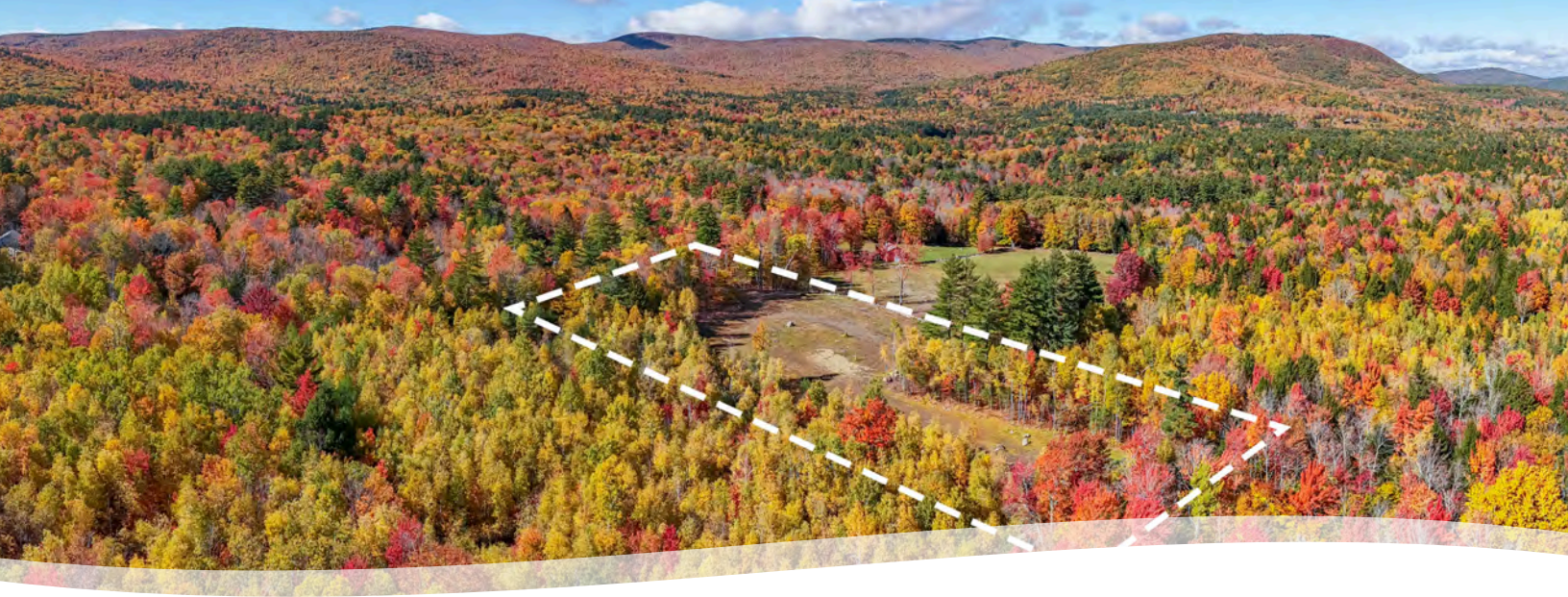




791 West Road, Bradford

Offered at \$175,000

Great opportunity for 5 acres in Bradford with beautiful views of Mount Sunapee, Bly Hill, and Bald Mountain. This level lot offers a cleared building site and septic approval for a 3-bedroom home, providing an excellent spot to build your home or vacation home in the Lake Sunapee Region. Enjoy the peace and privacy of a quiet setting while remaining close to year-round recreation and everyday conveniences. Mount Sunapee Resort is approximately 15 minutes away for skiing, snowboarding, hiking, and other outdoor activities. Lake Sunapee is about 20 minutes away for boating, swimming, fishing, and summer fun, while Newbury Harbor is just 10 minutes from the property. Outdoor enthusiasts will appreciate the nearby golf courses, hiking trails, fishing spots, lakes, and ponds. Local restaurants, farm stands, and Sweet Beet Market offer convenient access to dining and fresh, locally sourced foods. Concord is approximately 45 minutes away for shopping, dining, entertainment, and additional amenities, while Boston is under two hours for city excursions. With a level, cleared site, approved septic design, beautiful mountain views, and a convenient location, this Bradford property offers the ideal balance of privacy, recreation, and accessibility.

Acres: 5.06 | Property Taxes: \$1,974

Land 5114607	Active	791 West Road Bradford	NH 03221	Unit/Lot	Listed: 10/16/2026 Closed:	\$175,000
		County NH-Merrimack Village/Dist/Locale Zoning Rural Residential Taxes TBD No Tax Annual Amount \$1,974.00 Tax Year 2026 Tax Year Notes Tax Class Tax Rate Assessment Year Assessment Amount Lot Size Acres 5.06 Lot Size Square Feet 220,414 Common Land Acres Price Per Acre \$34,584.98 Total Lots Estimated Open Space % Activation Date		Road Frontage Yes Road Frontage Type Paved, Public Road Frontage Length 251 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 No Special Listing Condition None Property Tax Relief Program No Land Gains Resort No Days On Market 0

Public Remarks Great opportunity for 5 acres in Bradford with beautiful views of Mount Sunapee, Bly Hill, and Bald Mountain. This level lot offers a cleared building site and septic approval for a 3-bedroom home, providing an excellent spot to build your home or vacation home in the Lake Sunapee Region. Enjoy the peace and privacy of a quiet setting while remaining close to year-round recreation and everyday conveniences. Mount Sunapee Resort is approximately 15 minutes away for skiing, snowboarding, hiking, and other outdoor activities. Lake Sunapee is about 20 minutes away for boating, swimming, fishing, and summer fun, while Newbury Harbor is just 10 minutes from the property. Outdoor enthusiasts will appreciate the nearby golf courses, hiking trails, fishing spots, lakes, and ponds. Local restaurants, farm stands, and Sweet Beet Market offer convenient access to dining and fresh, locally sourced foods. Concord is approximately 45 minutes away for shopping, dining, entertainment, and additional amenities, while Boston is under two hours for city excursions. With a level, cleared site, approved septic design, beautiful mountain views, and a convenient location, this Bradford property offers the ideal balance of privacy, recreation, and accessibility.

Directions From Route 103, turn onto Mountain Road. Turn onto Brown Road, stay straight to be on Newell Road, go past Fairgrounds Road onto West Road. Land will be on the left.

Fee Fee Frequency Fee 2 Fee 2 Frequency Fee 3 Fee 3 Frequency	Map 04 Block 00 Lot 25 SPAN Number Property ID Dev/Subd Planned Unit Development	DeedRecTy Warranty DeedBook 3860 DeedPage 115 TotDeeds Covenants No Easements	SchDistrict Kearsarge Sch Dst SAU #65 SchElem Kearsarge Elem Bradford SchMiddle Kearsarge Regional Middle Sch SchHigh Kearsarge Regional HS Surveyed Yes Surveyed By Plan Survey Number
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Lot Features Rural, Country Setting, Field/Pasture, Level, Open, View

Utilities None

Electric None

Water Source None, On-Site Well Needed

Sewer On-Site Septic Needed, Septic Design Available

Fuel Company

Electric Company

Water Company

Cable Company

Phone Company

Internet Service Provider

Documents Available Deed, Property Disclosure, Septic Design, Tax Map

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



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2026 PrimeMLS.

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



TO BE COMPLETED BY SELLER

1. SELLER: Michael P. Gornnert

2. PROPERTY LOCATION: 791 West Road, Bradford, NH 03221

3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

5. WATER SUPPLY (Please answer all questions regardless of type of water supply)

a. TYPE OF SYSTEM: ☐ None ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other

b. INSTALLATION: Location: Proposed Marked on septic plan Installed By: _____
 Date of Installation: _____ What is the source of your information? _____

c. USE: Number of Persons currently using the system: _____
 Does system supply water for more than one household? ☐ Yes ☒ No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?

Pump: ☐ Yes ☐ No ☒ N/A Quantity: ☐ Yes ☐ No ☐ Unknown
 Quality: ☐ Yes ☐ No ☐ Unknown

If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? ☐ Yes ☒ No Date of most recent test _____

If YES to any question, please explain in Comments below or with attachment.

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? ☐ Yes ☒ No

If YES, are test results available? ☐ Yes ☒ No

What steps were taken to remedy the problem? _____

f. COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: ☐ Yes ☒ No Community/Shared: ☐ Yes ☒ No

Private: ☒ Yes ☐ No Unknown: ☐ Yes ☒ No

None: ☐ Yes ☐ No Septic/Design Plan in Process? ☐ Yes ☒ No

Septic Design Available? ☒ Yes ☐ No

Comments: _____

b. IF PUBLIC OR COMMUNITY/SHARED:

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No

What steps were taken to remedy the problem? _____

c. IF PRIVATE:

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other

Tank Size ☐ 500 Gal. ☐ 1,000 Gal. ☐ Unknown ☐ Other

Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other

Location: _____ ☐ Location Unknown Date of Installation: _____

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

Have you experienced any malfunctions? ☐ Yes ☒ No Comments: _____

d. LEACH FIELD: ☐ Yes ☒ No ☐ Other

If YES: Size Design for 3 bedroom Location: On plan ☐ Unknown

Date of installation of leach field: _____ Installed By: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown

If YES, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown

SOURCE OF INFORMATION: _____

f. COMMENTS: _____

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

SELLER(S) INITIALS

MPG

BUYER(S) INITIALS

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 791 West Road, Bradford, NH 03221

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ YES ☒ NO ☐ UNKNOWN

IF YES: Are tanks currently in use? ☐ YES ☐ NO

IF NO: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____ Owner of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? ☐ Yes ☐ No Comments: _____

Are tanks registered with the Department of Environmental Services (D.E.S.)? ☐ YES ☐ NO ☐ UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? ☐ YES ☐ NO ☐ UNKNOWN

Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Hazard Zone? ☐ YES ☒ NO ☐ UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: _____

d. What is your source of information? _____

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: _____

f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: _____

g. How is the property zoned? _____ Source: _____

h. Has the property been surveyed? ☒ YES ☐ NO ☐ UNKNOWN If YES, is the survey available? ☐ YES ☐ NO

i. Has the soil been tested? ☐ YES ☐ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

j. Has a percolation test been done? ☒ YES ☐ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

k. Has a test pit been done? ☒ YES ☐ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

l. Have you subdivided the property? ☐ YES ☒ NO ☐ UNKNOWN

m. Are there any local permits? ☒ YES ☐ NO ☐ UNKNOWN Please explain: Driveway approved

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:

NA

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

MPJ
10/14/26
2:23 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.

Michael P. Gornnert
dotloop verified
10/14/26 2:23 PM EDT
NNJE-7SCV-PDPK-DZOP
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

EFiled 202400008597 Recorded in Merrimack County, NH In the Records of Erica S Davis, Register

BK: 3860 PG: 115, 6/27/2024 2:33 PM LCHIP \$25.00 TRANSFER TAX \$1,875.00 RECORDING \$14.00 SURCHARGE \$2.00

Return To:
Michael P. Gornert
108 Crestwood Drive
Sellersville, PA 18960

Transfer Tax: \$ 1875.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That, **Christopher R. Payson**, an unmarried person, with a mailing address of P.O. Box 21, Henniker, NH 03242, for consideration paid grant(s) to **Michael P. Gornert**, with a mailing address of 108 Crestwood Drive, Sellersville, PA 18960, with WARRANTY COVENANTS:

A certain tract or parcel of land with improvements thereon, if any, situated on West Road, in Bradford, County of Merrimack and State of New Hampshire, being shown as Proposed Lot 25 on a plan entitled "Subdivision and Boundary Adjustment Plan, Land of Christopher Payson, Tax Map 4 Lots 5, 21, 24 & 25, West Road, Town of Bradford, Merrimack County, New Hampshire" dated January 13, 2014, prepared by Eckman Engineering, LLC, recorded at the Merrimack County Registry of Deeds as Plan #201400005526, to which reference may be had for a more particular description.

Containing 5.06 acres, more or less, according to said Plan.

Subject to Current Use Taxation as recorded at Book 1921, Page 246 and Book 3460, Page 1840.

Subject to any and all matters as shown on Plan #9203, Plan #9904 and Plan #201400005526.

Subject to Declaration of Restrictive Covenants as recorded in Book 1705, Page 985 and amended at Book 3829, Page 1658.

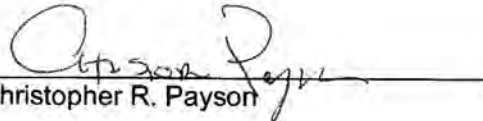
Meaning and intending to describe and convey a portion of the premises as conveyed to Christopher R. Payson by virtue of a deed dated March 15, 2011 recorded in the Merrimack County Registry of Deeds at Book 3246, Page 1996 and deed dated October 15, 1986 recorded in the Merrimack County Registry of Deeds at Book 1601, Page 192.

EFiled 202400008597 Recorded in Merrimack County, NH In the Records of Erica S Davis, Register

BK: 3860 PG: 116, 6/27/2024 2:33 PM LCHIP \$25.00 TRANSFER TAX \$1,875.00 RECORDING \$14.00 SURCHARGE \$2.00

The above conveyed premises are not homestead property of the grantor.

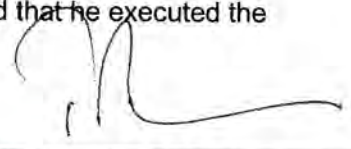
Executed this ____27th____ day of June, 2024.


Christopher R. Payson

State of New Hampshire

County of ~~Merrimack~~ *Hillsborough*

Personally appeared the above named Christopher R. Payson, before me this
27th day of June, 2024, known to be the person(s) whose name(s) are
subscribed to the foregoing instrument and acknowledged that he executed the
same for the purposes therein contained.


Notary Public/Justice of the Peace
My Commission Expires:



