08/25/2020 10:57 AM Page 1 of 2

Land 4819833 Active

281 Stoneham Road **Brookfield** 

Unit/Lot # opposite #280 County

Zoning

VillDstLoc

Lot - Saft

**Taxes TBD** 

Tax Year

**Water View** 

**Lot Size Acres** 

**Price Per Acre** 

NH 03872

Residential/Agricultural

NH-Carroll

9.100000

\$9,879.12

396,396

Nο

2019

Listed: 7/31/2020

\$89,900

Closed: DOM:

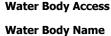
Road Frontage Yes Road Frontage Length 850 Surveyed Unknown

Surveyed By

**ROW - Parcel Access ROW** - Length ROW - Width

**Total Leases** OpenSpc % 90

**ROW** to other Parcel **Total Lots** 



**Waterfront Property** 

**Water Body Type Water Frontage Length Waterfront Property Rights Water Body Restrictions** 

**Tax - Gross Amount** \$1,090.00

**Delaved Showing** No **Date - Showings Begin** 



Directions Take NH Rte 16 to Stoneham Rd, 2 mi. N of the Rte 109 Light. Go 2 mi. up Stoneham Rd to the mid-19th century Post & Beam BARN on 9 ACRES on the L, across from #280 & just before 4-corners. Lot is only 3 mi. N of the Walking/Bike/Snowmobile Trail to WOLFEBORO. Easy Work COMMUTE South to SEACOAST!

Remarks - Public BARN on 9.1 Acres of old Pasture in Brookfield, only 2 miles from Rte 16 for short COMMUTE to Rochester/Dover/Portsmouth! Should make a great SOUTH-Facing home site. Possibly sub-dividable into 2 lots, each with 300+ feet of Paved Town Road frontage. This slightly-sloping old pasture offers SOLAR, Gardening, and small animal Farming potential. The c1840 Post & Beam BARN (58' x 41' +/-) has a relatively straight ridge and appears to have been partially preserved by its "mature" 1/2 metal roof. However, some of the Sills, etc. will likely need replacement. There is Access to underside barn from the rear. As the Front portion of the barn appears to be a later & less well-built Addition that is now less-stable, Removing that front portion might result in a more authentic & usable Barn AND provide a few more feet of distance from the road. The Seller will pay the Current Use "Change of Use" Penalty with a Full-Price offer, otherwise the Buyer will be responsible for paying that. The orange flagging on Stoneham Rd is at the 2 found iron pins; Garney Rd flagging is an estimate for now. While Drive-bys on Both Stoneham AND Garney Roads are encouraged, Going Onto the Property or Into the BARN, without the Listing REALTOR being present ... is NOT Allowed.

### LOT/LOCATION

**Development / Subdivision** possible 2nd lot on Garney Road

Lot Description Country Setting, Field/Pasture, Level, Open, Sloping

**Pole Number Permit Number** 

**Area Description** Near Paths, Near Snowmobile Trails, Rural Roads Paved, Public

School - District Governor Wentworth Regional **School - Elementary** Carpenter Elementary

School - Middle/Jr Kingswood Regional Middle School - High Kingswood Regional High School **Suitable Use** Agriculture, Field/Pasture, Residential

UTILITIES

**Utilities** Cable - Available, Internet - Cable, Telephone Available

Water On-Site Well Needed Sewer On-Site Septic Needed

**Electric** At Street

**Fuel Company** 

**Electric Company** EverSource Cable Company Spectrum

Phone Company Consolidated Communicat'n

**Tax Class** 

Tax Rate

**Land Gains** 

Current Use Yes

**PUBLIC RECORDS** 

Deed - Recorded Type Quit Claim 4 Map Deeds - Total **Block** Deed - Book 3503 Lot 24

Deed - Page 714 SPAN#

Assessment Amount \$91,706 2020 **Assessments - Special** 

16.70

**Property ID** 

**Plan Survey Number** 

**Assessment Year** 

08/25/2020 10:57 AM 4819833 281 Stoneham Road Page 2 of 2

## **DISCLOSURES**

Fee 2 Fee 3

Foreclosed/Bank-Owned/REO No Flood Zone No Monthly Lease Amount Easements

Covenants No Resort No Financing-Current Financing-Possible Opt

Auction No Date - Auction Auction Time

Auctioneer - Responsible Auctioneer License Number Auction Price Determed By

## **Items Excluded**

#### PREPARED BY

Ken Perry Cell: 603-387-2667 ken@olderhomesnh.com

# My Office Info:

K A Perry Real Estate, LLC 188 North Wolfeboro Road

Wolfeboro NH 03894 Off: 603-569-1563





### 281 Stoneham Road



















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. NEREN is not the source of information presented in this listing. Copyright 2020 New England Real Estate Network.

Prep By: K A Perry Real Estate, LLC Ken Perry

281 Stoneham Road



Brookfield



















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. NEREN is not the source of information presented in this listing. Copyright 2020 New England Real Estate Network.

Prep by: K A Perry Real Estate, LLC

281 Stoneham Road







Brookfield NH 03872 opposite #280



