

For Sale Investment & Development Opportunity



*Property lines are for illustrative purposes only.

275 Mica Mine Road
Unity NH

Click [here](#) for more information.

Chris Norwood
+1 603 657 1928
cnorwood@nainorwoodgroup.com



Click on camera
Icon for virtual tour.

NAINorwood Group

116 South River Road
Bedford NH 03110
+1 603 668 7000
nainorwoodgroup.com

275 Mica Mine Road



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Property Features

- 2,464± SF Camp
- 5.00± Acres
- Sullivan County
- Rare parcel next to Unity Mountain Conservation Land



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275 Mica Mine Road



A chance to own a five acre lot abutting the Unity Mountain Trail Conservation Area. This is a rare parcel with improvements. It was a former club house prior to being used as a weekend camp. Make this your recreation or full time getaway. Property will need facility improvements and being sold as is. The property is being sold as is and is subject to a third party approval.

275 Mica Mine Road | Unity NH

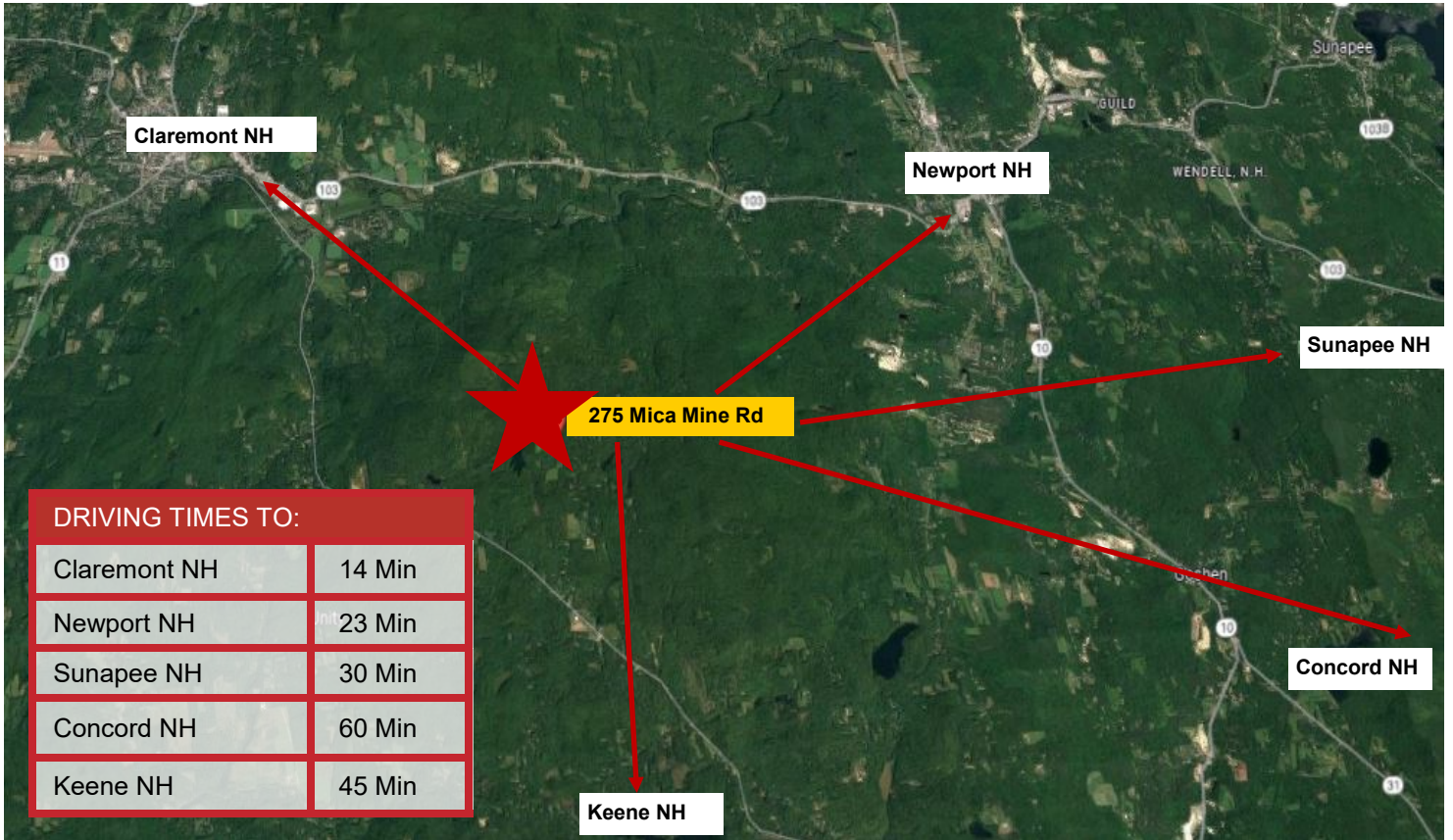
5.00± Acres

2,464± SF Camp

Offering Price: \$625,000

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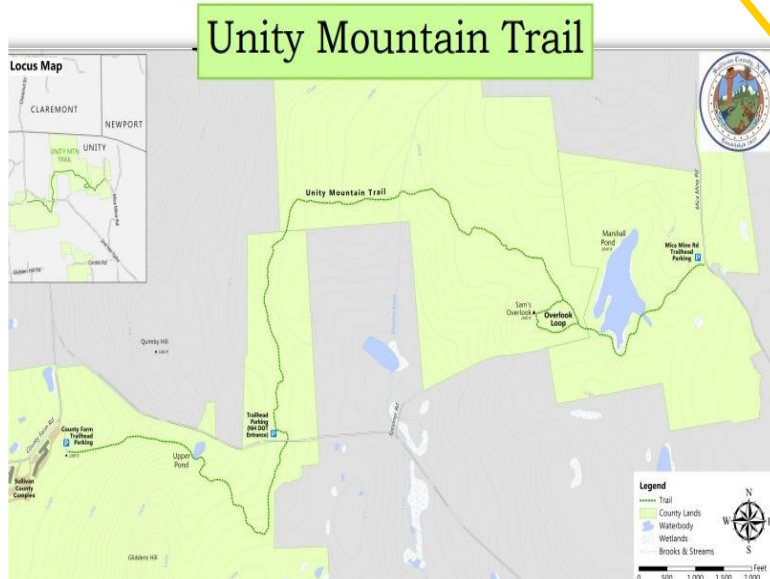


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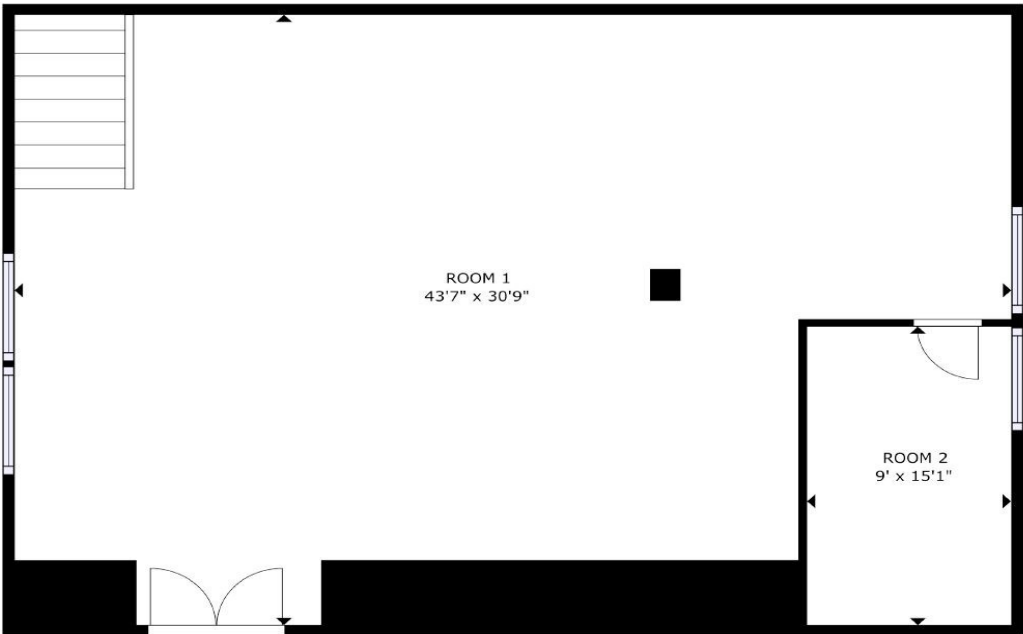
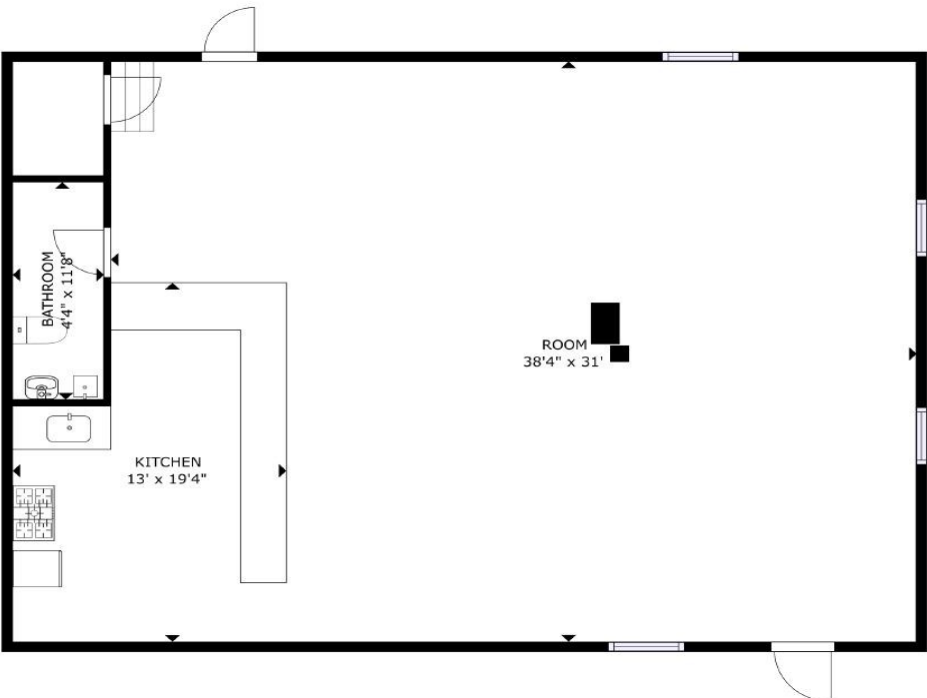
Unity Mountain Trail Conservation Land



Trail Description: Built entirely on public lands in the Town of Unity, the Unity Mountain Trail is a four mile long hiking/walking path showcasing the varied cultural and natural histories of Sullivan County. From its western end at the Sullivan County Complex the trail climbs steadily past a small pond before crossing the 2nd NH Turnpike and continuing gradually upward along the flanks of Unity Mountain before dropping down and following the shore of Marshall Pond. The trail's eastern end is located at Mica Mine Rd, opposite the historic Marshall family cemetery. A scenic overlook near the summit of Unity Mountain affords hikers a spectacular view. Birds and other wildlife species are often spotted along the trail.



Floor Plans



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Tax Map



Tax Card



Property Card: 275 MICA MINE RD
Town of Unity, NH



Parcel ID: 0000700657000000
PID: 0000700657000000F3

Owner: DANIEL WEBSTER COUNCIL/BOY
Co-Owner: SCO
Mailing Address:
1500 BODWELL ROAD
MANCHESTER, NH 03109

General Information		Assessed Value	
<p>Map: 000070 Lot: 065700 Sub: 0000F3</p> <p>Land Use: 1F RES Zone: RURAL Land Area in Acres: 5 Current Use: N Neighborhood: N-E Frontage: 00 Waterfront: N View Factor:</p>	<p>Land: \$57,100 Buildings: \$84,500 Extra Features: \$0 Total: \$141,600</p>	<p>Sale History</p> <p>Book/Page: 1586-585 Sale Date: 6/5/2006 Sale Price: 23133</p>	
Building Details			
<p>Model Description: CLUBHSE Total Gross Area: 2464 Year Built: 1980 Building Grade: AVG-10 Stories: 1.75 STORY</p>	<p>Condition: AVERAGE Depreciation: 0 No. Bedrooms: 0 No. Baths: 0 Adj Bas: 0</p>		

The Information contained herein has been given to us by the owner of the property and other sources we deem reliable. We do not guarantee this data nor the returns on investment listed above. All information should be verified prior to any offer to purchase.

Property Deed

Doc # 0009474 Dec 10, 2007 11:12 AM
Book 1869 Page 0968 Page 1 of 3
Register of Deeds, Sullivan County

Sharon A. Krig

1 of 1
For recorder's use:
Tax Stamp: \$ 00.00
Recording Fee: \$ 20.41
Return to: Account # 0099
Devine, Millimet & Branch - Attn: kp/oml
111 Amherst Street
Manchester, NH 03101-9949

Reference to Book 1586, Page 585

CORRECTIVE WARRANTY DEED

THE FREELANCERS CLUB, INC. (a New Hampshire corporation), a/k/a FREELANCERS CLUB, INC., sometimes also referred to as FREELANCERS MOTORCYCLE CLUB, of 232 Chestnut Flat, Charlestown, New Hampshire 03603 ("Grantor"), for consideration paid, grants to

DANIEL WEBSTER COUNCIL / BOY SCOUTS OF AMERICA, INC. (a New Hampshire not-for-profit corporation) of 571 Holt Avenue, Manchester, New Hampshire, 03104 ("Grantee"), with Warranty Covenants:

Certain real property, with any improvements thereon, situate in the Town of Unity, Sullivan County, New Hampshire, described as follows:

TRACT ONE [275 Mica Mine Road; Map 7, Lot 657 / with clubhouse]: Beginning on the highway [known as Mica Mine Road] at the northeast corner of land formerly of John Lufkin; thence

1. westerly on said Lufkin land a distance of 24 rods to a stake and stones; thence
2. northerly on the line of the fence to the highway; thence
3. easterly and southerly on the highway to the first mentioned bound.

Containing 5 acres, more or less. Tract One being the same property conveyed by Douglas R. Scott to Freelancers Club, Inc. by Warranty Deed dated October 5, 1981, recorded at Book 690, Page 149.

TRACT TWO [5 Old Chandler Mills Road; Tax Map 7, Lot 558 with dwelling, pole barn, shed]: Beginning at a large boulder at the intersection of the road leading from Unity Center to the Old Mica Mine (said road known as the Mica Mine Road) and the road leading to Chandler's Mills (known as the Chandler Mills Road and also as Chandler's Mills Road); thence

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Property Deed

1. in a northwesterly direction along the east side of the Mica Mine Road a distance of 661 feet, to an iron pin; thence
2. South 80° East a distance of 715 feet to the east side of Chandlers Mill Road; thence
3. Southwesterly along the west side of the Chandlers Mill Road a distance of 673 feet to the point of beginning.

Containing 5.2 acres, more or less. Tract Two being the same property conveyed by Warranty Deed of William E. Skribiski to Freelancers Club, Inc. dated June 18, 1999, recorded at Book 1194, Page 276.

Tracts One and Two are conveyed subject to the following to the extent the same remain in force and affect the property:

- A. Right of Easement from William E. Skribiski to New Hampshire Electric Cooperative, Inc. to construct, operate, maintain and patrol underground lines and wires, dated September 9, 1997, recorded at Book 1139, Page 788; and
- B. Right of Easement from Freelancers Club, Inc. a/k/a Motorcycle Club, to New Hampshire Electric Cooperative, Inc., and Nynex Telephone Company to construct and maintain underground wires, dated June 24, 1997, recorded at Book 1139, Page 789.

RESTRICTION: Tract One alone is conveyed subject to the restriction that Grantee shall not convey said Tract One to any third party during a period not to exceed eight (8) years from May 30, 2006 (date of Deed at Book 1586, Page 585). At the conclusion of eight (8) years (i.e., May 30, 2014) this restriction on Tract One shall automatically terminate without any further action necessary and Grantee shall be permitted to convey said Tract One to any third party except a motorcycle club. Tract Two as described herein is conveyed to Grantee without restriction or restraint of any kind.

RELEASE OF RESTRICTION CREATED UNDER PREVIOUS DEED: The Freelancers Club, Inc. does hereby acknowledge that the imposition of the restriction placed on Tract One as described in its Warranty Deed recorded at Book 1586, Page 585 is hereby released. Tract One as described in this Corrective Warranty Deed is subject to the restriction as set forth herein.

CORRECTIVE DEED: The purpose of this Corrective Warranty Deed is to correct the Warranty Deed recorded at Book 1586, Page 585 by correcting the property description and correctly identifying the parcels and to clarify the parcel encumbered by the 8-year restriction.

Property Deed

Dated as of the 21st day of November, 2007.

Darlene A. Tanguay
Witness

The Freelancers Club, Inc.

By: [Signature]
Louis Lambert, President

Accepted by:

Daniel Webster Council / Boy Scouts of America, Inc.

[Signature]
Witness

By: [Signature]
Michael Kaufman

Its: _____
Duly Authorized

State of New Hampshire
County of Sullivan

The foregoing instrument was acknowledged before me this 21st day of November, 2007, by Louis Lambert, duly authorized as president of The Freelancers Club, Inc., a New Hampshire corporation, on behalf of said corporation.

Darlene A. Tanguay

Justice of the Peace / Notary Public
My commission expires: **DARLENE A. TANGUAY, Notary Public**
Seal or Stamp **My Commission Expires December 17, 2008**

State of New Hampshire
County of Hillsborough

The foregoing instrument was acknowledged before me this 5th day of December 2007, by Mike Kaufman (name) Scout Executive (title) of Daniel Webster Council / Boy Scouts of America, Inc. (a New Hampshire not for profit corporation).

[Signature]
Justice of the Peace / Notary Public

My commission expires:
Seal or Stamp



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OVIDE M. LAMONTAGNE, Notary Public
My Commission Expires September 13, 2011

**275 Mica Mine Road
Unity, NH**

PRESENTED BY:

**Chris Norwood
+1 603 657 1928**

**NAI Norwood Group
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Bedford, NH 03110
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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.