

**Land**  
**4786569**  
**Active**

**Ledge Hill Road**  
**Tuftonboro**  
**Unit/Lot # 2**

**NH 03816**

**Listed: 11/25/2019 \$72,500**

**Closed:**

**DOM: 115**



**County** NH-Carroll  
**VillDStLoc**  
**Zoning** FRES  
**Lot Size Acres** 2.210000  
**Lot - Sqft** 96,268  
**Price Per Acre** \$32,805.43  
**Taxes TBD** No  
**Tax - Gross Amount** \$780.00  
**Tax Year** 2019  
**Waterfront Property**  
**Water View**  
**Water Body Access**

**Water Body Name**

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

**Road Frontage** Yes  
**Road Frontage Length** 170  
**Surveyed** Yes  
**Surveyed By**

**ROW - Parcel Access**  
**ROW - Length**  
**ROW - Width**  
**ROW to other Parcel**  
**Total Lots**  
**Total Leases**  
**OpenSpc %**

**Delayed Showing** No  
**Date - Showings Begin**

**Directions** From Wolfeboro take Route 109A toward Tuftonboro. Take a right onto Ledge Hill Road. Follow approximately 4 miles at the property is on the left, just past School House Rd. Property just beyond 182 Ledge Hill Rd. If you reach Mountain Rd. Route 171 you have gone about a mile too far.

**Remarks - Public** VIEW ~ Beautiful 2.210 Acre Lot in Low Tax Tuftonboro. NW views of the Ossipee Mountains and Westerly views toward Tenney Mountain, in Hebron, NH. This property has been surveyed and Test Pits done.

#### LOT/LOCATION

**Development / Subdivision**

**Lot Description** Sloping, View

**Pole Number**  
**Permit Number**  
**Roads**

Paved

**School - District** Governor Wentworth Regional  
**School - Elementary**  
**School - Middle/Jr**  
**School - High**

#### UTILITIES

**Utilities** None  
**Water** None  
**Sewer** Septic Design Available  
**Electric** At Street

**Fuel Company**  
**Electric Company**  
**Cable Company**  
**Phone Company**

#### PUBLIC RECORDS

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 3085  
**Deed - Page** 333-334  
**Plan Survey Number**  
**Property ID**

**Map** 000045  
**Block** 000001  
**Lot** 000043  
**SPAN#**

**Tax Class**  
**Tax Rate**  
**Current Use** No  
**Land Gains**  
**Assessment Amount**  
**Assessment Year**  
**Assessments - Special**

**DISCLOSURES****Fee 2****Fee 3**

**Foreclosed/Bank-Owned/REO** No  
**Monthly Lease Amount**  
**Flood Zone** No  
**Easements** Yes  
**Covenants** No  
**Resort** No

**Financing-Current**  
**Financing-Possible Opt**

**Auction** No  
**Date - Auction**  
**Auction Time**

**Items Excluded**

**Auctioneer - Responsible**  
**Auctioneer License Number**  
**Auction Price Determined By**

**PREPARED BY**

Ken Perry  
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**My Office Info:**

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Wolfeboro NH 03894  
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Listed by:

Faye Friedrich / K A Perry Real Estate, LLC

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**Ledge Hill Road**

**2**

**Tuftonboro NH 03816**



Proposed driveway site



Driveway



Sloping lot with view of the Ossipee Mountains



2.210 Acres



Open Field



Lower field open



Looking back toward Ledge Hill Rd.

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

**Listed by:**

Faye Friedrich / K A Perry Real Estate, LLC