

**Land**  
**4690764**  
**Closed**

**268-002 Route 28**  
**Ossipee NH 03864**

**Unit/Lot #:**

**Price - List \$199,900**  
**Price - Closed \$133,359**  
**Date - Closed 12/28/2018**



**Zoning** Rural District  
**Lot Acres/SqFt** 193.129000 / 8,412,699  
**Price Per Acre**  
**Taxes TBD** Y  
**Gross Taxes/Year** \$182.00 / 2017  
**Flood Zone** Unknown  
**Water Access**  
**Water Body Type**  
**Water Frontage Length**  
**Water Restrictions**  
**Current Use** Y  
**DOM** 175

**Road Frontage** Yes  
**Road Frontage Length** 647  
**Surveyed** Yes  
**Surveyed By** Mott Survey Co, LLC  
**Easements** Unknown  
**Parcel Access ROW**  
**ROW Length/Width** /  
**ROW Other Parcel**  
**Total Lots/Leases** 2 /  
**Exposure**  
**Estimated Open Space %**  
**Land Gains**

**Directions** Rte 16 to Rte 28 at Hannafords/Rite Aid/Tractor Supply; go 2 mi S of Rte 16 (9 mi N of Wolfeboro) to just south of Cornerstone Christian Academy; 210 Acres w/647' of frontage at RE Sign on east side of roadway.

A 210 Acre wooded parcel w/647' of state highway frontage, in Ossipee's Rural Zoning District. Single family & 2-family homes, Agricultural, and Forestry Uses Allowed; some other uses may be possible by Special Exception. Rolling land with steeper slopes to South. Long-term forest products potential. 210 Acres of privacy at 700+ feet Above Sea Level! In Current Use (reduced tax assessment on raw land); Ad Valorem Value = \$224,200. Within an hour of the Seacoast, with shorter Commutes south to Rochester, Dover, Durham, etc. During Buyer's preliminary Title Search, a previously unknown 2010 Survey was discovered, reducing the actual acreage from the Tax Map estimate of 210 Acres to 193.129 Acres.

#### Virtual Tours

LOT/LOCATION			
<b>Lot Description</b>	Country Setting, Hilly, Major Road Frontage,	<b>Area Description</b>	Near Shopping, Rural
<b>County</b>	Carroll	<b>Devel/Subdiv</b>	
<b>Pole Number</b>		<b>Suitable Use</b>	
<b>Permit Status</b>		<b>Permit Number</b>	
<b>Roads</b>	Paved, Public	<b>Driveway</b>	
<b>Equipment</b>			
<b>Parking</b>			
<b>School-District</b>	GovernorWe	<b>School-Elementary</b>	OssipeeCen
<b>School-Middle</b>	Kingswood	<b>School-High</b>	KingswoodR

#### UTILITIES

<b>Services</b>		<b>Management Co/Phone</b>	
<b>Water</b>	On-Site Well Needed	<b>Fuel Company</b>	
<b>Sewer</b>	On-Site Septic Needed	<b>Phone Company</b>	Consolidated Communica...
<b>Electric</b>	At Street	<b>Cable Company</b>	
		<b>Electric Company</b>	

#### PUBLIC RECORDS

<b>Recorded Type</b>	Warranty	<b>Deeds-Total</b>		<b>Book/Page</b>	2131 / 663
<b>Map</b>	268	<b>Block</b>	0	<b>Lot</b>	2 & 3
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey #</b>	
<b>Assmt Amt/Year</b>	\$8,345 / 2017	<b>Assmnts-Special</b>		<b>Tax Class</b>	
<b>Tax Rate</b>	21.75				

#### DISCLOSURES

<b>Fee/Frequency</b>	/	<b>Fee Includes</b>	
<b>Fee 2/Frequency</b>	/	<b>Fee 2 Includes</b>	
<b>Fee 3/Frequency</b>	/	<b>Fee 3 Includes</b>	

**Monthly Lease Amt****Listing Service**

Full Service

**Comp Only/Type**

No

**Covenants**

Unknown

**Resort**

No

**Auction****Auctioneer - Responsible****Auctioneer License #****Auctn Price Determnd By**

Delayed Showing/Begin Date N /

**Sale Includes****Items Excluded****Land Restrictions**

Foreclsd/BankOwnd/REO No

**Shore Rights****Documents Available****Possession****Auction Date/Time**

/

**Auction Info**

Price - Original \$199,900

**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





268-002 Route 28

Ossipee NH 03864

