

**Land** **145 Moultonville Road** **Listed: 7/28/2022** **\$149,900**  
**4923246** **Ossipee** **NH 03814** **Closed:**  
**Active** **Unit/Lot #** **DOM: 287**



<b>County</b>	NH-Carroll	<b>Road Frontage</b>	Yes
<b>VillDstLoc</b>		<b>Road Frontage Length</b>	66
<b>Zoning</b>	Residential	<b>Surveyed</b>	No
<b>Lot Size Acres</b>	1.500000	<b>Surveyed By</b>	
<b>Lot - Sqft</b>	65,340	<b>ROW - Parcel Access</b>	
<b>Price Per Acre</b>	\$99,933.33	<b>ROW - Length</b>	
<b>Taxes TBD</b>	No	<b>ROW - Width</b>	
<b>Tax - Gross Amount</b>	\$1,124.00	<b>ROW to other Parcel</b>	
<b>Tax Year</b>	2021	<b>Total Lots</b>	1
<b>Waterfront Property</b>		<b>Total Leases</b>	
<b>Water View</b>		<b>OpenSpc %</b>	80
<b>Water Body Access</b>		<b>Exposure</b>	South
<b>Water Body Name</b>		<b>Date Initial Showings ...</b>	
<b>Water Body Type</b>			
<b>Water Frontage Length</b>			
<b>Waterfront Property Rights</b>			
<b>Water Body Restrictions</b>			

**Directions** Rte 16 to 16B & up Main St to Ctr. Ossipee village. At Depot, bear L & go up Moultonville Rd 1mi to Mill Pond on R. Lot is on L w/66 ft. of frontage, widens a bit as it rises and then goes back 700 ft. as sunny/useable/level land to the last 100 ft., where it drops back down to meet Tannery Brook.

**Remarks - Public** Overlooking the Dan Hole River Mill Pond and its Dam, this narrow (mostly about 80 ft. wide) but almost 900 ft. deep 1.5 Acre lot has a Permitted 30'x20' Poured-Concrete 2019 decked FOUNDATION awaiting YOUR New Home, w/Town Water & Sewer already on-site. This lot also includes an Older (but very Useable) 32'x24' BARN & lots of open & level Sunny (w/bordering trees) OUTDOOR Play/Living/Gardening space. The small 19th century Cemetery appears to have the usual (but seldom used) walking-access easement from Moultonville Rd. Located in the well-regarded Governor Wentworth Regional School District, K-6 students attend Ossipee Central just 1 mile away while Gr 7-12 students attend the Middle, High and Tech Schools on the Kingswood Regional campus 15 miles SW in Wolfeboro. Center Ossipee is just off Rte 16 for easy commutes North to Conway & the Mt Washington Valley, or South to the Seacoast. NOTE: This property is all HIGH Ground (except at the entrance from Moultonville Road and at the very back/southern -most-tip of the property where it drops steeply to its FRONTAGE on Tannery Brook) and offers some Seasonal Views. It is definitely NOT located in the middle of a "Reservoir" as shown on some Google Maps ...an error that Google has so far refused to correct!

#### LOT/LOCATION

**Development / Subdivision** **Lot Description** Country Setting, Level, Open, Recreational, Sloping

**Pole Number**  
**Permit Number**  
**Roads** Paved, Public

**School - District** Governor Wentworth Regional **Suitable Use** Residential  
**School - Elementary** Ossipee Central Elementary Sch  
**School - Middle/Jr** Kingswood Regional Middle  
**School - High** Kingswood Regional High School

#### UTILITIES

**Utilities** Cable - Available, High Speed Intrnt -Avail, Telephone Available **Fuel Company**  
**Water** Public **Electric Company** NH Co-op  
**Sewer** Public **Cable Company** Spectrum  
**Electric** On-Site **Phone Company** Consolidated Communicat'n

#### PUBLIC RECORDS

<b>Deed - Recorded Type</b> Warranty	<b>Map</b> 090	<b>Tax Class</b>
<b>Deeds - Total</b>	<b>Block</b> 000	<b>Tax Rate</b> 20.11
<b>Deed - Book</b> 3312	<b>Lot</b> 005	<b>Current Use</b> No
<b>Deed - Page</b> 0688	<b>SPAN#</b>	<b>Land Gains</b>
<b>Plan Survey Number</b>		<b>Assessment Amount</b>
<b>Property ID</b>		<b>Assessment Year</b>
		<b>Assessments - Special</b>

**DISCLOSURES**

**Fee 2**  
**Fee 3**

**Foreclosed/Bank-Owned/REO** No  
**Monthly Lease Amount**  
**Flood Zone** No  
**Easements** Yes  
**Covenants** Unknown  
**Resort** No

**Financing-Current**  
**Financing-Possible Opt**

**Auction** No  
**Date - Auction**  
**Auction Time**

**Items Excluded**  
**Documents Available** Deed, Plot Plan, Tax Map, Town Permit

**Auctioneer Name**  
**Auctioneer License Number**  
**Auction Price Determd By**

**Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages**

**Buyer Agency** 3.00% **SubAgency** 0.00\$ **NonAgency Facilitator** 3.00% **Transactional Broker**

The listing broker's offer of compensation is made only to other real estate licensees who are participant members of the PrimeMLS.

**PREPARED BY**

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Listed by: Ken Perry / K A Perry Real Estate, LLC



145 Moultonville Road

Ossipee NH 03814



from 2019 Foundation, towards Mill Pond & Dam



looking up the Mill Pond



swimming hole at Dam



Foundation from Moultonville Road



...up the paved Driveway



2019 poured concrete foundation (30'x20'), capped



...with full basement under



early 1900s BARN (24'x32')

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. PrimeMLS is not the source of information presented in this listing. Copyright 2023 PrimeMLS.

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Ken Perry

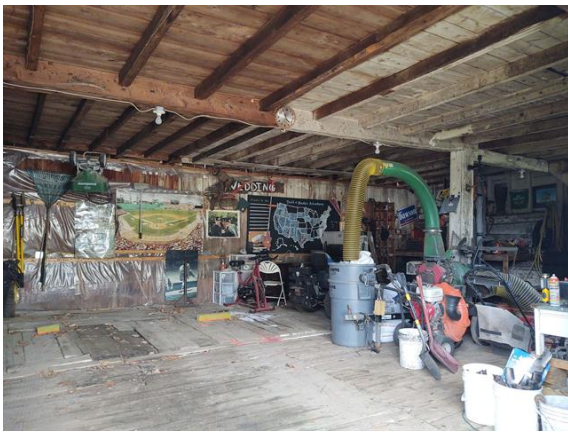
Listed by:

Ken Perry/ K A Perry Real Estate, LLC

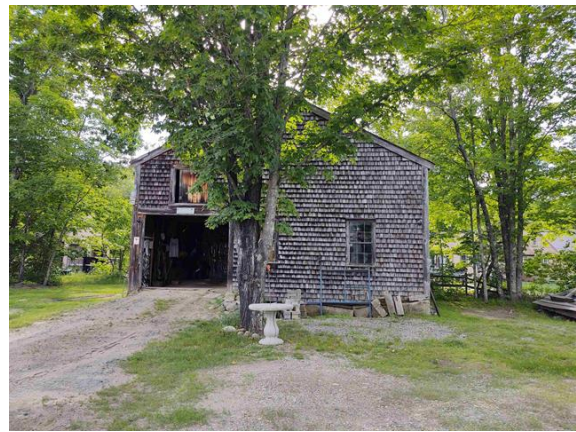


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...interior of Barn's 1st floor



...rear of Barn is along the lot's western boundary



playground (most equipment to be Removed)



small Cemetery, also on lot's western boundary



...from another angle



towards back half of lot; trailer now removed



T-Ball at "Fenway"

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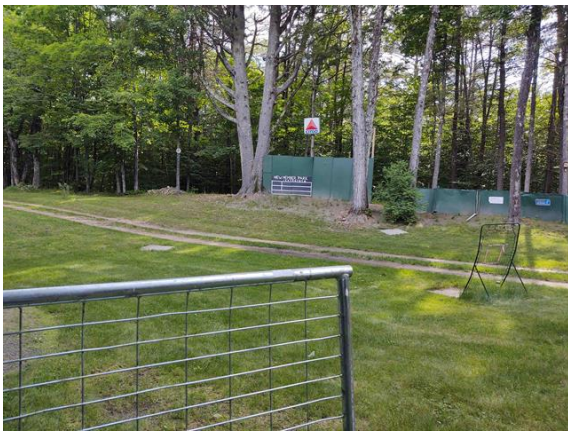
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...from Home Plate



family Campsite (beyond where trailer was)



...near/overlooking small stream that borders back of lot



...closer view of stream



...and closer yet; after a recent rain.



close-up of playground

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...on way back to front of Lot



small garden patch; other/larger options available



onward towards Barn & Foundation



close-up of Volleyball "court"



2019 30'x20' poured concrete Foundation



installed stairwell, to Full Basement



full Basement, with floor joists above



deck un-covered

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the home across the road has extensive frontage on the Mill Pond



Moultonville Rd Bandstand, in Center Ossipee village



... close by the expanded Ossipee Public Library



...with its classic design



...and the adjacent K-6 Ossipee Central School



...its Playground



...and the Ossipee Town Hall across the road

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