



**WELL
LOCATED
DEVELOPMENT
SITE FOR SALE**

OFFERING MEMORANDUM
**75 ROUTE 27, RAYMOND,
NH 03077**
\$499,000

2,400 +/- SF AVAILABLE ON 3.25 ACRES

PROPERTY INFORMATION



2,400 +/- SF On 3.25 Acres For Sale
75 ROUTE 27, RAYMOND, NH 03077
Sale Price: \$499,000

DESCRIPTION:

According to information provided by NHDOT, the subject property is comprised of approximately 3.25 acres with improvements and is located at 75 Route 27, Raymond, New Hampshire. The improvements include a circa 1972, 2,400+/- square foot garage with a 3,000 gallon underground holding tank for floor drains within the garage, and a detached 702+/- square foot open storage area with approximately 30,000 square feet of asphalt parking area. The property is in Zone D which allows for a fairly broad table of uses.

The property is serviced by municipal water. Site appears fairly level with limited site work for a new development. The property is identified as Tax Map 28/002/0 12 and Legal Description known as Book 887, Page 222 and Book 890, Page 149, recorded the Rockingham County Registry of Deeds.

PROPERTY FEATURES:

- Zone D
- Excellent Frontage
- 3.25 Acres
- Ample Parking
- Level Site

VIRTUAL LINK TOUR

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DEMOGRAPHICS



2025 SUMMARY

2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	4,640	18,224	65,205
Households	2,016	7,353	24,909
Families	1,309	5,276	18,784
Avg HH Size	2.29	2.47	2.60
Median Age	46.0	44.6	44.1
Median HH Income	\$93,412	\$106,356	\$127,101
Avg HH Income	\$106,932	\$127,747	\$150,624

BUSINESSES (10 MILE)



2,043

TOTAL BUSINESSES



16,414

TOTAL EMPLOYEES

INCOME (10 MILE)



\$127,101

MEDIAN HH INCOME



\$57,603

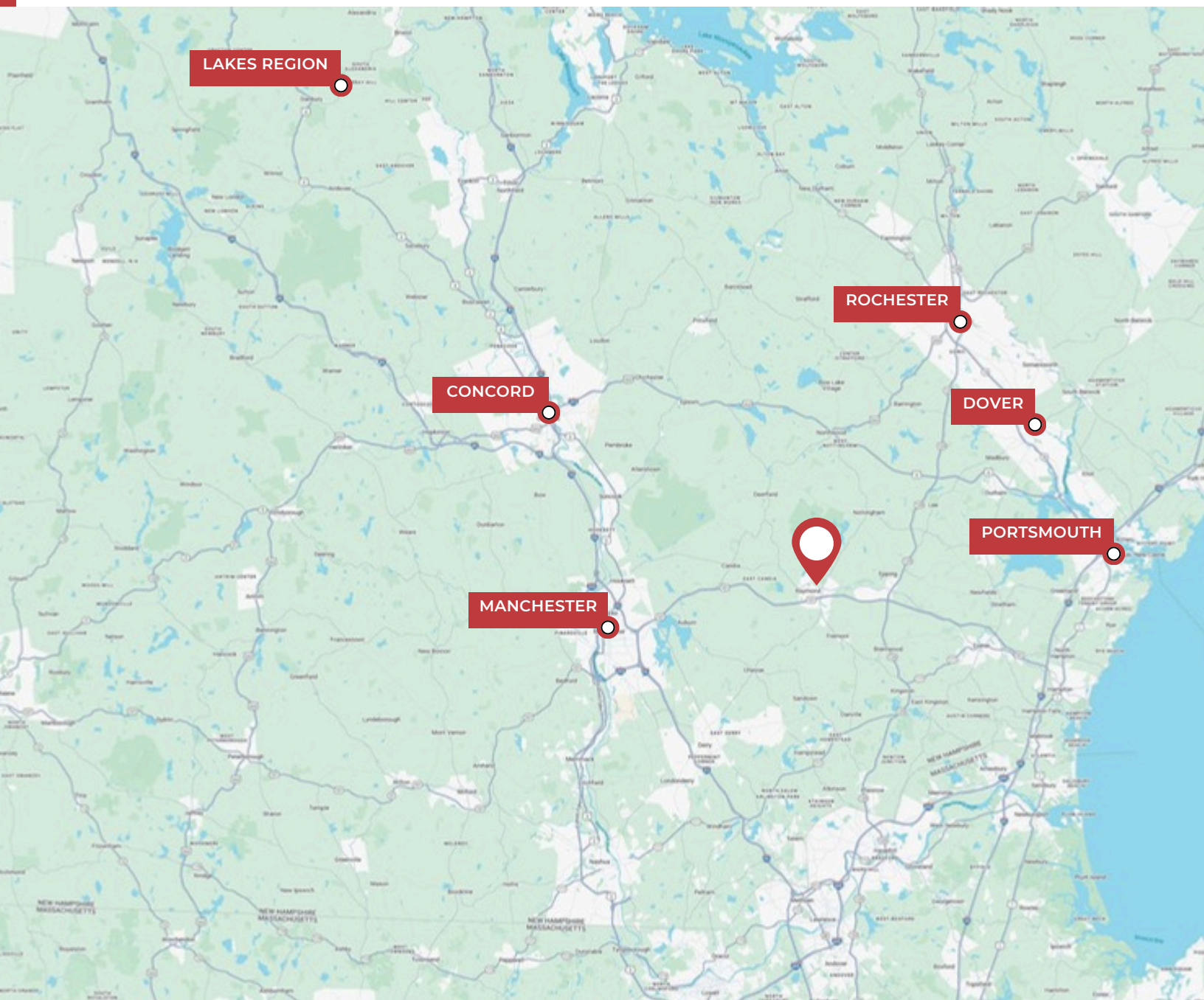
PER CAPITA INCOME



\$673,879

MEDIAN NET WORTH

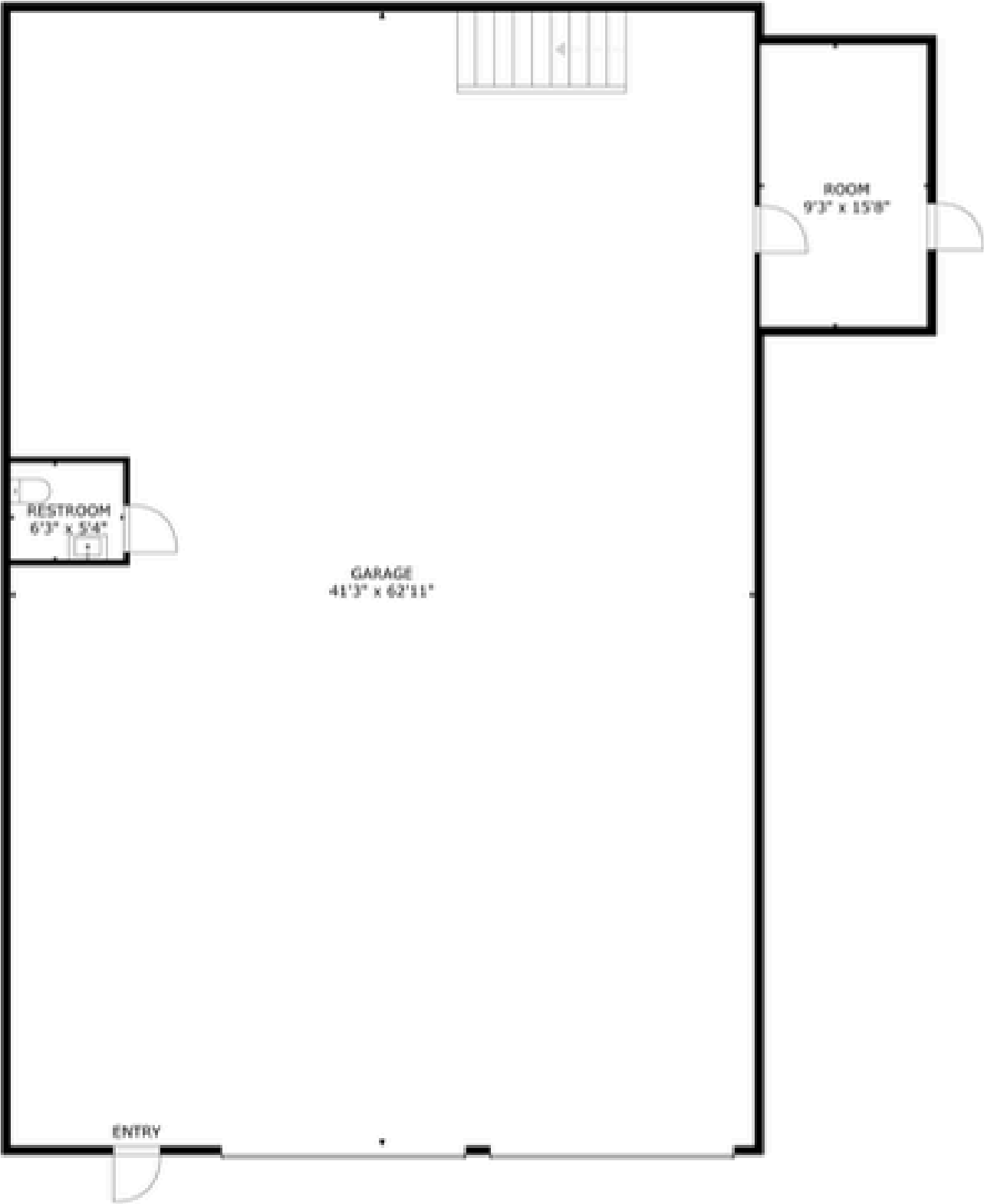
MAP LOCATOR



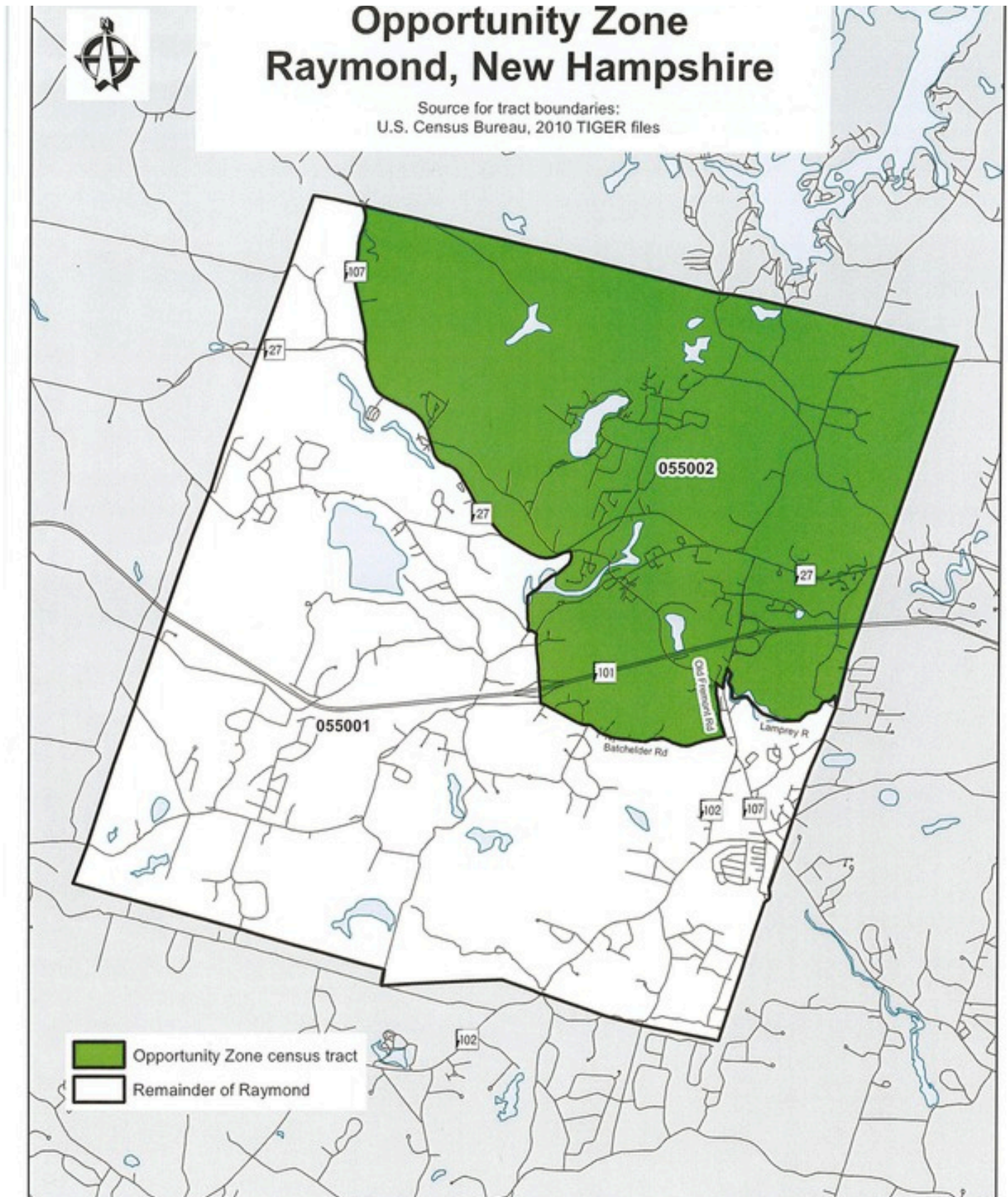
DRIVE TIMES TO:

Manchester, NH	23 mins	Rochester, NH	41 mins
Portsmouth, NH	35 mins	Concord, NH	36 mins
Dover, NH	40 mins	Boston, MA	1 hr 17 mins

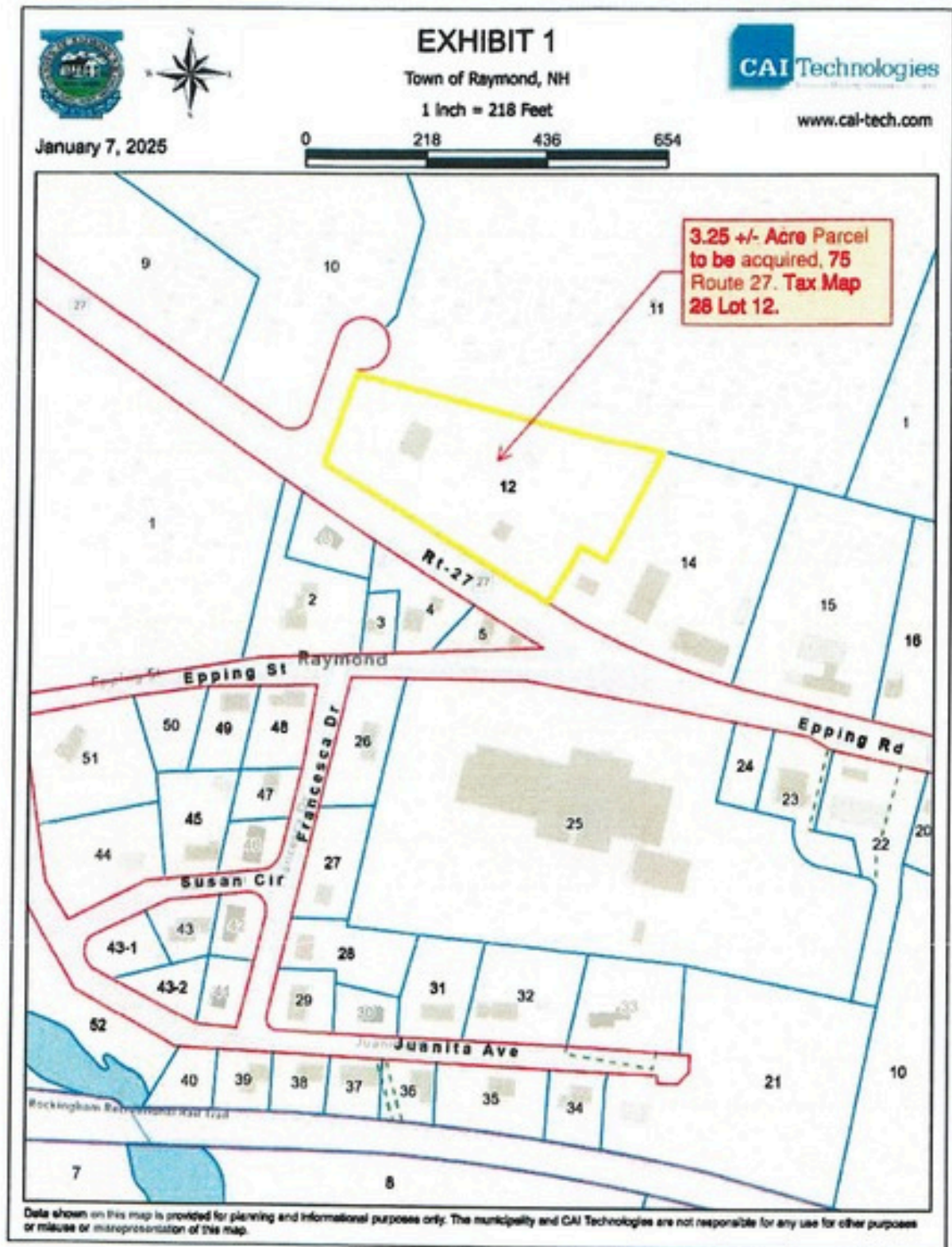
FLOOR PLAN



OPPORTUNITY ZONE



TAX MAP



TAX CARDS

75 ROUTE 27

Location 75 ROUTE 27

Mblu 028/002 / 012/ /

Acct# 002718

Owner STATE OF NEW HAMPSHIRE

Assessment \$450,400

Appraisal \$450,400

PID 2559

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$181,500	\$268,900	\$450,400
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$181,500	\$268,900	\$450,400

Owner of Record

Owner STATE OF NEW HAMPSHIRE
Co-Owner
Address 16 EAST POINT DRIVE
BEDFORD, NH 03110

Sale Price \$0
Certificate
Book & Page 000/0000
Sale Date 01/01/1980

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
STATE OF NEW HAMPSHIRE	\$0		000/0000	01/01/1980

Building Information

Building 1 : Section 1

Year Built: 1972
Living Area: 2,400
Replacement Cost: \$195,119
Building Percent Good: 56
Replacement Cost
Less Depreciation: \$109,300

Building Attributes	
Field	Description
Style:	Service Shops
Model	Ind/Comm
Grade	Average

TAX CARDS, CONT.

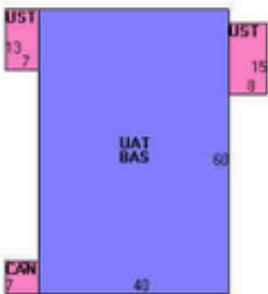
Stories:	1
Occupancy	1.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Wall Brd/Wood
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Air-no Duc
AC Type	None
Struct Class	
Bldg Use	STATE NH MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	9011
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEILING ONLY
Rooms/Prtns	LIGHT
Wall Height	16.00
% Conn Wall	0.00

Building Photo



(<https://images.vgsi.com/photos/RaymondNHPhotos//default.jpg>)

Building Layout



(https://images.vgsi.com/photos/RaymondNHPhotos//Sketches/2559_2559)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,400	2,400	
CAN	Canopy	49	0	
UAT	Attic, Unfinished	2,400	0	
UST	Utility, Storage, Unfinished	211	0	
		5,060	2,400	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	9011	Size (Acres)	3.25
Description	STATE NH MDL-96	Frontage	0
Zone	D	Depth	0
Neighborhood	700	Assessed Value	\$268,900
Alt Land Appr	No	Appraised Value	\$268,900

TAX CARDS, CONT.

Category

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN8	POLE BARN			602.00 S.F.	\$9,000	1
FCP	CARPORT			156.00 S.F.	\$2,100	1
PAV1	PAVING-ASPHALT			30000.00 S.F.	\$37,500	1
FCP	CARPORT			832.00 S.F.	\$11,200	1
PMP3	ELECTRONIC			1.00 UNITS	\$2,400	1
TNK5	ELEVATED TANK			10000.00 GALS	\$10,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$181,500	\$268,900	\$450,400
2023	\$181,500	\$268,900	\$450,400
2022	\$181,500	\$268,900	\$450,400

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$181,500	\$268,900	\$450,400
2023	\$181,500	\$268,900	\$450,400
2022	\$181,500	\$268,900	\$450,400

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Know all Men by these Presents,

THAT I, Rose M. Dumas of Hampton, Rockingham County and State of New Hampshire

Dumas
to

State of
N.H.

Delivered to
N.O. Whit-
ford

for and in consideration of the sum of one dollar and other valuable consideration to me in hand, before the delivery hereof well and truly paid by the State of New Hampshire

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, convey, confirm and confirm unto the said State of New Hampshire, and its successors heirs, and assigns forever,

A small parcel of land lying along the northeasterly side of the relocated South Side Road in the Town of Raymond, described as follows: Beginning at a concrete bound which is 33.0 feet distant northeasterly from and directly opposite Station 502+84.0 as shown on a Plan of Federal Aid Project No. 240-D in the Records of the New Hampshire State Highway Department; and running thence with land of Heirs of the Estate of George and Joseph Prescott N. 34° 58' E. 167.0 feet; thence running southeasterly still with said Prescott land, about one hundred (100') feet; thence with the westerly line of land of Charles Bunker S. 26° 18' W. about two hundred and ten (210') feet to a point which is 33.0 feet distant northeasterly from and directly opposite Station 504+14.5 as shown on said plan; thence N. 39; 12' W. about one hundred and thirty-two (132') feet to the point of beginning. Containing one-half of an acre more or less. Being that portion of the land conveyed to me by deed of Ralph W. Rogers to Rose M. Dumas, dated September 10, 1924, recorded Book 792, Page 406, Rockingham County Registry of Deeds, which lies northeasterly of the right-of-way of the relocated South Side Road in said Raymond. It is hereby made a part of the before-mentioned consideration and a condition to this instrument that any fencing that may be constructed along the highway frontage of the above described property is to be constructed and maintained by the Grantor. This conveyance includes a release of any and all claims to damage arising from or incidental to the altering, widening, draining, and improving of the road and the location thereof in, over and upon the land hereby conveyed.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to it the said State of New Hampshire and its successors heirs and assigns, to them and their only proper use and benefit forever. And I the said Rose M. Dumas for myself and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said State of New Hampshire and its successors heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right and fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I will and my heirs, executors and administrators, shall and will warrant and defend the same to the said State of New Hampshire and its successors heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Arthur E. Dumas, husband of the said Rose M. Dumas, in consideration aforesaid, do hereby release my right of dower in the above described premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In witness whereof we have hereunto set our hands and seal this 7th day of November in the year of our Lord one thousand nine hundred and thirty-two.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF US:

James M. Heath

Rose M. Dumas (L.S.)

Arthur E. Dumas (L.S.)

STATE OF NEW HAMPSHIRE, ROCKINGHAM, ss. November 7th,
Personally appeared the above named Rose M. Dumas and Arthur E. Dumas and acknowledged the foregoing instrument to be their voluntary act and deed.

A. D. 19 32.

BEFORE ME,

James M. Heath Justice of the Peace.

Received and recorded... Mar. 16, 1936... A.M. 1936... John W. A. Dumas, Register.

DEEDS, CONT.

Book 0890 Page 0149

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from Newmarket Village to Packer's Falls, being in said Newmarket, in the County of Rockingham; said lot being forty feet in length and nineteen feet in width; to be used and occupied as a CEMETERY LOT, and for no other use or purpose whatever. Said town excepting, however, from the operation of this Deed, and reserving to themselves forever, a strip of land on all sides of the premises hereby conveyed, which adjoin any other Cemetery lot, one foot in width, for a passage way. And in case said premises, hereby conveyed, shall at any time be converted to any other use or purpose than a Cemetery Lot, then the same shall be forfeited to the said town; and said town reserves to themselves the right, in such event, to enter upon, and take and hold possession of said premises, and to reconvey the same. To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging to the said Joseph Alcott Walker and his heirs and assigns, to him and their only proper use and benefit forever; subject to the conditions and reservations aforesaid.

In Witness Whereof, the said town of Newmarket do hereunto annex their corporate seal, by their Selectmen, duly authorized, who have hereunto set their hands this 18th day of April in the year of our Lord one thousand nine hundred and thirty-three.

Signed, sealed and delivered, in presence of

Thos. J. Connelly	} Selectmen of Newmarket (Corp. Seal)
John H. Griffin	
Jonathan Walker	

Rockingham, ss. April 18, 1931.

Then said Thos. J. Connelly, John H. Griffin, Jonathan Walker appeared and acknowledged the foregoing instrument to be the free act and deed of said town of Newmarket. Before me,

Thos. J. Connelly, Justice of the Peace.

Received and recorded Apr. 20, 2 P.M., 1933

John W. A. Green Registrar

KNOW ALL MEN BY THESE PRESENTS

That I, Charles Bunker of Haverhill, Essex County, Commonwealth of Massachusetts, for and in consideration of the sum of one dollar and other valuable consideration to me in hand before the delivery hereof well and truly paid by the Town of Raymond, a body corporate and politic, Rockingham County and State of New Hampshire, the receipt whereof I do hereby acknowledge, have granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeof, convey and confirm unto the said Town of Raymond it and its successors and assigns forever;

A small parcel of land lying along the northeasterly side of the relocated South Side Road in the Town of Raymond, described as follows; Beginning at a concrete bound which is 33.0 feet distant northeasterly from and directly opposite Station 504+14.5, as shown on a Plan of Federal Aid Project No. 240-D in the Records of the New Hampshire State Highway Department; and running thence with land formerly owned by Rose M. Dumas N. 26° 16' E. 210.0 feet to a stone wall which is the southerly division line of the Prescott Estate; thence running southeasterly along said stone wall about 60.0 feet; thence with the westerly line of land of Edward Cram S. 26° 48' W. about 240.0 feet to a point which is 33.0 feet distant northeasterly from and directly opposite Station 504+84.0; thence N. 39° 12' W. about 70.0 feet to the point of beginning. Containing one-third of an acre more or less.

This conveyance includes a release of any and all claims to damage arising from or incidental to the altering, widening, draining and improving of the road and the

Warranty
Bunker
to
Town of
Raymond
mail to
Selectmen

DEEDS, CONT.

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location thereof, in, over and upon the original highway and the land hereby conveyed.

To have and to hold the said granted premises, with all the privileges, and appurtenances to the same belonging to it the said Town of Raymond it and its successors and assigns, to them and their only proper use and benefit forever. And I, the said Charles Bunker and my heirs, executors and administrators do hereby covenant, grant and agree, to and with the said Town of Raymond it and its successors and assigns that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors, and administrators, shall and will warrant and defend the same to the said Town of Raymond it and its successors and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Dead, wife of the said Charles Bunker in consideration aforesaid, do hereby relinquish my right of dower in the before mentioned premises.

In witness whereof I have hereunto set my hand and seal this 4 day of March in the year of our Lord, 1933.

Signed, sealed and delivered in the presence of;

Benjamin Brief

Charles C. Bunker (L.S.)

Dead

COMMONWEALTH OF MASSACHUSETTS, Essex, ss. March 4, A.D. 1933.

Personally appeared the above named Charles Bunker and ---- and acknowledged the foregoing instrument to be his voluntary act and deed, Before me,

Benjamin Brief, Justice of the Peace (J.P. Seal)
My Com. Exp. Feb. 2nd, 1934.

PARTIAL DISCHARGE OF MORTGAGE

~~The~~
In consideration of the sum of one dollar and other valuable consideration, we, Exeter Co-operative Bank, do hereby release from mortgage of Charles Bunker to Exeter Co-operative Bank, dated November 27, 1917, recorded Book 710, Page 308, Rockingham County Records, the following described tract of land;

A small parcel of land lying along the northeasterly side of the relocated South Side Road in the Town of Raymond, described as follows; Beginning at a concrete bound which is 33.0 feet distant northeasterly from and directly opposite Station 504+14.5, as shown on a Plan of Federal Aid Project No. 240-D in the Records of the New Hampshire State Highway Department; and running thence with land formerly owned by Rose M. Dumas N. 28° 18' E. 210.0 feet to a stone wall which is the southerly division line of the Prescott Estate; thence running southeasterly along said stone wall about 60.0 feet; thence with the westerly line of land of Edward Cram S. 26° 48' E. about 240.0 feet to a point which is 22.0 feet distant northeasterly from and directly opposite Station 504+84.0; thence N. 39° 12' W. about 70.0 feet to the point of beginning. Containing one-third of an acre more or less.

This conveyance includes a release of any and all claims to damage arising from or incidental to the altering, widening, draining and improving of the road and the location thereof in, over and upon the original highway and the land hereby conveyed.

Said tract having been conveyed by Charles Bunker to the Town of Raymond by deed dated March 4, 1933 to be recorded in the Rockingham County Registry of Deeds, to which reference is hereby made.

In witness whereof it has hereunto set its hand and seal this 17th day of April 1933.

DEEDS, CONT.

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State of New York,)
County of New York,) ss.: No. 17220.

I, ARCHIBALD R. WATSON, County Clerk and Clerk of the Supreme Court, New York County, the same being a Court of Record having by law a seal, DO HEREBY CERTIFY, That Russell H. Wilde whose name is subscribed to the annexed deposition, certificate of acknowledgement or proof, was at the time of taking the same a NOTARY PUBLIC in and for said County, duly commissioned and sworn and qualified to act as such and authorized by the laws of the State of New York to protest notes, to take and certify depositions, to administer oaths and affirmations and certify the acknowledgment or proof of deeds and other written instruments for lands, tenements and hereditaments, to be read in evidence or recorded in this State. And further, that I am well acquainted with the handwriting of such Notary Public, or have compared the signature of such officer with his autograph signature filed in my office, and believe that the signature to the said annexed instrument is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the said Court and County this 6 day of June, 1942.

Archibald R. Watson
County Clerk and Clerk of the Supreme Court,
New York County (Court Seal)

Received and Recorded June 9th--10:15 A.M. 1942.

John A. Green Register

Warrantee

Grout

et al

to

State of N.H.

Mail to
Grantee

Know All Men By These Presents,

THAT, We, Sylvia V. Grout, Sylvia E. Grout and Bertha E. Grout, all of Raymond, County of Rockingham, State of New Hampshire, for and in consideration of the sum of one dollar and other valuable consideration to us in hand before the delivery hereof, well and truly paid by the State of New Hampshire, the receipt whereof we do hereby acknowledge, have granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said State of New Hampshire, it and its successors and assigns forever;

A small piece or parcel of land situated on the northerly side of the South Side Road so-called, in the town of Raymond, bounded and described as follows:

Beginning at a point on the northerly limit of the South Side Road so-called, at land formerly of Charles Bunker, now of the State of New Hampshire; and running thence northerly along said land of the State of New Hampshire to land now or formerly of Heirs of the late George C. Prescott and Joseph Prescott; thence easterly by said Prescott land and land now or formerly of Ralph H. Sanborn to land now or formerly of Hazel Dunbar; thence southerly by said Dunbar land to the northerly limit of the South Side Road; thence westerly and northwesterly along the northerly limit of said South Side Road to the point of beginning. Containing three and one-half acres (3½), be the same, more or less.

Meaning and intending hereby to convey the same property as conveyed to the late Asbury Small by George H. Captill by his deed dated September 11, 1933 and recorded in Rockingham Registry of Deeds, Book 923, Page 64.

herely releasing to the Town of Raymond and the State of New Hampshire any and all claims to damage arising from or incidental to the altering, widening, draining and improving of the road and the location thereof in, over and upon the original highway and the land hereby conveyed and the land over which the aforesaid slopes and embankments extend.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and

DISCLOSURES

Property Address

75 Route 27
Raymond NH



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: _____
Location: _____
Malfunctions: _____
Date of Installation: unknown
Date of most recent water test: _____
Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: _____
Type of system: _____
Location: _____
Malfunctions: unknown
Age of system: _____
Date most recently serviced: _____
Name of Contractor who services system: _____

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Last Revised 2/9/18

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NH CIBOR, 166 South River Road Bedford, NH 03110
PATRICIA VISCONTE

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: (616) 613-8199

Fax:

Unfilled

DISCLOSURES, CONT.

Property Address 75 ROUTE 27 RAYMOND, NH

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes ☐ No ☒

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): unknown
Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes ☐ No ☐

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes ☐ No ☐

unknown

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes ☐ No ☒

If Yes, please explain: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes ☐ No ☐

unknown

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes ☐ No ☐

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes ☐ No ☐

unknown

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☐ No ☒

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

DISCLOSURES, CONT.

Property Address 75 Route 27 Raymond, NH

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes ☐ No ☐ Unknown ☒

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes ☐ No ☒

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☐ Unknown ☒

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: _____

Unit Number (if applicable): _____

Town: _____

E. J. H. T.
SELLER

7-28-2025
Date

SELLER

Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date

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Last Revised 2/9/18

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NH CIBOR, 166 South River Road Bedford, NH 03110
PATRICIA VISCONTE

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Phone: (683) 633-8100

Fax:

Unfiled

CONDITIONS OF SALE

- Buyers will be responsible for a \$1,100 administrative fee.
- Sale is subject to approval by the Governor and Executive Council.
- The Buyer must commission a Land Surveyor licensed in New Hampshire to prepare a perimeter boundary plan illustrating the existing right-of-way or any mutually agreed upon adjustments. All survey work must adhere to the New Hampshire Code of Administrative Rules 503-09 and encompass all elements outlined in the NHDOT Right-Of-Way Layout Plan checklist. All deflection points, PTs, and PCs shall be monumented and shown on the preliminary plan to be submitted to the Department for review and approval. Following approval from the Department, the surveyor is obligated to record the plan in the Rockingham County Registry of Deeds. Upon request, the buyer shall furnish a full-size copy of the recorded plan along with a draft legal description of the parcel to be conveyed. .
- The Buyer will be responsible for obtaining any and all local and State land use approvals before closing. Due to the prior existence of underground fuel storage, the owner (s) of this facility must meet the goals of the N.H. Administrative Rules Env-Or 600, Contaminated SiteManagement: Groundwater at the site must continue to meet drinking water quality standards. The Owner shall not undertake any activities that might result in Ambient Groundwater Quality Standards being exceeded at the site.

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

JUDY NILES-SIMMONS

SENIOR ADVISOR

tel (603) 668-7000

mobile (603) 496-4516

judy@nainorwoodgroup.com

CHRISTOPHER NORWOOD

PRESIDENT

tel (603) 668-7000 x 212

cnorwood@nainorwoodgroup.com



NAI Norwood Group
116 South River Road
Bedford, NH 03110
www.nainorwoodgroup.com