _____

SELLER(S) INITIALS RW / _____

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 11 Ram Brook Road, Newport, NH 03773

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: lower lawn in front of house Size: _____ ☒ 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 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	☒	☐	☐	Owens Corning	R30	☐
	Crawl Space	☐	☐	☐			☐
	Exterior Walls	☒	☐	☐	Owens Corning	R19	☐
	Floors	☐	☐	☐			☐

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  /

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PROPERTY LOCATION: 11 Ram Brook Road, Newport, NH 03773

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: 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: Cardinal Surveying

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

h. How is the property zoned? residential

i. Heating System Age: _____ Type: On Demand hot water Fuel: propane Tank Location: outside

Owner of Tank: Eastern Propane

Annual Fuel Consumption: _____ Price: _____ Gallons: 500

Date system was last serviced and by whom? _____

Secondary Heat Systems: wood stove

Comments: _____

j. Roof Age: 20 Type of Roof Covering: 30 year shingles

Moisture or leakage: none

Comments: _____

SELLER(S) INITIALS

RLW
09/12/26
dotloop verified

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PROPERTY LOCATION: 11 Ram Brook Road, Newport, NH 03773

- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: slab cement
 Moisture or leakage: none
 Comments: _____
- l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: 2025 Problems? _____
 Comments: _____
- m. Plumbing** Type: copper, plex Age: _____
 Comments: _____
- n. Domestic Hot Water** Age: _____ Type: on demand Gallons: _____
- o. Electrical System** # of Amps 220 ☒ 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: _____ Age: _____ Date Last Serviced and by whom: _____
 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: 2025
 If Portable: ☐ Included ☐ Negotiable
 Comments: automatic on after 12 seconds of power failure. Powers house, store/garage, barn, water pump, boiler
- v. Internet** Type Currently Used at Property: comcast
- w. Other** (e.g. Alarm System, Irrigation System, etc.) driveway alarm
 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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 3:32 PM EDT
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PROPERTY LOCATION: 11 Ram Brook Road, Newport, NH 03773

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).

Rebecca L Watts

dotloop verified
09/12/26 3:23 PM EDT
VTRL-XDYV-QIPX-DQDK

SELLERDATE

SELLERDATE

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.

BUYERDATE

BUYERDATE

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09/12/26
3:23 PM EDT
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TO BE COMPLETED BY SELLER

1. **SELLER:** Rebecca L Watts
2. **PROPERTY LOCATION:** 15 Ram Brook Road, 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
 - b. INSTALLATION: Location: behind foundation slab Installed By: Lucas & Sons
 Date of Installation 1988 What is the source of your information?
 - c. USE: Number of Persons currently using the system: 2
 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: near slab foundation ☐ Location Unknown Date of Installation:
 Date of Last Servicing: Name of Company Servicing Tank: Abbot
 Have you experienced any malfunctions? ☐ Yes ☒ No Comments:
- d. LEACH FIELD: ☒ Yes ☐ No ☐ Other
 IF YES: Size Location: to the left of foundation slab ☐ Unknown
 Date of installation of leach field: 1988 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

RLW /

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PROPERTY LOCATION: 15 Ram Brook Road, 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: Far corner of driveway into property crosses over neighbors property line a few feet. The driveway has been used for 38 years

d. What is your source of information? 2026 survey done for 1 boundary line

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: current use

g. How is the property zoned? residential 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

RLW
09/09/26
5:21 PM EDT

BUYER(S) INITIALS

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

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

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

Rebecca L Watts
dotloop verified
09/09/26 5:21 PM EDT
BLBT-3YVY-8JGC-RFP2
SELLER DATE

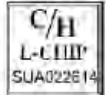
SELLER DATE

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

Sharon A. Krip



Compliments of



HUDKINS LAW & TITLE
REAL ESTATE

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Ernest K. Watts, single, of Newport, Sullivan County, New Hampshire, for consideration paid, grants to Rebecca L. Watts, of 11 Ram Brook Road, Newport, County of Sullivan, State of New Hampshire, 03773 with **Quitclaim Covenants**, all my rights, title and interest to the said Rebecca L. Watts, the following described premises:

Tract I: A certain tract or parcel of land situated in Newport, County of Sullivan and State of New Hampshire being Lot #6 as shown on a plan entitled "Knight Farm Subdivision II" by Thomas C. Dombroski dated August 22, 1978 and revised September 21, 1978, approved by the Newport Planning Board on September 25, 1978 and recorded in the Sullivan County Registry of Deeds in Planfile 2, Pocket 4, folder 1, Number 21, bounded and described as follows, to wit;

Beginning at an iron pipe set on the easterly sideline of Blueberry Ridge Road, so-called, said iron pipe being the southwesterly corner of the premises being conveyed herein; thence North $1^{\circ}28'14''$ East one hundred thirty-six and seven hundredths (136.07) feet along a stone wall to an iron pin set in said stone wall; thence North $9^{\circ}58'33''$ East seventy-eight and thirty-eight hundredths (78.38) feet along said stone wall to a point, thence North $24^{\circ}08'17''$ East fifty-two and one hundredths (52.01) feet along said stone wall to a point; thence North $47^{\circ}44'59''$ East one hundred four and seventy-two hundredths (104.72) feet along said wall to a point; thence North $62^{\circ}10'15''$ East one hundred ninety-five and twenty-five hundredths (195.25) feet along a stone wall which is on the southeasterly side of Ram Brook Road, so-called, to a point; thence North $55^{\circ}10'57''$ East eighty-five and sixty-hundredths (85.60) feet to an iron pipe set in said wall, the previous six (6) course being along the easterly sideline of Blueberry Ridge Road and Ram Brook Road; thence South $36^{\circ}05'54''$ East six hundred twenty-four and sixteen hundredths (624.16) feet along Lot #5 as shown on said subdivision plan to an iron pipe set in a stone wall; thence North $87^{\circ}22'59''$ West seven hundred twenty-seven and twenty-nine hundredths (727.29) feet along stone wall which is a portion of the easterly boundary of Lot #3 as shown on said subdivision plan to the point of beginning.

Said to contain 5.05 acres.

Conveyance of this parcel is subject to a Mortgage from Ernest K. Watts to First NH Bank, dated September 17, 1992 and recorded at the Sullivan County Registry of Deeds in Vol. 979, Page 562.

MEANING AND INTENDING to convey all and the same premises which were conveyed by Savings Bank of Walpole to Ernest K. Watts, by Warranty Deed dated June 24, 1981, recorded in Vol. 684, Page 158 of the Sullivan County Registry of Deeds.

Tract II: A certain tract or parcel of land in Newport in the County of Sullivan and State of New Hampshire as shown on a plan entitled "Robert H. Haberman Annexation, Newport, N.H., 41.69 Acres", dated August 20, 1985 and prepared by Thomas C. Dombroski, as Project No. SUNN318E349, and recorded in the Sullivan County Registry of Deeds.

Said premises may be more particularly described as follows:

Beginning at an iron pin set in a barbed wire fence at the northeast corner of the tract herein conveyed and the southeast corner of Lot #5 of Knight Farm Subdivision, being land now or formerly of Leslie Watts; thence N. 88° 55' 30" W. along the southerly boundary of said Watts in part on a stone wall 839.60 feet to an iron pin in said stone wall at the southwest corner of said Watts and the southeast corner of land now or formerly of Ernest Watts; thence in a westerly direction following said last mentioned stone wall N. 87° 22' 59" W. 183.00 feet to an iron pin in said stone wall at the northwest corner of the tract herein conveyed and the northeast corner of land now or formerly of Haberman; thence S. 21° 38' 48" W. 517.11 feet, more or less, to an iron pin in a stone wall at the southwest corner of the tract herein conveyed and the southeast corner of said Haberman; thence S. 73° 22' 37" E. along the northerly boundary of land now or formerly of Robert Haberman 248.45 feet to an iron pin; thence S. 88° 55' 30" E. along the northerly boundary of said Robert Haberman 839.60 feet, more or less, to an iron pin in a barbed wire fence at the southeast corner of the tract herein conveyed and the northeast corner of Robert Haberman; thence N. 14° 00' 05" E. following a barbed wire fence along the westerly boundary of land now or formerly of Ted Cole 560.0 feet, more or less, to the point or place of beginning.

The tract herein conveyed is labeled on the plan as "13.41 acres to be Annexed to Leslie Watts".

The next to the last course in the prior deed was erroneously given as N. 21° 38' 48" and should have been N. 21° 38' 48" E. The courses in the above description have been reversed from the prior deed in order to correspond with the courses as given to plan.

EXCEPTING AND RESERVING a 1985 Manufactured Housing Unit owned by the Grantors situate upon said premises.

MEANING AND INTENDING to convey all and the same premises which were conveyed by H. Leslie Watts and Evelyn C. Watts to Ernest Watts and Rebecca L. Watts,

by Quitclaim Deed dated July 11, 2002, recorded in Vol. 1318, Page 040 of the Sullivan County Registry of Deeds.

This conveyance is pursuant to a final order of divorce by the 5th Circuit - Family Division - Newport, Docket No. 662-2011-DM-00055, and no transfer taxes are due. R.S.A. 78-B:2(XIII).

Ernest K Watts
Ernest K. Watts

STATE OF NEW HAMPSHIRE
COUNTY OF SULLIVAN

Date: 11/28/11

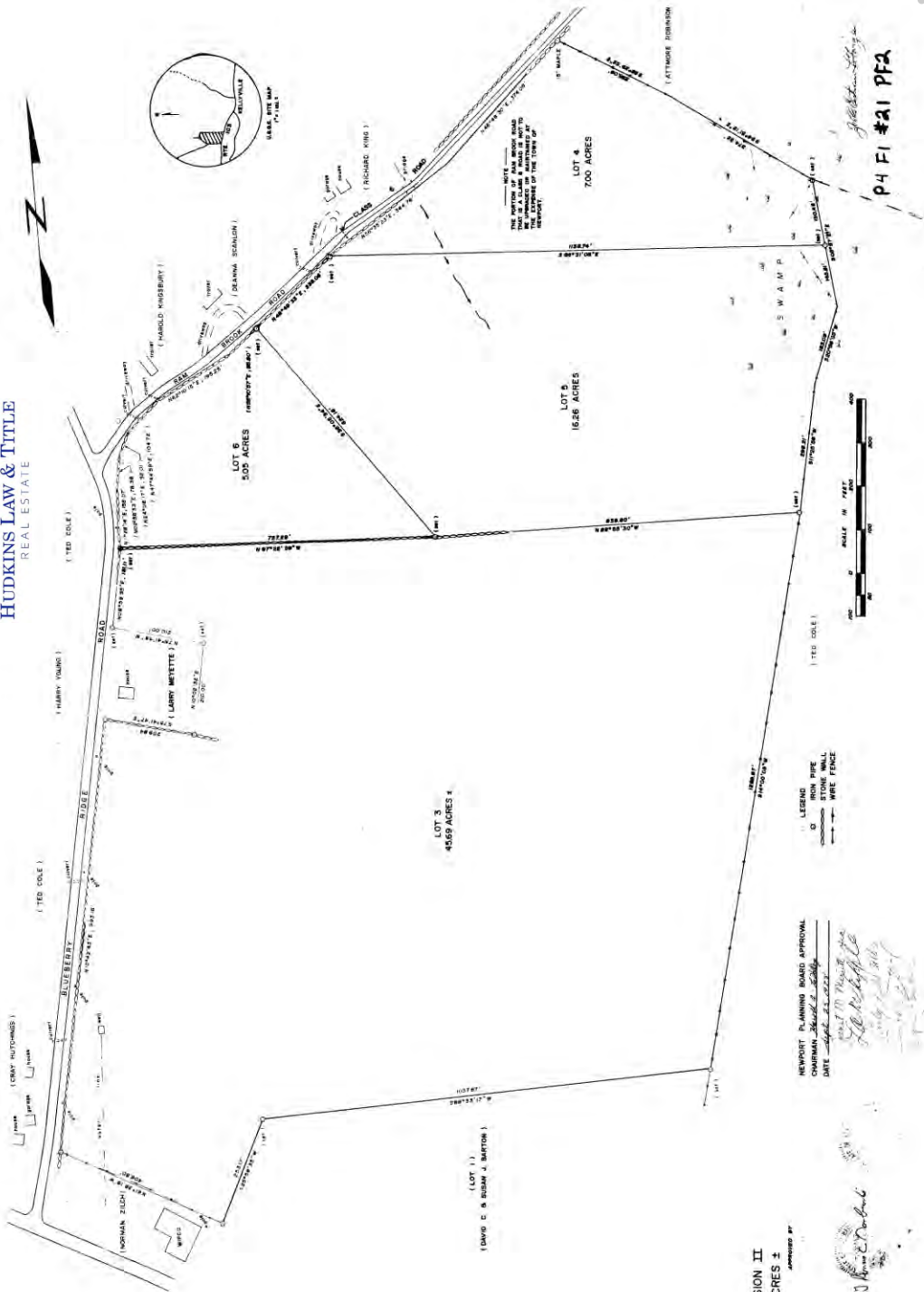
Then personally appeared the above named, Ernest K. Watts, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be her true and voluntary act and deed for the purposes therein contained.

Before me,

Candance L Reed
Notary Public/Justice of the Peace
My Commission Expires:



M:\RE\watts\quitclaim divorce.wpd



1

P4 F1 #21 PF2



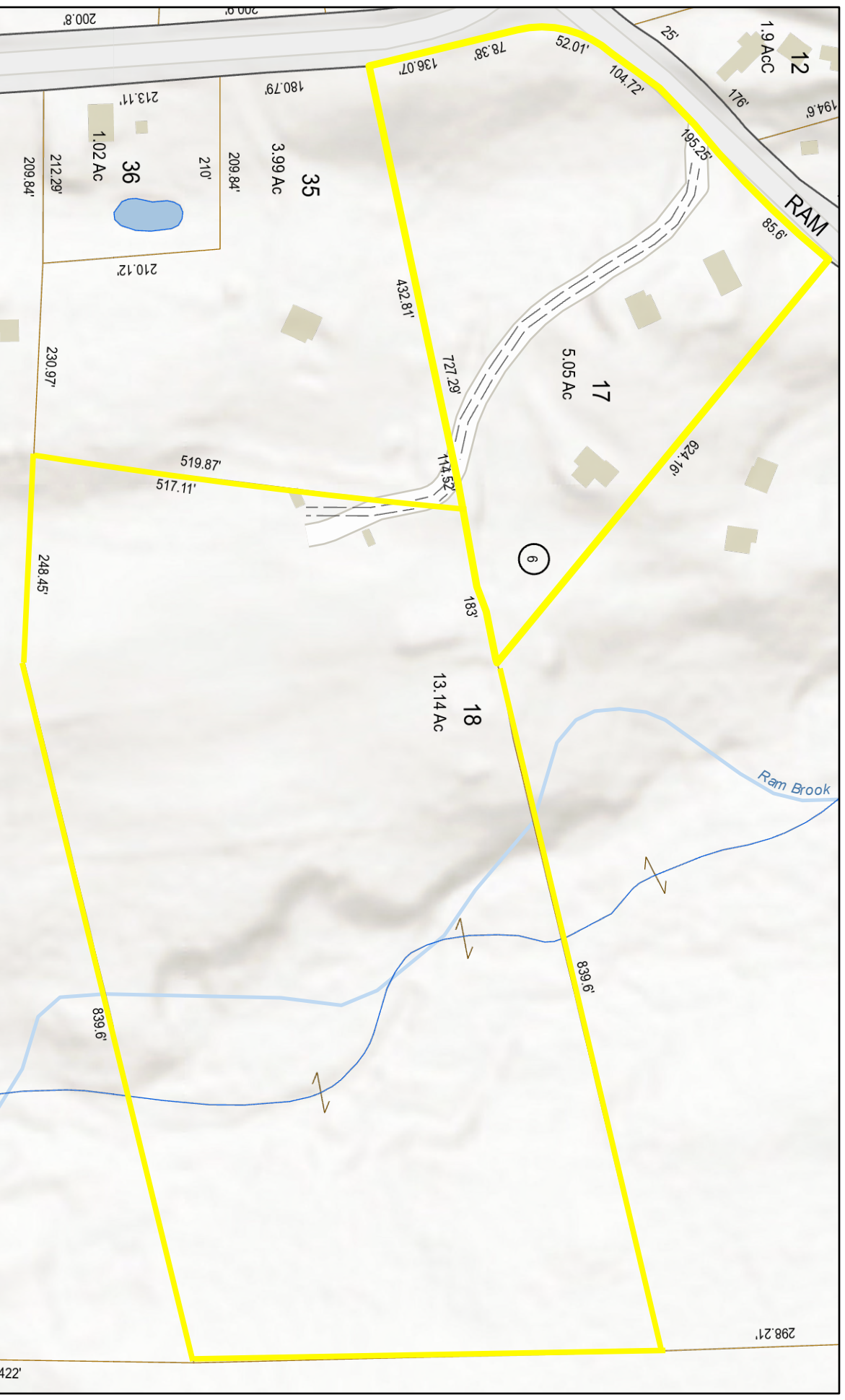
August 6, 2026

Town of Newport, NH

1 inch = 166 Feet



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