

Land
4819833
Closed

281 Stoneham Road
Brookfield
Unit/Lot #opposite #280

NH 03872

Listed: 7/31/2020 \$79,900
Closed: 10/1/2020 \$79,900
DOM: 32



County NH-Carroll
VillDstLoc
Zoning Residential/Agricultural
Lot Size Acres 9.100000
Lot - Sqft 396,396
Price Per Acre \$8,780.22
Taxes TBD No
Tax - Gross Amount \$1,090.00
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 850
Surveyed Unknown
Surveyed By
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Total Lots 1
Total Leases
Estimated Open Space % 90

Delayed 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 400+/- 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 at Closing. 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
Roads Paved, Public

Area Description Near Paths, Near Snowmobile Trails, Rural

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

DISCLOSURES**Fee 2**

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

Financing-Current
Financing-Possible Opt
Auction No
Date - Auction
Auction Time
Auctioneer - Responsible
Auctioneer License Number
Auction Price Determnd By

Items Excluded**PREPARED BY**

Ken Perry
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K A Perry Real Estate, LLC
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Listed by:

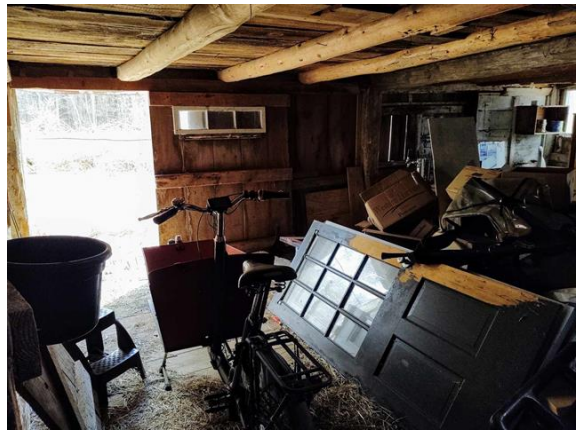
Ken Perry / K A Perry Real Estate, LLC

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Ken Perry

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