

Land	Lot 1 McManus Road	Unit/Lot #:	Price - List	\$75,000
4678463	Wolfeboro	NH 03894	Price - Closed	\$60,000
Closed			Date - Closed	2/14/2019



Zoning	1 F Res	
Lot Acres/SqFt	1.000000	/ 43,560
Price Per Acre		
Taxes TBD	N	
Gross Taxes/Year	\$865.00	/ 2017
Flood Zone	No	
Water Access		
Water Body Type		
Water Frontage Length		
Water Restrictions		
Current Use	N	
DOM	86	

Road Frontage	Yes
Road Frontage Length	140
Surveyed	Unknown
Surveyed By	
Easements	
Parcel Access ROW	
ROW Length/Width	/
ROW Other Parcel	
Total Lots/Leases	/
Exposure	
Estimated Open Space %	
Land Gains	

Directions In Wolfeboro, proceed south towards Kingswood. Turn left onto McManus Road & pass the Kingswood Art Center on your right and Crescent Lake School also on your right. As McManus makes a sharp left hand turn, this 1-acre wooded lot is on your right with 290' frontage on Kingswood Golf Course

This level 1-Acre wooded lot with stonewall boundaries on 3 sides abuts Kingswood Golf Course. The property is situated just beyond Crescent Lake School on the right and with access from McManus Road. The deed for this lot references abutting properties and concludes with the phrase, "with the same right of way that is now used to and from said lot". There is a cleared woods road leading from Mcmanus Road onto the lot and following the 295' +/- right stonewall boundary. The 177' +/- stonewall boundary at the back abuts a 108 acre wooded lot. The 290' +/- left sideline boundary abuts Kingswood Golf Course. Bring your ideas and build your home overlooking the nearby private golf green with sunny west and southwest views across the private golf course. The Sellers reserve the right to hold off on responding to an offer on this lot until Lot 2 (a 110-Acre wooded lot with frontage on Pleasant Valley Road - See MLS# 4691268) is either Under Agreement or an offer on both this 1 -acre lot with frontage on Mc Manus Road and the 110 acre lot with frontage on Pleasant Valley Road are Under Agreement. The Sellers consider their McManus Road lot as a 'gateway' lot to their abutting 110-acre lot.

Virtual Tours Property Panorama VT URL

LOT/LOCATION

Lot Description	Country Setting, Level, Timber, View, Wooded	Area Description	
County	Carroll	Devel/Subdiv	
Pole Number		Suitable Use	
Permit Status		Permit Number	
Roads	Gravel, Private	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	1	Lot	0	
SPAN #		Property ID		Plan Survey #		
Assmt Amt/Year	\$57,800	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		Sale Includes	
Listing Service	Full Service	Items Excluded	
Comp Only/Type	No	Land Restrictions	
Covenants	No	Foreclsd/BankOwnd/REO	No
Resort	No	Shore Rights	
Auction		Documents Available	
Auctioneer - Responsible		Possession	
Auctioneer License #		Auction Date/Time	/
Auctn Price Determnd By		Auction Info	
Delayed Showing/Begin Date	N /	Price - Original	\$75,000

PREPARED BY

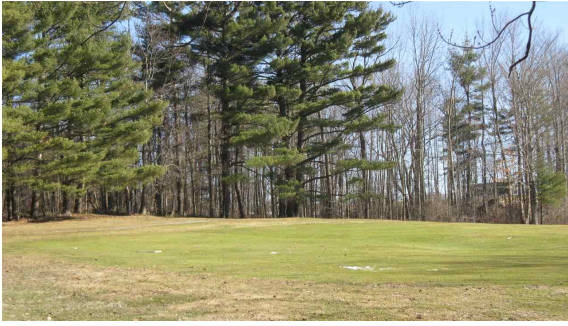
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 188 North Wolfeboro Road
 Wolfeboro NH 03894


Lot 1 McManus Road

Wolfeboro NH 03894

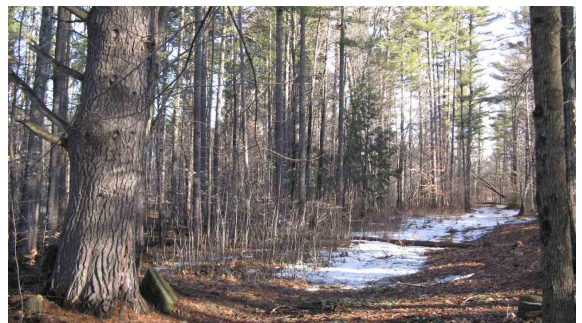


Interior Woods Road Looking South



Wooded Lot with a 290' sideline on Kingswood Golf Course

McManus Road Caution Sign for Golf Carts



Golf Activity Just Beyond the Stonewall

Woods Road Clearing along the Right Side Boundary

Lot 1 McManus Road

Wolfeboro NH 03894



Views to the South as you walk on McManus Road



Another left Boundary View



Mature Pine Growth on this Wooded 1-Acre Lot



McManus Road Crosses in Front



Back Stonewall Boundary



Southwest Open Views



Interior View



Northeast Corner Pin with Flagging