

Land	Lot 2 Pleasant Valley Road	Unit/Lot #:	Price - List	\$275,000
4691268	Wolfeboro	NH 03809	Price - Closed	\$215,000
Closed			Date - Closed	2/14/2019



Zoning	South Central	Road Frontage	Yes
Lot Acres/SqFt	110.000000 / 4,791,600	Road Frontage Length	991
Price Per Acre		Surveyed	Yes
Taxes TBD	N	Surveyed By	White Mountain
Gross Taxes/Year	\$897.00 / 2017	Easements	Unknown
Flood Zone	Unknown	Parcel Access ROW	
Water Access	Owned	ROW Length/Width	/
Water Body Type	Brook/Stream	ROW Other Parcel	
Water Frontage Length		Total Lots/Leases	/
Water Restrictions		Exposure	
Current Use	Y	Estimated Open Space %	
DOM	17	Land Gains	

Directions From South Main Street in Wolfeboro, turn onto Pleasant Valley Road. Go 1 mile to the property on the left. The property starts at a logging road trail and extends for 991' along Pleasant Valley Road to a point about 130' north of the bridge over Heath Brook. Sign on Property !

110 Acres in the center of Wolfeboro with frontage on Pleasant Valley Road. The acreage includes an estimated 40 acres of Pine, 38 acres of Hardwoods and 24 acres of Wetlands with Heath Brook passing through the "Heath" and also known as "Brewster Meadow". This lot abuts the one acre wooded lot with frontage on Kingswood Golf Course that is currently 'for sale' on McManus Road (MLS#4678463) that is listed for \$75,000. Purchase that lot for a second access to the 110 acres. The west boundary extends in back of this 1-acre lot a distance of 1,532' to an open-water inlet from Lake Wentworth. The South Boundary starting at the logging trail access on Pleasant Valley Road extends for a distance of 3,084' to the intersecting stone wall in back of the the McManus Road 1-acre lot. The North Boundary meanders from a starting point on Pleasant Valley Road and following a stonewall boundary for 1,595' and then turning left for 80' and continuing 'By the Meadow' for an additional 1,764' to the open water on the Lake Wentworth inlet. If you are conservation minded, this large acreage with natural features would give you the opportunity to live in harmony with nature as you manage the residual forest, develop trails and develop a house site. A very complete recent survey carefully depicts the wetlands. The survey will guide your choices as you develop your future use of this large acreage in a very desirable location.

Virtual Tours Property Panorama VT URL

LOT/LOCATION			
Lot Description	Country Setting, Other, Recreational, Rolling,	Area Description	
County	Carroll	Devel/Subdiv	
Pole Number		Suitable Use	
Permit Status		Permit Number	
Roads	Paved, Public	Driveway	
Equipment			
Parking			
School-District	GovernorWe	School-Elementary	CarpenterE
School-Middle	Kingswood	School-High	KingswoodR

UTILITIES			
Services		Management Co/Phone	
Water	None, On-Site Well Needed	Fuel Company	
Sewer	None, On-Site Septic Needed	Phone Company	
Electric	At Street	Cable Company	
		Electric Company	

PUBLIC RECORDS			
Recorded Type	Quit Claim	Deeds-Total	Book/Page 1526 / 854
Map	233	Block	Lot 2
SPAN #		Property ID	Plan Survey #
Assmt Amt/Year	\$58,605 / 2017	Assmnts-Special	Tax Class
Tax Rate	14.98		

DISCLOSURES			
Fee/Frequency	/	Fee Includes	
Fee 2/Frequency	/	Fee 2 Includes	
Fee 3/Frequency	/	Fee 3 Includes	

Monthly Lease Amt**Listing Service** Full Service**Comp Only/Type** No**Covenants** No**Resort** No**Auction** N**Auctioneer - Responsible****Auctioneer License #****Auctn Price Determnd By****Delayed Showing/Begin Date** N /**Sale Includes****Items Excluded****Land Restrictions****Foreclsd/BankOwnd/REO** No**Shore Rights****Documents Available** Plot Plan, Property Disclosure, Survey, Tax Map**Possession****Auction Date/Time** /**Auction Info****Price - Original** \$275,000**PREPARED BY****Ken Perry - Cell: 603-387-2667**

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K A Perry Real Estate, LLC - Off: 603-569-1563

188 North Wolfeboro Road

Wolfeboro NH 03894



Lot 2 Pleasant Valley Road

Wolfeboro NH 03809



Heath Brook Passes under Pleasant Valley Road



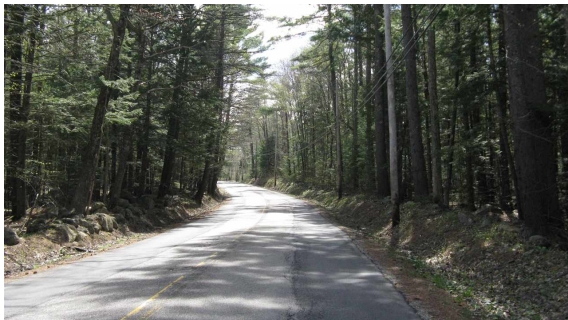
Logging Road Trail off Pleasant Valley Road



991' frontage on Paved town Road close to Kingswood



24 Acres of Wetland through the Heath abutting 86 acres of forest



Just 2 miles to the Wolfeboro Town Docks



Create a well-managed forest



Put your land stewardship dreams into practice!

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Listed by:

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