



Details on the property located at
Lots Loon Rd
Berlin, NH 03570

List Price:
\$2,000,000

MLS # 73262928
Land - Residential

Meander into Jericho Village and find your forever home or next building opportunity. Loon Road (Lots 3-5 & 8-21) must be sold as one package. Ask about the City Services Plans on file.



Karissa Moore

**K&G Realty Services,
LLC**

PO Box 543
E Templeton, MA 01438
978-407-3054
Karissa@KGPros.com



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Land - Residential

Lots Loon Rd
Berlin, NH 03570
Coos County

List Price: **\$2,000,000**

Grade School:
High School:

Middle School:

Directions: **Off Route 110 across from Jericho Lake Rd**

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Property Information

Total Approx. Acres: **81 (3,528,360 Sq. Ft.)**
No. of Approved Lots: **16**
Approx. Street Frontage:
Disclosures:

Cultivation Acres:
Pasture Acres:
Timber Acres:

Home Own Assn:
Assn Req:
HOA Fee:

Features

Beach: **No**
Cable Available:
Documents: **Legal Description, Subdivision Approval, Land Survey, Recorded Plat, Aerial Photo, Drawings**
Electric: **Nearby**
Gas: **None**
Land Description: **Rolling, Wooded**
Road Type: **Public, Paved, Publicly Maint.**
Sewer Utilities: **Nearby**
Water Utilities: **Nearby**
Waterfront: **No**
Zone Usage: **Single Family**

Other Property Info

DEQE/DEP#:
Disclosure Declaration: **No**
Perc Test:
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **2024**
Book: **TBD** Page: **TBD**
Cert:
Zoning Code: **JG**
Map: Block: Lot:

Compensation

Sub-Agency: **Not Offered** Buyer's Broker: **1%**
Facilitator: **1%**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **K&G Realty Services, LLC** (978) 822-8791
Listing Agent: **Karissa Moore** (978) 407-3054
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Facilitation/ER to Sell, Facilitation/Exclusive**
Entry Only: **Yes**
Showing: Sub-Agency:
Showing: Buyer's Broker: **Go Direct**
Showing: Facilitator: **Go Direct**
Special Showing Instructions: **Contact Owner - Property Manager for instructions - Jesse 603-723-1461**

Firm Remarks

This is an Entry Only Listing. The list agent will be providing limited service to the seller. Please contact the list office for further details.

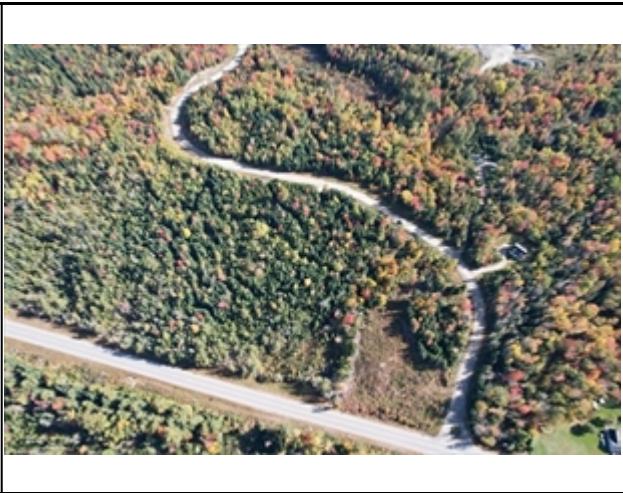
Market Information

Listing Date: **7/10/2024**
Days on Market: Property has been on the market for a total of **50** day(s)
Expiration Date:
Original Price: **\$2,000,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **50** day(s)
Office Market Time: Office has listed this property for **50** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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