

Land 2733969 Active	<u>Upper City Rd.</u> <u>Loudon, New Hampshire 03307</u>		 (4)	L \$425,000 <input type="checkbox"/>			
	Type:	Agriculture , Dairy , Development Pot. , Horse Property , Residential , Tillable	Lot Acre:	49.30			
	Taxes:	\$ 1,586.00	Lot SqFt:	2,147,508			
	Taxes TBD:		Est Open Spc:	60 %			
	Tax Year:	2011	Price/Acre:	\$ 8,620.69			
	Zoning:	AFP	Permit Num:				
	Flood Zone:	No	Pole Num:				
	Road Frontage:	Yes/ 997	Easements:				
	Water Frontage:		Exposure:	East , South			
Water Acc Type:		Surveyed:	Yes				
Water Body Type:	Pond						
Water Body Name:							
Multiple Deeds:	Yes	Mo. Lease Amt:	\$	Association:	No	Monthly Assoc.\$:	\$
Water Body Restri.:		Current/Land Use:	Yes	Surveyed By:	Herm's Drywall	Land Gains:	
Total # Leases:		Total # Lots:					
Parcel Access ROW:		ROW for other Parcel:		ROW Width:		ROW Length:	
Public Rems:	Gorgeous ALMOST 50 ACRE parcel of land with beautiful views,rolling fields,some woodlands and even a pond.Many possibilities.Would make a superb horse property with approximately 30 acres of fields.Property on a country road with dairy,horse and apple farm also on road yet great commuter location.Two separate lots of record. 400'min./5AC						
Directions:	From Route 28 N to Upper City Rd. (on left)follow approx. 3 miles-watch for sign. From Route 106 to Route 129 East. Follow to Upper City Rd. Take right. Property approx. 2 miles on left-watch for sign.						
Amenities:	Near Golf , Near Shopping , Near Ski , Near Snow Mobile Trails			Location:	Rural		
Topography:	Horse Property , Level , Pasture/Field , Rolling , View , Wooded						
Current Use:							
Utilities:				Structure:			
Electric:	At Street			Shore Rights:			
Gas:	None			Restrictions:			
Roads:	Paved , Public			Financing:	Possible Owner		
Water:	On Site Well Needed			Sewer:	On Site Septic Needed		
Permit Status:							
Docs Avail:							
Excl Sale:	Current Bean, Hay, and Corn Crop Does NOT Convey						
Tax Rate:		Assmt:		Assmt Yr:		Tax Reduct:	Yes
Tax Class:		Unadjusted Taxes:		County:	Merrimack		
Veteran:	No	Other:	No	Plan/Survey:	10957		
Covenant:	No	Source SqFt:		SPAN # (VT):	--		
Recorded Deed:	Warranty	Book/Pg:	1914/ 12	Jr./Mid Sch:			
Map/Blck/Lot:	9/ / 6&13	Property ID:		Power Co:			
Devel/Subdiv:		High Sch:		Resort:	No		
District:		Cable:					
Elem Sch:	Loudon Elementary	Phone Co:					
Fuel Co:							
Auction:							
DOM:	1367						
PREPARED BY							
	Tammy Amnott			Email : tammy@farmsandbarns.com			
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