

Commercial Sale
4739373
Closed

11 Jackman Pond Road
Tamworth NH 03883

Unit/Lot #:

Price - List \$395,000
Price - Closed \$350,000
Date - Closed 4/1/2019



Year Built 1800
SqFt-Total Building 2,688
SqFt-Total Source Municipal
SqFt-Total Available 3,948
SqFt-Apx Building Source Municipal
Zoning None
Road Frontage Yes
Road Frontage Length 2,025
Flood Zone
Lot Size Acres 19.000000
Traffic Count
Loss Factor Percentage
Vacancy Factor
Days On Market 13

Taxes TBD N
Gross Taxes/Year \$9,247.00 /
Gross Income
Operating Expense
Net Income
Operating Expense Includes

Expenses - CAM
Expenses - Taxes
Expense - Utility
Expenses - Insurance
Expenses - Management

Sub Property Type Business, Hospitality,
 Opportunity

Sub Prop Type Use Business w/ Real Estate,
 Campground, Historic
 Building, Lodging

Directions I-93 to New Hampton/Exit 23; Rte 104E to Rte 3 in Meredith; go N 1 mi to R on Rte 25. Go 17 mi NE to L on Rte 113W in S. Tamworth; Campground is on immediate L, before bridge. From Rte 16 in W. Ossipee go W 8 mi; just beyond S. Tamworth village go R on 113W to Riverbend

Riverbend CAMPGROUND, Inc. operates on 19 Tamworth ACRES in NH's Lakes Region in the foothills of the White Mountains, only 15 minutes from Lake Winnepesaukee's Beaches and Boat Launches and 45 minutes from North Conway. The area offers scores of outdoor (& indoor) summer activities for all ages ...shops, dining, golf, biking trails, live music & theater, museums, world-famous youth camps, family-fun attractions, etc. ...as well as many of the best hiking trails in the entire Northeast. The 28 RV sites each include 30-50 amp electric, water, sewer & wi-fi. Both drive-in and pull-thru sites are available for Seasonal lease (15 May - 15 Oct) or for shorter-term rental. On-site amenities include a large Pool, playground, horse shoes, laundry, free hot showers, dump station, and firewood availability, as well as fishing and a river walk along our own 1000 ft of Bearcamp River frontage. ALL Campground FACILITIES, buildings & infra-structure (including Water & Septic systems) are LESS than 15 YEARS old ...much NEWER than most other NH Campgrounds! The large c1800 4-bedroom/2-bath home has some updates (windows, bathrooms, kitchen, etc.) and lots of space for family living, and/or compatible commercial uses on our 1115 ft of highly-visible frontage on NH Rte 25. The un-finished attached ell and large original post & beam barn offer additional commercial possibilities ...while continuing to provide considerable visual and sound buffering for the RV Campsites.

STRUCTURE

Building # 3+	Units Per Building	Total Stories 2
Divisible SqFt Min/Max /	Basement/Access Type Yes / Interior	
Foundation	Basement Description Crawl Space, Dirt Floor, Full, Partial, Stairs -	
Roof	Construction	
Exterior Wood		
Total Drive-in Doors	Door Height	
Total Loading Docks	Dock Height	Dock Levelers
Ceiling Height	Total Elevators	

LEVEL	TYPE	DESCRIPTION
UNIT 1		
UNIT 2		
UNIT 3		
UNIT 4		
UNIT 5		
UNIT 6		
UNIT 7		
UNIT 8		

UTILITIES

Heating Forced Air, Gas Heater, Furnace - Wood/Oil Combo
Heat Fuel Gas - LP/Bottle, Oil, Wood
Gas - Natural Available
Cooling
Water Community, Drilled Well, On-Site Well Exists
Sewer 750 Gallon, 1000 Gallon, 1250 Gallon, 1500+ Gallon,
Electric 200 Amp, Circuit Breaker(s), On-Site, Underground

Services Cable - Available, High Speed Intrnt -Avail, Underground Utilities

Management Co/Phone /

Fuel Company

Phone Company Consolidated Commun'tion

Cable Company Spectrum

Electric Company EverSource

LOT / LOCATION

Page 2 of 2

County	NH-Carroll	Submarket	LakesReg
Water Body Access		Project Building Name	
Water Body Type		ROW-Parcel Access	
Water Body Name	Bearcamp River	ROW-Length/Width	/
Water Frontage Lngth	1,000	ROW to other Parcel	
Water Restrictions		Surveyed/By	/
Lot Desc	Country Setting, Level, River Frontage, Walking Trails, Water View	Area Desc	

FEATURES

Parking	On-Site, Parking Spaces 21+, RV Accessible	Features - Commercial	Additional Outbuildings, Showers
Air Conditioning %		Sprinkler	
Railroad Avail/Provider	/	Signage	Adequate
Green Verification Progm		Green Verification Rating/Metric	/
Green Verification Body		Green Verification New Construction	
Green Verification Status/Year	/	Green Verification URL	

PUBLIC RECORDS

Deed - Recorded Type	Warranty	Deeds - Total		Deed Book/Page	2396 / 0793
Map	420	Block	0	Lot	15
SPAN #		Property ID		Plan Survey Number	
Assment Amount/Year	\$401,000 / 2018	Assments - Special		Current Use	
Tax Class		Tax Rate	23.06	Land Gains	

DISCLOSURES

Listing Service	Full Service	Sale Includes	Additional Buildings, Equipment, Land/Building/Business
Comp Only/Type	No /	Items Excluded	
Seasonal		Negotiable	
Investment Info		Foreclsd/BankOwnd/REO	No
Covenants		Financing	
Auction	No		
Auctioneer - Responsible			
Auctioneer License #		Auction Date/Time	/
Delayed Showing/Begin Date	N /	Auctn Price Determnd By	
		Auction Info	

PREPARED BY**Ken Perry - Cell: 603-387-2667**

ken@OlderHomesNH.com

K A Perry Real Estate, LLC - Off: 603-569-1563

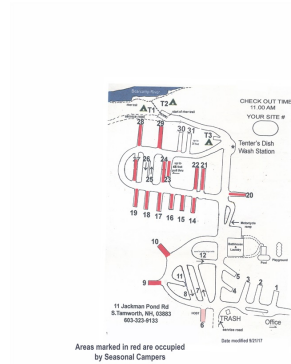
188 North Wolfeboro Road

Wolfeboro NH 03894



11 Jackman Pond Road

Tamworth NH 03883

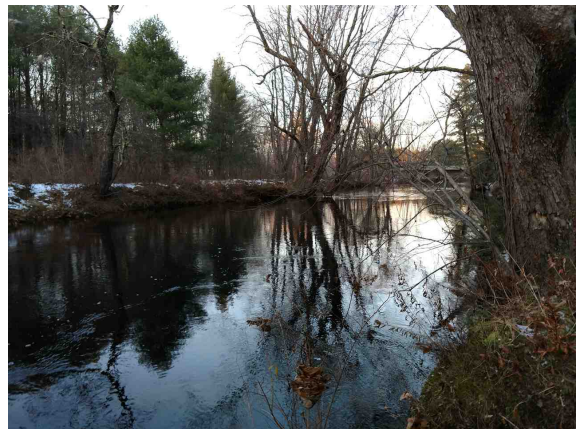
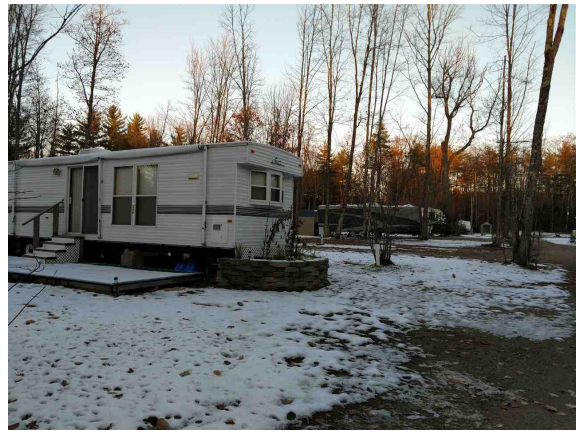


Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2019 New England Real Estate Network, Inc.

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

Listed by:

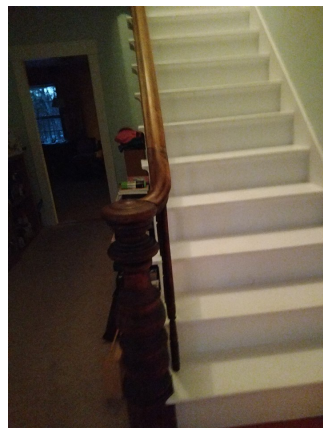
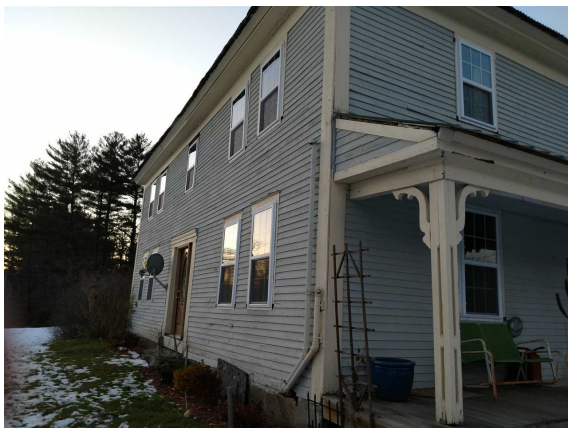
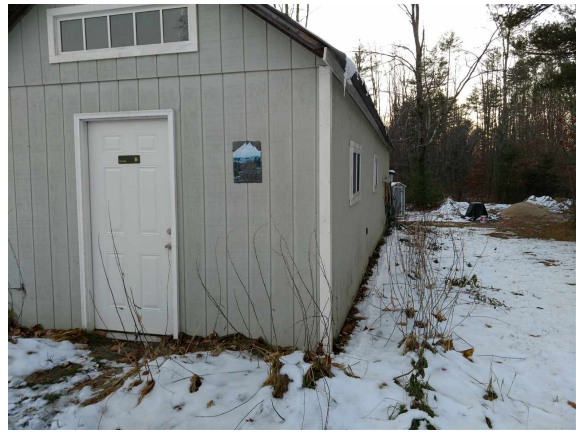
Ken Perry / K A Perry Real Estate, LLC

11 Jackman Pond Road**Tamworth NH 03883**

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2019 New England Real Estate Network, Inc. **Prep by:** K A Perry Real Estate, LLC
Ken Perry

Listed by:

Ken Perry / K A Perry Real Estate, LLC

11 Jackman Pond Road**Tamworth NH 03883**

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2019 New England Real Estate Network, Inc.

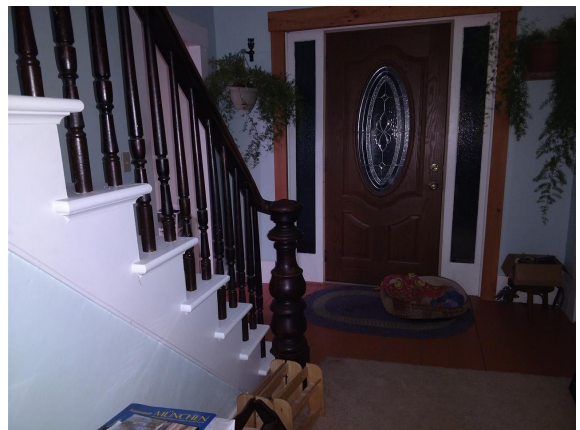
Prep by: K A Perry Real Estate, LLC
Ken Perry

Listed by:

Ken Perry / K A Perry Real Estate, LLC

11 Jackman Pond Road

Tamworth NH 03883



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2019 New England Real Estate Network, Inc.

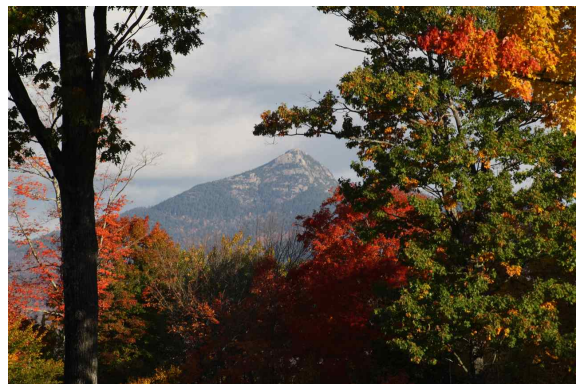
Listed by:

Ken Perry / K A Perry Real Estate, LLC

Prep by: K A Perry Real Estate,
Ken Perry

11 Jackman Pond Road

Tamworth NH 03883



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2019 New England Real Estate Network, Inc. **Prep by:** K A Perry Real Estate, LLC

Ken Perry

Listed by:

Ken Perry / K A Perry Real Estate, LLC