

Land
4453861
Active

0 Avery
Wolfeboro **NH 03894**
North Wolfeboro NH

Unit/Lot #:

Price - List **\$325,000**
Price - Closed
Date - Closed



Zoning Res'I/Ag
Lot Acres/SqFt 162.80 / 7,091,568
Price Per Acre \$2,031
Taxes TBD N
Gross Taxes/Year \$192.00 / 2016
Flood Zone Unknown
Water Access
Water Body Type
Water Frontage Length
Water Restrictions
Current Use Y
DOM 511

Road Frontage Yes
Road Frontage Length 1,380
Surveyed Yes
Surveyed By Norway Plains Associates
Easements Yes
Parcel Access ROW No
ROW Length/Width /
ROW Other Parcel
Total Lots/Leases 1 /
Exposure South
Estimated Open Space %
Land Gains

Directions NH Rte 28 to 6 mi N of Wolfeboro (or 3 mi S of Rte 16) to North Wolfeboro Rd. Go up (@30mph) 1 mi to Dimon's Corner. Go straight (@20mph) through the intersection, onto Stoddard Rd. Go about 1 mi to Cemetery on L; L up Cowper Rd. 1 mi to end. 162 Acres will be straight ahead at RE sign, mostly to R.

162.8 Surveyed ACRES of Accessible Privacy in the northern part of the historic LAKE Winnepesaukee town of Wolfeboro. Stonewalls throughout the long-ago-cleared forest of mixed hardwoods & pine. In the Residential-Agricultural Zone w/minimum lot sizes of 5 Acres, w/400' of frontage. "Open space /cluster" development will be encouraged & maybe even required. The gentle SOUTH-Facing slope drops about 100 ft along the 1380+/- ft of gravel/dirt road/trail frontage. There appears to be 300+/- ft on the town-maintained Class V roadway. The remaining 1080+/- ft of frontage is on a non-maintained Class VI roadway, where much more restrictive "development" rules will apply, per state law. Ideal for family-ownership & enjoyment that includes a "long-view" wildlife & timber "stewardship" intention. Most recent selective timber harvest was c2000. In area of well-maintained c1790-1840 large-acreage farmsteads & woodlands. Modest VIEWS to the South likely possible with selective clearing.

Virtual Tours

LOT/LOCATION			
Lot Description		Area Description	Rural
County	Carroll	Devel/Subdiv	
Pole Number		Suitable Use	Timber
Permit Status		Permit Number	
Roads	Dirt, Gravel, Public, Unpaved	Driveway	
Equipment		Amenities	
Parking			
School-District	GovernorWe	School-Elementary	CarpenterE
School-Middle	Kingswood	School-High	KingswoodR

UTILITIES			
Services	Telephone Available	Management Co/Phone	
Water		Fuel Company	
Sewer		Phone Company	FairPoint
Electric	At Street	Cable Company	
		Electric Company	Wolfeboro Municipal

PUBLIC RECORDS			
Recorded Type	Warranty	Deeds-Total	Book/Page 2941 / 335
Map		Block	Lot
SPAN #		Property ID	Plan Survey # PB 237-055
Assmt Amt/Year	/	Assmnts-Special	Tax Class
Tax Rate	13.95		

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

Short Sale

No

Covenants

No

Resort

No

Auction

N

Auctioneer - Responsible**Auctioneer License #****Auctn Price Determnd By****Sale Includes****Items Excluded****Land Restrictions** Mobile Homes, Temporary Structures, Wetland**Foreclsd/BankOwnd/REO** No**Shore Rights****Documents Available** Deed, Property Disclosure**Possession** At Closing**Auction Date/Time** /**Auction Info****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 03894-4522



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Southern exposure; possible VIEW?



looking down Class 6 roadway



19th century homesite?



one of many stonewalls



Class 6 roadway at top of lot



opening into top of acreage



substantial double wall



intersecting walls

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K A Perry Real Estate, LLC

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mature oak along roadway



Avery Rd to South end of lot



double wall along Avery Rd



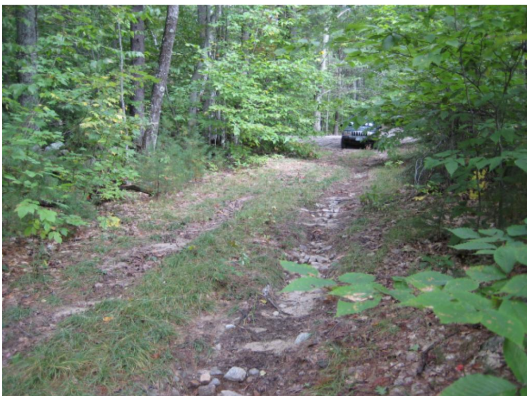
wall into acreage from Avery



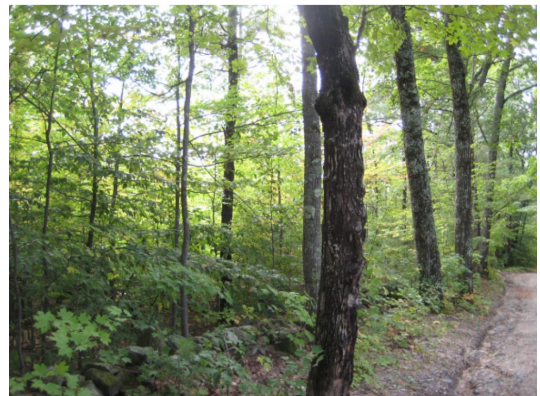
more growth left 300'+ back



looking back up Class 6 Rd



...and closer to Class 5 Rd



acres near road are more open

Prepared by: Ken Perry

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roadside wall into acreage



back down Class 5 Cowper Rd



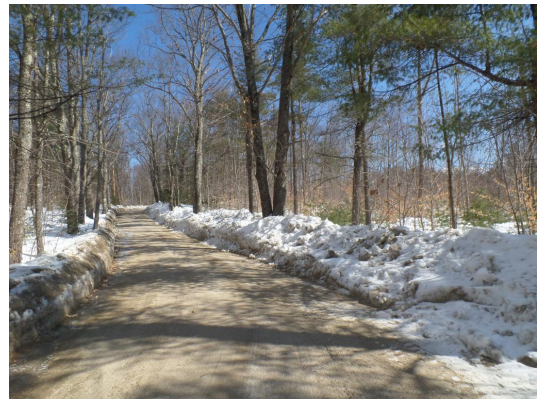
from CowperRd; see power pole



top of Class 6 Rd; lot on Left



distant vista



looking back out Cowper Rd