

11 & 15 Ram Brook Road, Newport

Offered at $675,000

About This Home

Great opportunity in Newport with over 18 acres with two lots, riding trails and beautiful Mount Sunapee views! Discover the possibilities this horse property offers including established horse trails, two building sites, a comfortable home, barn, additional building, and views of Mount Sunapee. This versatile offering includes a 3-bedroom, 2-bathroom post and beam home, a barn with three stalls, fenced areas, riding ring, pasture, and a separate building currently used as a tack shop. The store building could potentially be converted to a garage or adapted for another permitted use. The home features a mudroom, open-concept main level, exposed wood beams, and a standby generator that serves all three buildings. A second parcel has a building site with an existing slab, well, septic, and electrical infrastructure, providing future potential for additional living space.

Location Details

Horse trails throughout the property and surrounding area connect toward the Sugar River Rail Trail, offering convenient access for riding, hiking, and ATV use. Continue the existing tack shop business or create your own home-based venture, subject to town approvals. Enjoy privacy, open space, farm animal potential, and easy access to year-round recreation. Just 10 miles to Mount Sunapee and Sunapee Harbor, with shops, dining, healthcare, and I-91 access nearby. A special opportunity to combine country living, equestrian amenities, business potential, and future development possibilities.

3 Bedrooms | 2 Bathrooms | Approx. 1,604 SF

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

O'Halloran Group
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

kw LAKES AND MOUNTAINS
KELLERWILLIAMS REALTY

256 Main Street, New London, NH
C: 603-877-1031, O: 603-526-8600, ohgrp.com

Residential	Single Family	**11 & 15 Ram Brook Road**			Listed: 9/17/2026	$675,000
5110405	Active	**Newport**	**NH 03773**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded 1

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 12

Public Remarks Great opportunity in Newport with over 18 acres with two lots, riding trails and beautiful Mount Sunapee views! Discover the possibilities this horse property offers including established horse trails, two building sites, a comfortable home, barn, additional building, and views of Mount Sunapee. This versatile offering includes a 3-bedroom, 2-bathroom post and beam home, a barn with three stalls, fenced areas, riding ring, pasture, and a separate building currently used as a tack shop. The store building could potentially be converted to a garage or adapted for another permitted use. The home features a mudroom , open-concept main level, exposed wood beams, and a standby generator that serves all three buildings. A second parcel has a building site with an existing slab, well, septic, and electrical infrastructure, providing future potential for additional living space. Horse trails throughout the property and surrounding area connect toward the Sugar River Rail Trail, offering convenient access for riding, hiking, and ATV use. Continue the existing tack shop business or create your own home-based venture, subject to town approvals. Enjoy privacy, open space, farm animal potential, and easy access to year-round recreation. Just 10 miles to Mount Sunapee and Sunapee Harbor, with shops, dining, healthcare, and I-91 access nearby. A special opportunity to combine country living, equestrian amenities, business potential, and future development possibilities.
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 Bedroom	2	8'10" x 15'10"			
Bedroom	2	12'2" x 10'5"			
Bathroom Full	2	10'4" x 9'			

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

Exclusions
Right of First Refusal

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

SchDistrct Newport Town School District
SchElem Richards Elementary School
SchMiddle Newport Middle and High School
SchHigh Newport Middle High School

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

Fuel Company Eastern Propane
Electric Company NH Electric
Water Company
Cable Company
Phone Company Comcast
Internet Service Provider Comcast

Fees - Condo - Mobile

Condo Fees
Fee
Fee 2
Fee 3

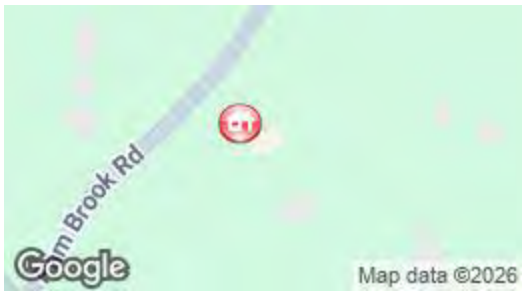
Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

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

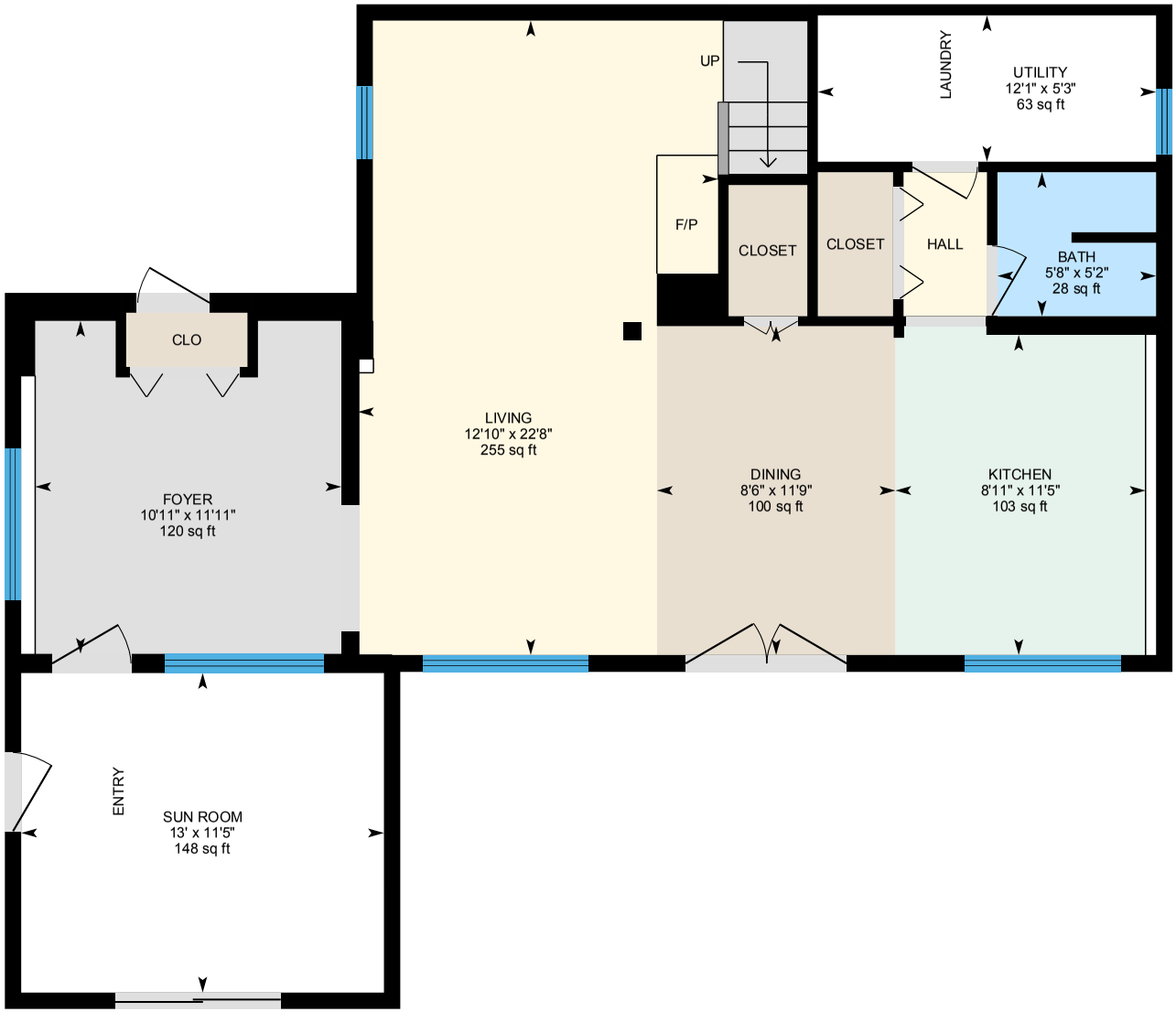


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Listed By:
O'Halloran Group - KW Coastal and Lakes & Mountains

11 Ram Brook Rd, Newport, NH

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



0 3 6 ft

PREPARED: 2026/09/15

N

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.

iGUIDE

11 Ram Brook Rd, Newport, NH

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



0 3 6 ft

PREPARED: 2026/09/15

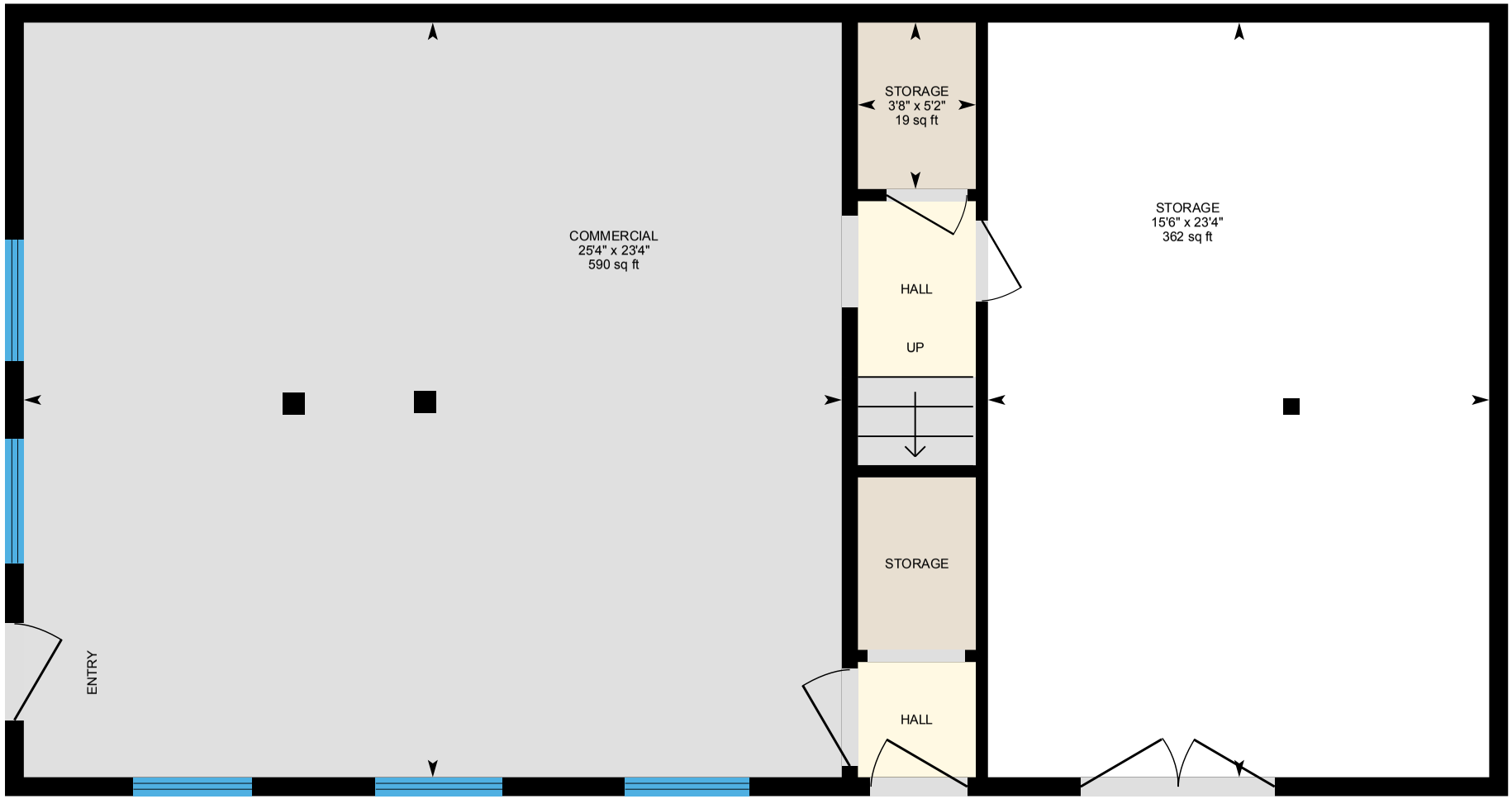
N

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.

iGUIDE

11 Ram Brook Rd, Newport, NH

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



0 4 8 ft

PREPARED: 2026/09/15

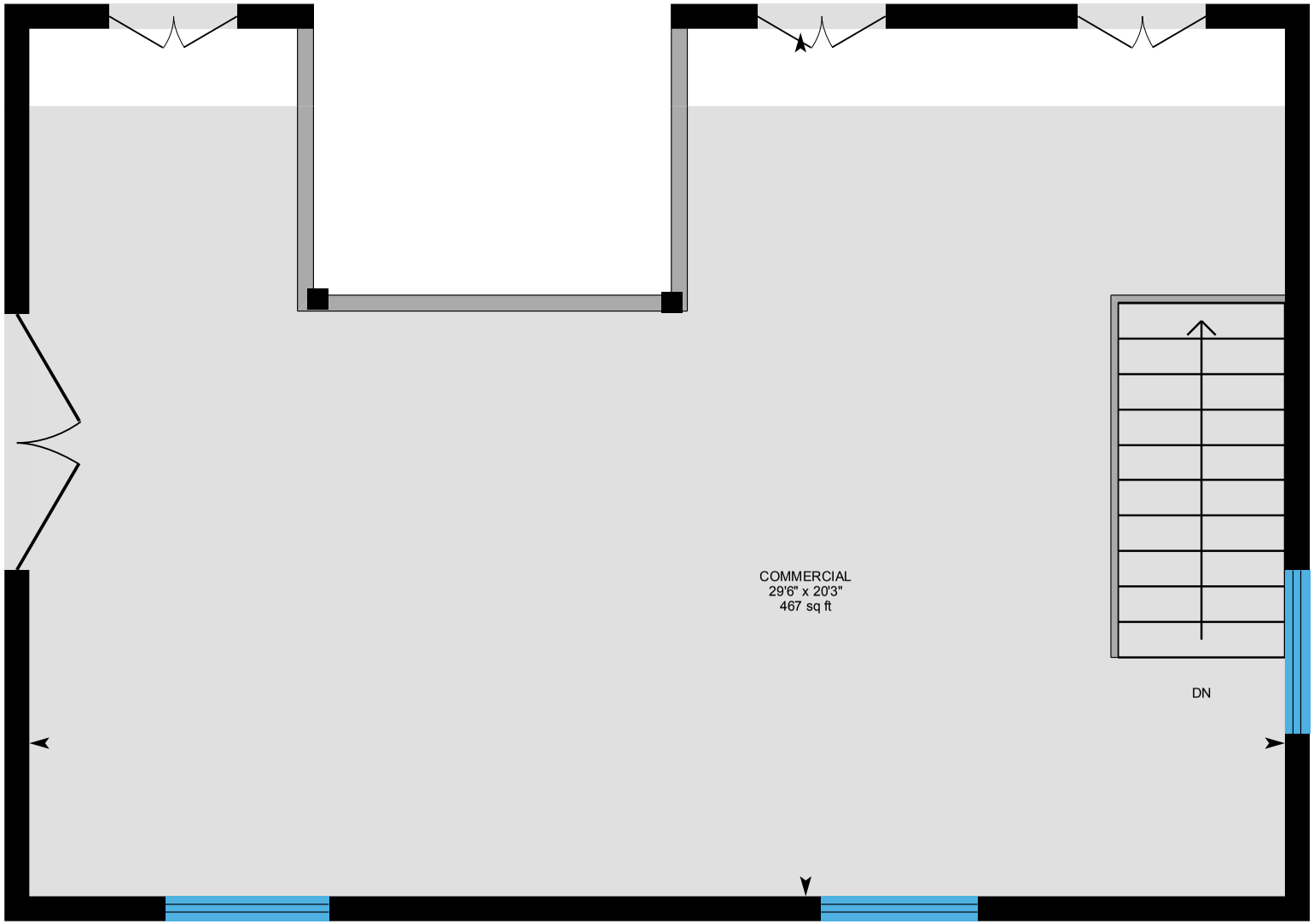
N

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.

iGUIDE

11 Ram Brook Rd, Newport, NH

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



0 3 6 ft

PREPARED: 2026/09/15

N

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.

iGUIDE

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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:

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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 RLW 09/12/26 3:23 PM EDT / _____ **BUYER(S) INITIALS** _____ / _____

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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: 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: _____

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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.

SELLER(S) INITIALS RLW 09/12/26 3:23 PM EDT dotloop verified / _____ BUYER(S) INITIALS _____ / _____

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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)			
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

SELLER(S) INITIALS RLW (09/12/26 3:23 PM EDT dotloop verified) / _____

BUYER(S) INITIALS _____ / _____

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REALTOR® EQUAL HOUSING OPPORTUNITY

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 foundayion ☐ 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 09/09/26 / BUYER(S) INITIALS / /

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

REALTOR® EQUAL HOUSING OPPORTUNITY

TO BE COMPLETED BY SELLER

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** _____ / _____

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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

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Doc # 0006011 Oct 2, 2012 9:54 AM
Book 1856 Page 0099 Page 1 of 3
Register of Deeds, Sullivan County
Sharon A. Knight

C/H
L-CHIP
SUA022614

Compliments of
H LAW
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 end 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°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°58'33" East seventy-eight and thirty-eight hundredths (78.38) feet along said stone wall to a point, thence North 24°08'17" East fifty-two and one hundredths (52.01) feet along said stone wall to a point; thence North 47°44'59" East one hundred four and seventy-two hundredths (104.72) feet along said wall to a point; thence North 62°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°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°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°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.

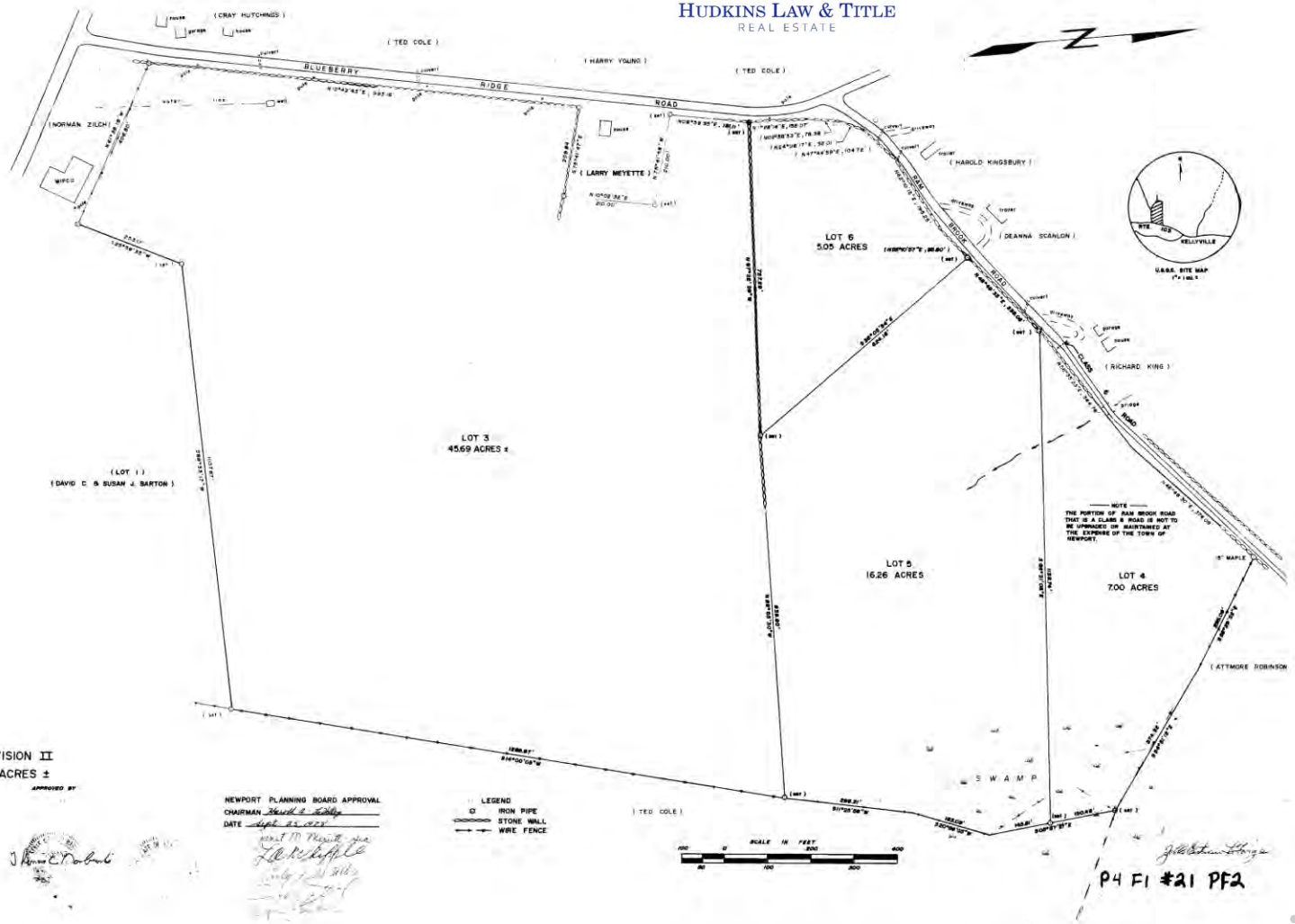
Before me,

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



M:\RE\watts\quitclaim divorce.wpd

Compliments of
HUDKINS LAW & TITLE
REAL ESTATE



KNIGHT FARM SUBDIVISION II
NEWPORT, N.H. 74.00 ACRES ±

SCALE 1" = 100'
APPROVED BY
DATE 8/22/78
FROM OFFICE OF
THOMAS C. DOMBROSKI
19 MYRTLE ST.
CLAREMONT, N.H.
542-2518
REVISED DATE 9/21/78
PROJECT NO. SUNN318E349

NEWPORT PLANNING BOARD APPROVAL
CHAIRMAN Harold E. Tilley
DATE Sept. 25, 1978

LEGEND
IRON PIPE
STONE WALL
WIRE FENCE

P4 F1 #21 PF2

Town of Newport, NH

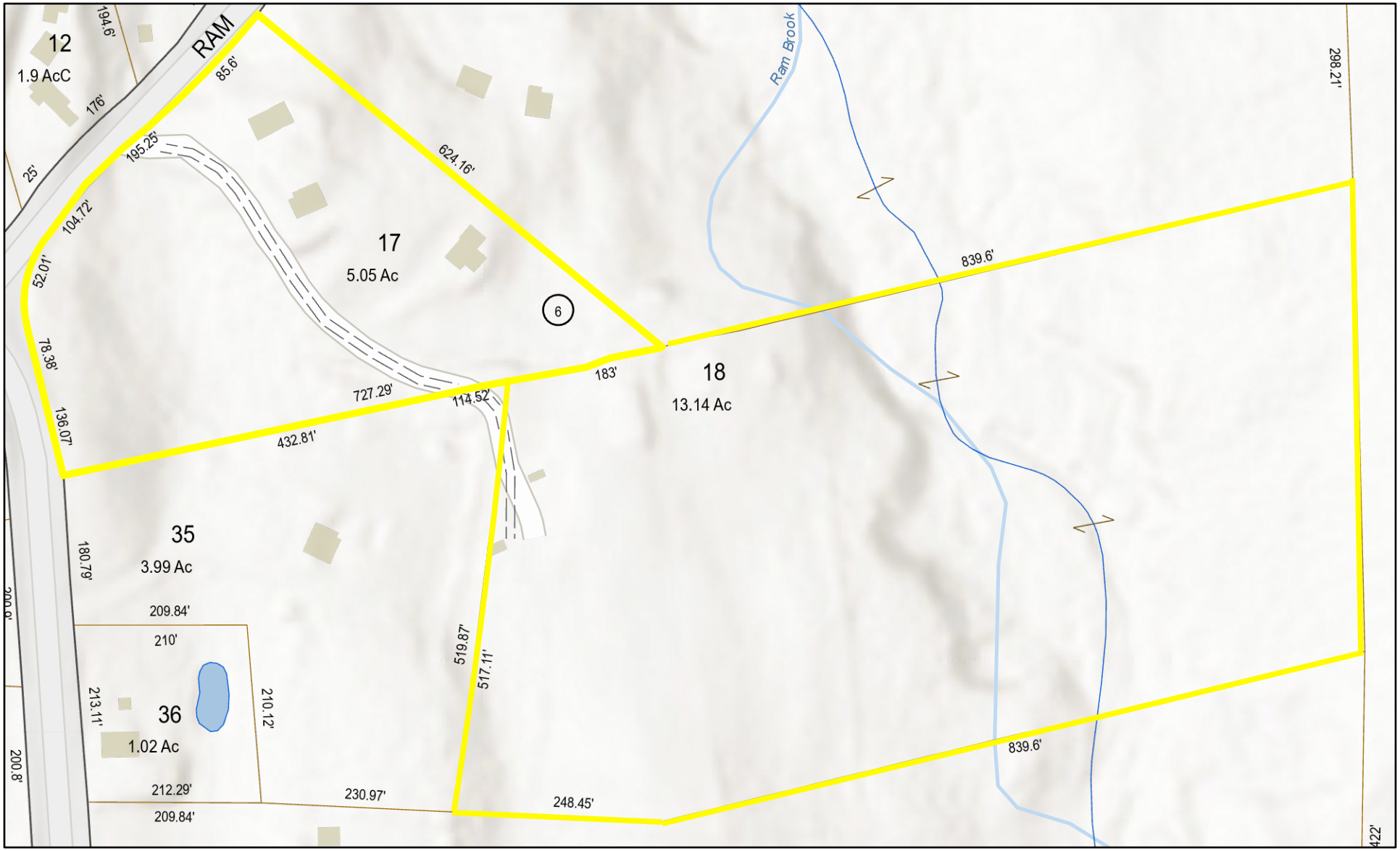
1 inch = 166 Feet

0 166 332 498

August 6, 2026

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