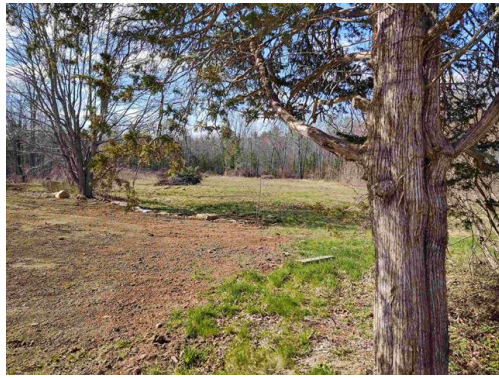


Land	281 TMLot4-24 Stoneham Ro... Unit/Lot #: opposite #2...	Price - List	\$119,900
4907615	Brookfield NH 03872	Price - Closed	\$100,000
Closed		Date - Closed	7/28/2022



Zoning	Residential/Agricultural	Road Frontage	Yes
Lot Acres/SqFt	9.100000 / 396,396	Road Frontage Length	850
Price Per Acre	\$10,989.01	Surveyed	Unknown
Taxes TBD	N	Surveyed By	
Gross Taxes/Year	\$1,320.00 / 2021	Easements	Unknown
Flood Zone	Unknown	Parcel Access ROW	
Water Access		ROW Length/Width	/
Water Body Type		ROW Other Parcel	
Water Frontage Length		Total Lots/Leases	/
Water Restrictions		Exposure	South
Current Use	N	Estimated Open Space %	90
DOM	62	Land Gains	

Directions Take NH Rte 16 to Stoneham Rd, 2 mi. N of the Rte 109 Light. Go 2 mi. up Stoneham Rd to 9 ACRES of mostly-cleared old PASTURE on the L, across from #280 & just before Stoneham 4 corners. Lot is only 3 mi. N of the Walking/Bike/Snowmobile TRAIL to WOLFEBORO. Easy Rte 16 COMMUTE South to SEACOAST.

This 9.1 ACRES of mostly-open old Pasture in Brookfield (only 2 miles from Rte 16 for a fairly short COMMUTE to Rochester/Dover/Portsmouth) is a great SOUTH-Facing location for a new home with walk-out lower level potential. Recent re-grading of part of the lot suggests a potential building site, with its short gravel pull-in. With Long Road Frontage, this lot is possibly Sub-Dividable into 2 lots, each with 400+/- feet of Paved Town Road frontage. Note on the Tax Map, that the 75' X 285' parcel on the 4-corners is NOT included; it has long been owned by a neighborhood family and due to its small size, may be unbuildable. This slightly-sloping South-facing old pasture appears to offer SOLAR, Gardening, Equine & Farming potential ...in addition to the usual Residential uses. There is orange flagging on all of the corners referred to in the Deed (one of the Documents at the D button under the photo box) except for the far back SE corner. Brookfield is a voting member of the Governor Wentworth Regional School District. Students attend School in Wolfboro. Grades K-3 attend Carpenter School in downtown Wolfboro. Gr 4-6 attend at Crescent Lake School, 7&8 at Kingswood Middle, 9-12 at Kingswood Regional HS & Lakes Region Tech ...all on the Kingswood campus (1 mile S of downtown Wolfboro on S Main St/NH Rte 28).

Virtual Tours

LOT/LOCATION			
Lot Description	Country Setting, Farm - Horse/Animal, Field/Past...	Area Description	Near Paths, Near Snowmobile Trails, Rural
County	Carroll	Devel/Subdiv	possible 2nd lot on Garney Road
Pole Number		Suitable Use	Agriculture, Farm, Farm - Horse/Animal, Field/Pas...
Permit Status		Permit Number	
Roads	Paved, Public	Driveway	
Equipment			
Parking			
School-District	GovernorWe	School-Elementary	CarpenterE
School-Middle	Kingswood	School-High	KingswoodR

UTILITIES

Services	Cable - Available, Internet - Cable, Telephone Available	Management Co/Phone	
Water	On-Site Well Needed	Fuel Company	
Sewer	On-Site Septic Needed	Phone Company	Consolidated Communicat'n
Electric	At Street	Cable Company	Spectrum
		Electric Company	EverSource

PUBLIC RECORDS			
Recorded Type	Warranty	Deeds-Total	Book/Page 3534 / 1104
Map	4	Block 0	Lot 24
SPAN #		Property ID	Plan Survey #
Assmt Amt/Year	\$74,500 / 2021	Assmnts-Special	Tax Class
Tax Rate	17.72		

DISCLOSURES

Fee/Frequency	/	Fee Includes	
Fee 2/Frequency	/	Fee 2 Includes	
Fee 3/Frequency	/	Fee 3 Includes	

Monthly Lease Amt**Listing Service**

Full Service

Comp Only/Type

No

Covenants

No

Resort

No

Auction

N

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** Deed, Other, Tax Map**Possession** At Closing**Auction Date/Time** /**Auction Info****Price - Original** \$119,900**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

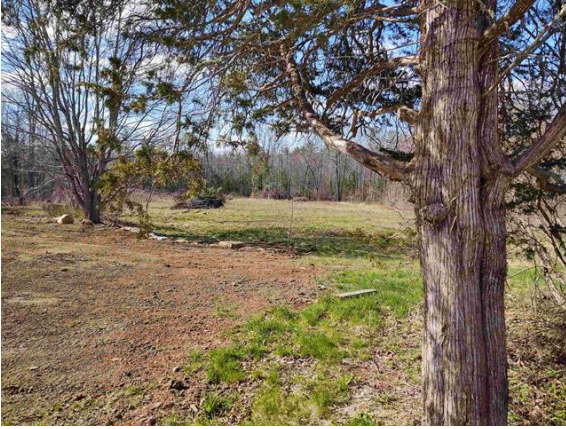
Wolfeboro NH 03894



281 TMLot4-24 Stoneham Road

opposite #280

Brookfield NH 03872



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 2022 Northern New England Real Estate Network.

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

Listed by:

Ken Perry / K A Perry Real Estate, LLC



281 TMLot4-24 Stoneham Road



opposite #280



Brookfield NH 03872

281 TMLot4-24 Stoneham Road



opposite #280

Brookfield NH 03872

