

**Land**  
**4094552 Active**

**Wentworth Road**  
**Brookfield, New Hampshire 03872**



**L \$125,000**



**Type:** Timberland  
**Taxes:** \$ 100.00  
**Taxes TBD:**  
**Tax Year:** 2010  
**Zoning:** Res'l-Agr'l  
**Flood Zone:** Unknown  
**Road Frontage:** Yes/ 305  
**Water Frontage:**  
**Water Acc Type:**  
**Water Body Type:**  
**Water Body Name:**

**Lot Acre:** 50.00  
**Lot SqFt:** 2,178,000  
**Est Open Spc:** %  
**Price/Acre:** \$ 2,500.00  
**Permit Num:**  
**Pole Num:**  
**Easements:**  
**Exposure:**  
**Surveyed:** Yes

**Multiple Deeds:** U      **Mo. Lease Amt:** \$      **Association:** No      **Monthly Assoc.\$:** \$  
**Water Body Restri.:**      **Current/Land Use:** Yes      **Surveyed By:** GrEastLandSurv      **Land Gains:**  
**Total # Leases:**      **Total # Lots:**

**Parcel Access ROW:**      **ROW for other Parcel:**      **ROW Width:**      **ROW Length:**

**Public Rems:** First time offered separately since 1983. ONLY \$125K for 50+/- ACRES of your own LAND! 255' & 50' of NH Rte 109 Road Frontages. Good homestead/farming candidate of over-grown Old FIELDS & Pastures; mix of small & large softwoods, hardwoods; mostly LEVEL w/gentle slopes, streams, and some wildlife-filled lowlands of marsh & small POND. 800' +/- of Class VI Road frontage at back of property. Probably best-suited as a very private single-family homesite/farm/estate; but, with Town Approved interior-road layout, further subdivision may be possible. Abutting FARM on 28 Acres available @NNEREN mls#4090151.

**Directions:** Only 7 mi. from Downtown Wolfeboro's Shops, Restaurants, Markets, Dock, etc. Take Rte 28N for 3 mi.; R on Rte 109E; go 4 mi. just over Wolfeboro/Brookfield Town Line to level rise of land at RE sign on L just after 2nd big open field; begins at stonewall. From Rte 16 (Wakefield), take 109W 4 miles.

**Amenities:** Wooded Lot      **Location:** Rural  
**Topography:** Agricultural Prop , Country Setting , Hilly , Level , Pond , Rolling , Secluded , Sloping , Stream , Wetlands , Wooded  
**Current Use:** Agriculture , Timber

**Utilities:**  
**Electric:** At Street      **Structure:** None  
**Gas:** None      **Shore Rights:**  
**Roads:** Paved , Public      **Restrictions:**  
**Water:** On Site Well Needed      **Financing:**  
**Permit Status:**      **Sewer:** On Site Septic Needed  
**Docs Avail:** Deed , Tax Map      **Possession:**

**Tax Rate:** \$14.20      **Assmt:** \$87,500.00      **Assmt Yr:** 2010  
**Tax Class:**      **Unadjusted Taxes:**      **Tax Reduct:** Yes  
**Veteran:** Unknown      **Other:** Unknown  
**Covenant:** Unknown      **Source SqFt:**      **County:** Carroll  
**Recorded Deed:** Warranty      **Book/Pg:** 921/ 025      **Plan/Survey:** 23-16  
**Map/Blck/Lot:** 24/ / 19      **Property ID:**      **SPAN # (VT):** --  
**Devel/Subdiv:** Fletcher Farm      **High Sch:** Kingswood Regional High School      **Jr./Mid Sch:** Kingswood Regional Middle  
**District:** Governor Wentworth Regional      **Cable:**      **Power Co:** PSNH  
**Elem Sch:** Carpenter Elementary      **Phone Co:**      **Resort:** No  
**Fuel Co:**

**DOM:** 10

**PREPARED BY**



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Photo Gallery MLS# L4094552A



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**Photo Gallery MLS# L4094552A**



**abuts old-Fletcher-Farm fields**



**50A parcel is marked in yellow**

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