08/04/2018 05:19 PM			Μ	Page 1 of 2
Land 4664233 Closed	132-5-1 Club Lane Wolfeboro	NH 03894	Unit/Lot #:	Price - List \$129,000 Price - Closed \$128,000 Date - Closed 7/20/2018
	Zoning	Rural Resident		Road Frontage Yes
	Lot Acres/SqFt	21.000000	/ 914,760	Road Frontage Length 50
	Price Per Acre			Surveyed Yes
	Taxes TBD	Ν		Surveyed By
	Gross Taxes/Year	\$1,261.00 /	2016	Easements
	Flood Zone	No		Parcel Access ROW
A CONTRACT OF	Water Access			ROW Length/Width /
	Water Body Type			ROW Other Parcel
	Water Frontage Length Water Restrictions			Total Lots/Leases 1 /
				Exposure
	Current Use	Ν		Estimated Open Space %
	DOM	221		Land Gains

Directions Go 3 miles north of Downtown Wolfeboro, on NH Rte 28; take left onto Club Lane: across from AutoCare+, just before Allen Furniture and 7/11 intersection. Entrance to this 21 Acre non-sub-dividable lot is at the end of Club Lane pavement. Close to the Nick Rec Area, Albee Beach & the Bike trail.

An "Estate" sized 21-Acre homesite within 3 miles of Downtown Wolfeboro. Delightfully private rolling woodland (primarily hardwoods) almost completely surrounded by stonewalls, indicating that most of it was probably pastureland in the mid-19th century. For the Buyer who is looking for an out-of-the-way location with great privacy ...within 5 minutes of Wolfeboro's Historic Lakeside Downtown with its Restaurants, Shops & Services. Wolfeboro (Americas "Oldest Summer Resort") has 3 Public Beaches, public boat launches, year-round Town Recreation offerings for all ages, a 21st century Hospital, the well-regarded K-12 schools of the Governor Wentworth Regional School District ...AND a relatively Low real estate Tax Rate. The Listing REALTOR is a Trustee of the local non-profit that owns this parcel. Seller's Deed to Buyer will include a "No Further Subdivision" Restriction.

Virtual Tours

				LOT/L	DCATION			
Lot Description County Pole Number Permit Status Roads		Country Setti	Country Setting, Rolling, Wooded			Area Description Near Golf Course, Near Skiing		
		Carroll			Devel/Subdiv	Square Hill		
					Suitable Use	Residential, Timber		
					Permit Number			
		Dead End, Pa	aved, Private, Shared		Driveway			
Equipmen	nt							
Parking								
School-Di	strict	GovernorWe			School-Elementary	CarpenterE		
School-Mi	iddle	Kingswood			School-High	KingswoodR		
				UTIL	ITIES			
Services	Cable				Management Co/Pho	ne		
Water	On-Site	Well Needed			Fuel Company			
Sewer		Septic Needed			Phone Company	FairPoint		
	At Stree				Cable Company	MetroCast		
		-			Electric Company	Wolfeboro Municipal		
			F	UBLIC	RECORDS			
Recorded	Туре	Warranty	Deeds-Total			Book/Page	2016 / 873-875	
Мар		132	Block	0		Lot	5-1	
SPAN #			Property ID			Plan Survey #	Bk170 Pg45	
Assmt Am	nt/Year		/ Assmnts-Sp	ecial		Tax Class		
Tax Rate		14.63						
				DISCL	OSURES			
Fee/Frequency /		/	Fee Includes					
Fee 2/Frequency		/	F	ee 2 In	cludes			
Fee 3/Frequency / Fee 3 In			cludes					

		DISCLOSURES continued	Page 2 of 2			
Monthly Lease Amt		Sale Includes	-			
Listing Service	Full Service	Items Excluded				
Comp Only/Type	No	Land Restrictions Further Subdivision				
Covenants	No	Foreclsd/BankOwnd/REO No				
Resort	No	Shore Rights				
Auction	Ν	Documents Available Deed, Plot Plan, Property Disclosure, Survey				
Auctioneer - Responsit	ble	Possession				
Auctioneer License #	uctioneer License # Auction Date/Time /					
Auctn Price Determnd By		Auction Info				
Delayed Showing/Begin Date N /		Financing				

PREPARED BY

Ken Perry - Cell: 603-387-2667

ken@OlderHomesNH.com

K A Perry Real Estate, LLC - Off: 603-569-1563 188 North Wolfeboro Road Wolfeboro NH 03894















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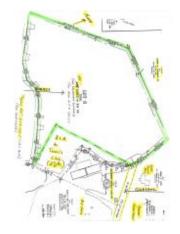
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