

Land
4021412 Active

58 Murray Hill Road
Hill, New Hampshire 03243



L \$199,000



Type: Agriculture , Dairy , Horse Lot Acre: 55.41
Property , Residential ,
Tillable , Timberland
Taxes: \$ 1,776.00
Taxes TBD: No
Tax Year: 2010
Zoning: 01-Rural
Flood Zone: Unknown
Road Frontage: Yes/ 3,800
Water Frontage:
Water Acc Type:
Water Body Type:
Water Body Name:

Lot SqFt: 2,413,660
Est Open Spc: 40 %
Price/Acre: \$ 3,591.41
Permit Num:
Pole Num: 2H8
Easements: Yes
Exposure:
Surveyed: Yes

Multiple Deeds: Yes
Water Body Restri.:
Total # Leases:

Mo. Lease Amt: \$
Current/Land Use: Yes
Total # Lots: 2

Association: No
Surveyed By: Central Land Su

Monthly Assoc.\$: \$
Land Gains:

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

Public Rems: \$20,000 price reduction! Motivated Seller! 55 Acres with 20+/- in established, tillable field with south/east exposure, 3,800' road frontage, hillside woodlot with trails and a small pond. In addition, a concrete dairy barn, a newer 11-stall horse barn, and a pole barn are on site. Two lots of record, with 53 acres in conservation allowing for agriculture, forestry, and the withdrawal of an additional 3-acre homesite to add your custom home. Perfect property for a CSA, livestock, farming, horses, growing crops or a gentleman's farm.

Directions: Rt 3A to Murray Hill Road. Second driveway on right at barns.

Amenities: **Location:** Major Road Frnt , Near Skiing , Rural
Topography: Agricultural Prop , Conserved Land , Corner , Country Setting , Dairy Prop , Deed Restricted , Easement , Farm , Fields , Horse Property , Level , Open , Pasture/Field , Paved Road , Pond , Sloping , Stream , Wooded
Current Use: Agriculture , Dairy Farm , Horse/Animal Farm

Utilities: Community Water , Telephone-Available
Electric: On Site
Gas: None
Roads: Paved , Public
Water: Metered , Public Water at Street

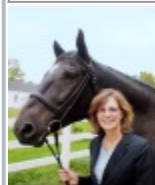
Structure: Barn , Outbuilding
Shore Rights:
Restrictions: Deed , Further Subdivision , Mineral Rights
Financing:
Sewer: On Site Septic Needed
Possession:

Permit Status:
Docs Avail: Covenants , Deed , Property Disclosure , Survey , Tax Map
Excl Sale: 2010 Hay Crop

Tax Rate: **Assmt:** \$.00 **Assmt Yr:** 2009
Tax Class: **Unadjusted Taxes:**
Veteran: No **Other:** No **Tax Reduct:** Yes
Covenant: Yes **Source SqFt:**
Recorded Deed: Quit Claim **Book/Pg:** 2906/ 1785 **County:** Merrimack
Map/Blck/Lot: R6/ / 46, 47 **Property ID:** **Plan/Survey:** 18158
Devel/Subdiv: **SPAN # (VT):** --
District: **High Sch:** Franklin High School **Jr./Mid Sch:** Franklin Middle School
Elem Sch: Jennie D. Blake School **Cable:** **Power Co:** NH Electric Coop
Fuel Co: **Phone Co:** **Resort:** No

DOM: 598

PREPARED BY



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