

**Land**  
**4105520 Closed**

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



**L \$150,000**  
**C\$120,000**



**Type:** Timberland  
**Taxes:** \$ 277.00  
**Taxes TBD:**  
**Tax Year:** 2010  
**Zoning:** Res'l-Agr'l  
**Flood Zone:** Unknown  
**Road Frontage:** Yes/ 105  
**Water Frontage:**  
**Water Acc Type:**  
**Water Body Type:**  
**Water Body Name:**

**Lot Acre:** 250.00  
**Lot SqFt:** 10,890,000  
**Est Open Spc:** %  
**Price/Acre:** \$ 600.00  
**Permit Num:**  
**Pole Num:**  
**Easements:**  
**Exposure:** South  
**Surveyed:** Unknown

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

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

**Public Rems:** 250 +/- ACRES OF YOUR OWN LAND, WIDE OPEN SUNNY HILLSIDE OFFERING EXPENSIVE SOUTHERLY VISTA OF YOUR OWN PRIVATE DOMAIN OF WOODED HILLSIDES, STREAMS, AND WILDLIFE.

**Directions:** SEVEN MILES FROM DOWNTOWN WOLFEBORO, ROUTE 109 EAST TO JUST OVER THE WOLFEBORO/BROOKFIELD LINE, PROPERTY ON RIGHT.

**Amenities:** Wooded Lot      **Location:** Rural  
**Topography:** Hilly , Mountain View , Open , Pond Site , Rolling , Secluded , Stream , View , Wetlands , Wooded  
**Current Use:** 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:**      **Possession:**  
**Excl Sale:**

**Tax Rate:** \$14.20      **Assmt:** \$163,100.00      **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/ 022      **Plan/Survey:** 22-3  
**Map/Blck/Lot:** 24/ / 7      **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:**

**Closed Date:** 12/21/2011      **DOM/DUC:** 0 / 51

**PREPARED BY**



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**Photo Gallery MLS# L4105520C**



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