

**PRIME
DEVELOPMENT
OPPORTUNITY
FOR SALE**

OFFERING MEMORANDUM

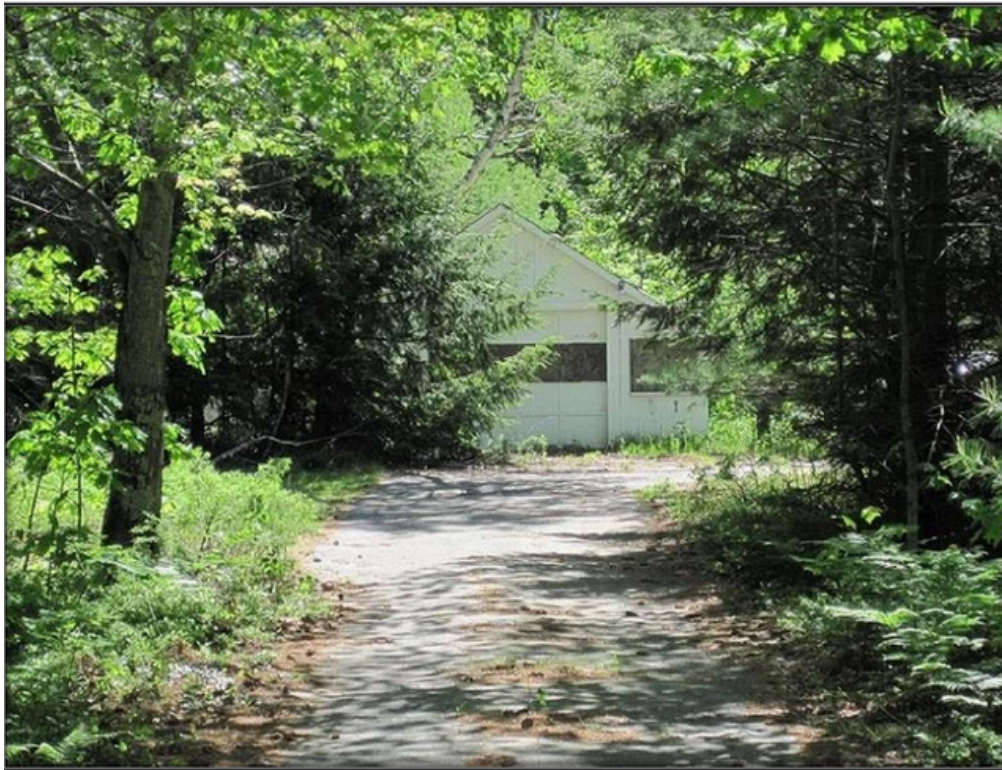
**1049 E MAIN STREET
CONWAY, NH 03818**

Sale Price: \$475,000

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PROPERTY INFORMATION



Prime Development Opportunity 60 +/- acres
1049 E MAIN STREET, CONWAY, NH 03818
\$475,000

DESCRIPTION:

Rare opportunity for a residential development located in Conway, NH. Lots combine to offer 60+/acres of mostly level land with access to Route 302/113. Site will require well and septic and driveway approval. Located at a lighted intersection. Sold as is, where is. Please see additional disclosures included.

(Note: The house onsite is unsafe to enter and will not be shown.)

PROPERTY FEATURES:

- Residential Zoning
- 60 +/- acres
- Excellent Visibility
- Located At Lighted Intersection

DEMOGRAPHICS



2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	3,011	9,939	20,149
Households	1,453	4,558	9,158
Families	807	2,654	5,521
Avg HH Size	2.03	2.15	2.17
Median Age	53.4	51.8	52.4
Median HH Income	\$45,361	\$56,461	\$63,294
Avg HH Income	\$78,555	\$85,817	\$92,619

BUSINESSES (10 MILE)



1,469

TOTAL BUSINESSES



13,638

TOTAL EMPLOYEES

INCOME (10 MILE)



\$63,294

MEDIAN HH
INCOME



\$42,337

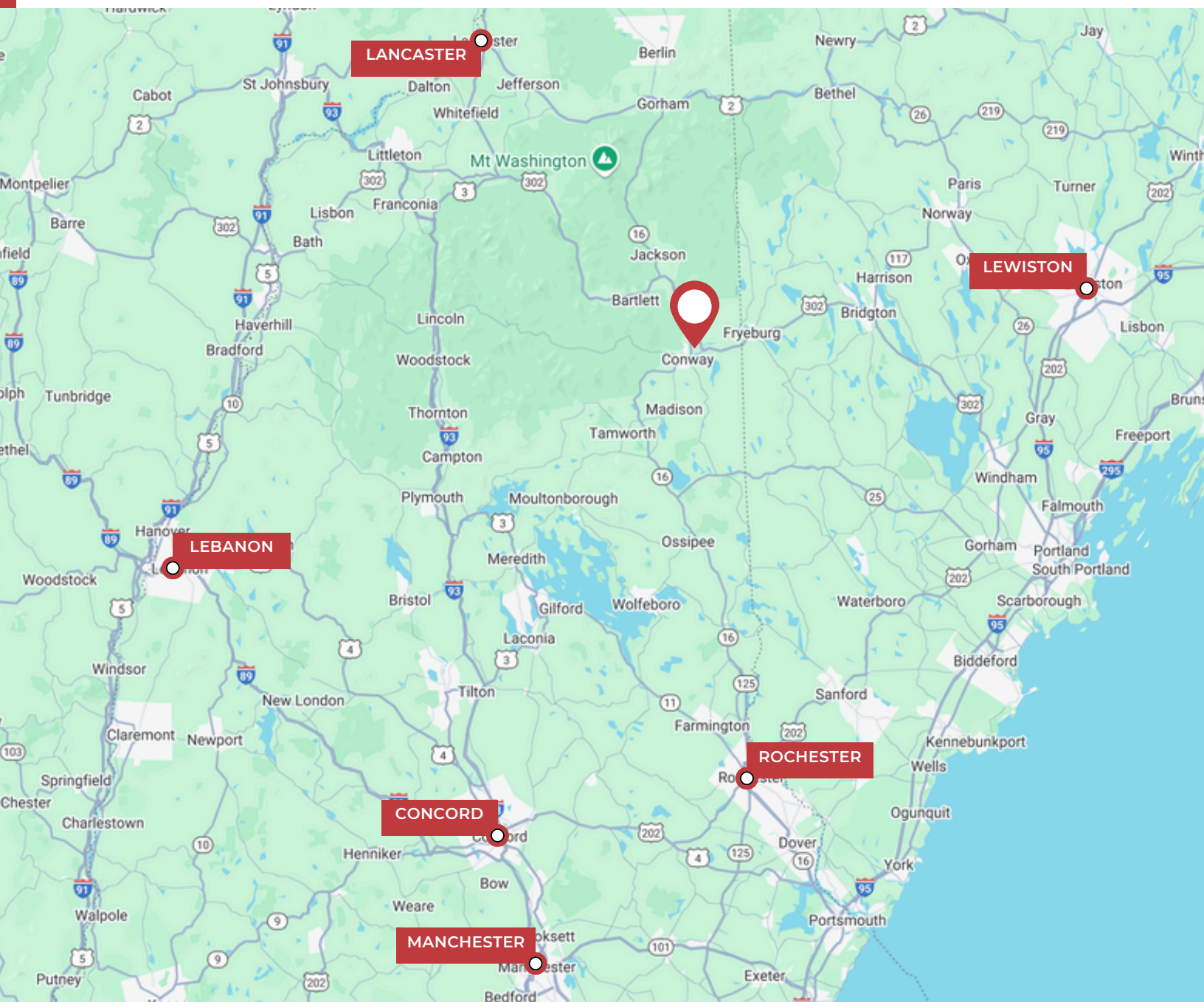
PER CAPITA
INCOME



\$244,103

MEDIAN NET
WORTH

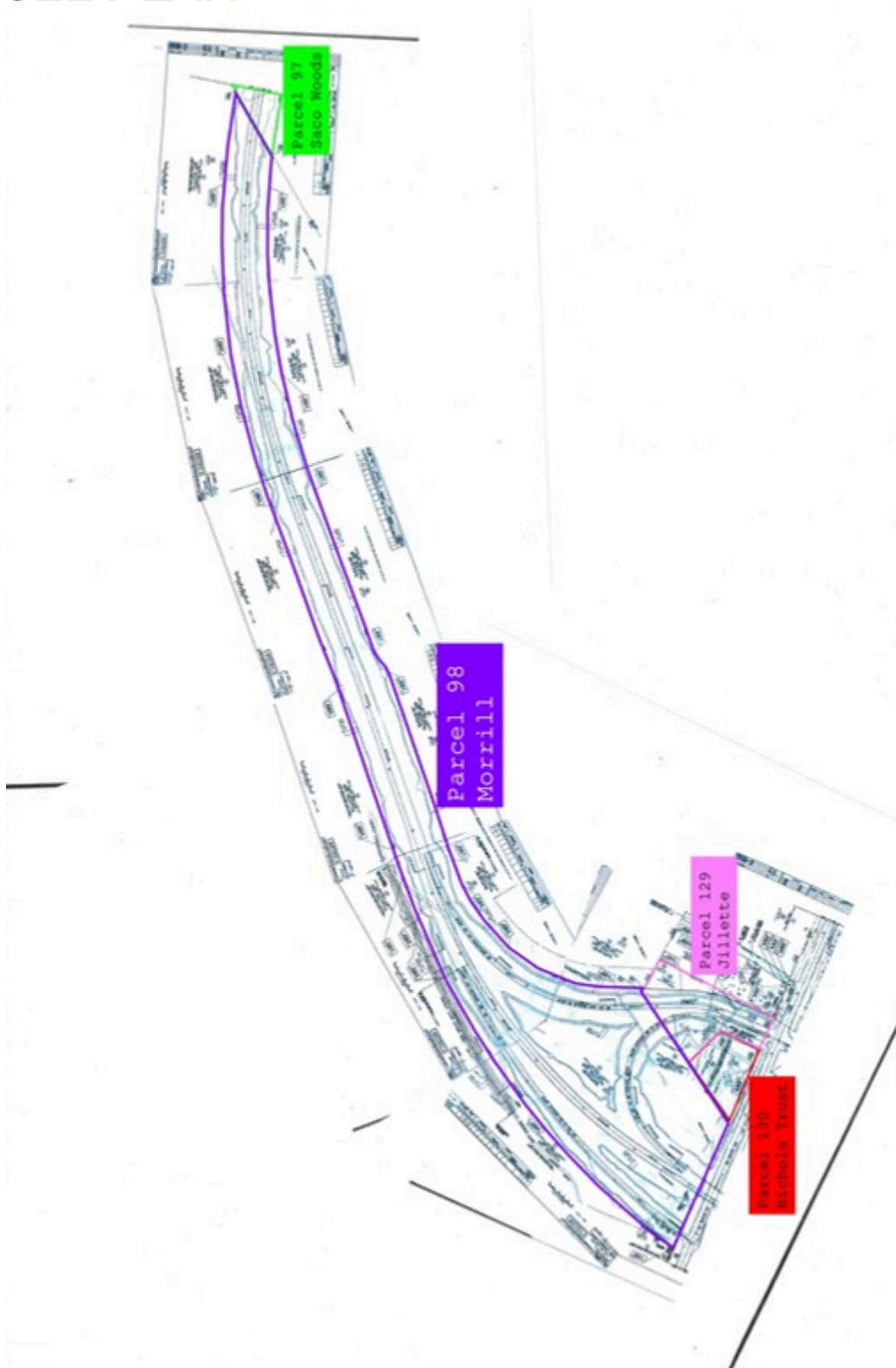
MAP LOCATOR



DRIVE TIMES TO:

Lewiston, ME	1 hr 24 mins	Manchester, NH	1 hr 54 mins
Lancaster, NH	1 hr 17 mins	Concord, NH	1 hr 37 mins
Lebanon, NH	2 hr 10 mins	Rochester, NH	1 hr 12 mins

PARCEL PLAN



PARCEL PLAN



PHOTOS

Photographs of Subject parcel
Taken May 24, 2021 by Douglas Penney



View of house from driveway



View of US Route 302 from driveway

PHOTOS



View of south side of garage from parking area



View of house and overgrowth from southeast corner



View of east side of house from side yard



View of rear of house from backyard



View of west side of house from side yard



Exterior of back screened-in porch and rear entrance

PHOTOS



Kitchen area with back door to right



View of damaged kitchen ceiling



View of kitchen stove



Living Room looking south



Living room looking southeast



Breezeway looking west towards garage

PHOTOS



View of garage looking northwest



View of garage looking southwest



View of master bedroom looking west



View of master bedroom looking northeast

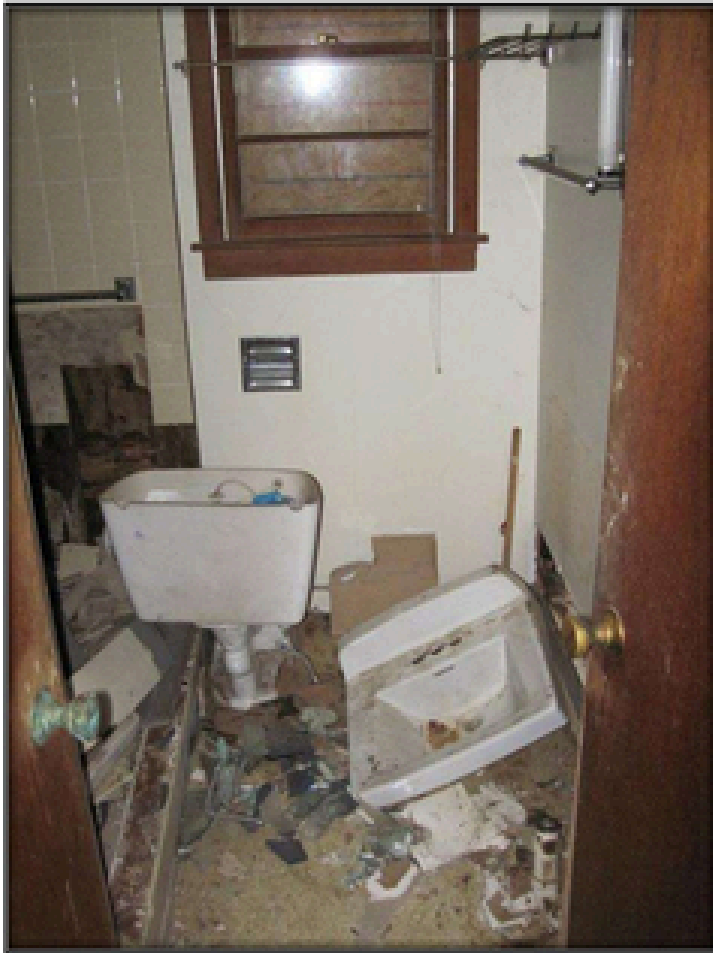


View of second bedroom looking southwest



View of second bedroom looking west

PHOTOS



View of bathroom



View of hallway looking east



View of west end of attic



View of detached basement stairs

TAX CARD



Property Card: NEW HAMPSHIRE STATE OF Town of Conway, NH



Parcel ID: 261-43

Owner: NEW HAMPSHIRE STATE OF

Co-Owner: TENANT:VACANT

Mailing Address: PO BOX 483
CONCORD, NH 03302-0483

Physical Location: 01049 EAST MAIN ST

General Information

State Class: 901
Class: EI
District No.: 4
Zone: RA
Total Acres: 1.770

Assessed Value

Land: \$110,300
Use Value Land: \$0
Buildings: \$193,300
Total: \$303,600

Sale History

Book/Page: 2454-00160
Deed Date: 20050907
Sale Date: 20050907
Sale Type: LAND + BLDG
Sale Price: \$0

Building Details

PPN # 4393
Series Card # 1
Living Units: 1
Style: CAPE
Year Built: 1954
Effective Year Built: 0
True TLA (incl. fin. bsmt): 816
TLA 816
Stories: 1
Total Rooms: 4
Total Bedrooms: 2
Number Full Baths: 1
Number Half Baths: 0

WB/FP Openings: 1
Heating Type: BASIC
Heating Fuel Type: OIL
Basement: FULL
FBLA Size: 0
Attic: UNFIN
Exterior Walls: 1
Basement / Garage: 0
CDU Cond Depr Util: FR
Grade: C



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

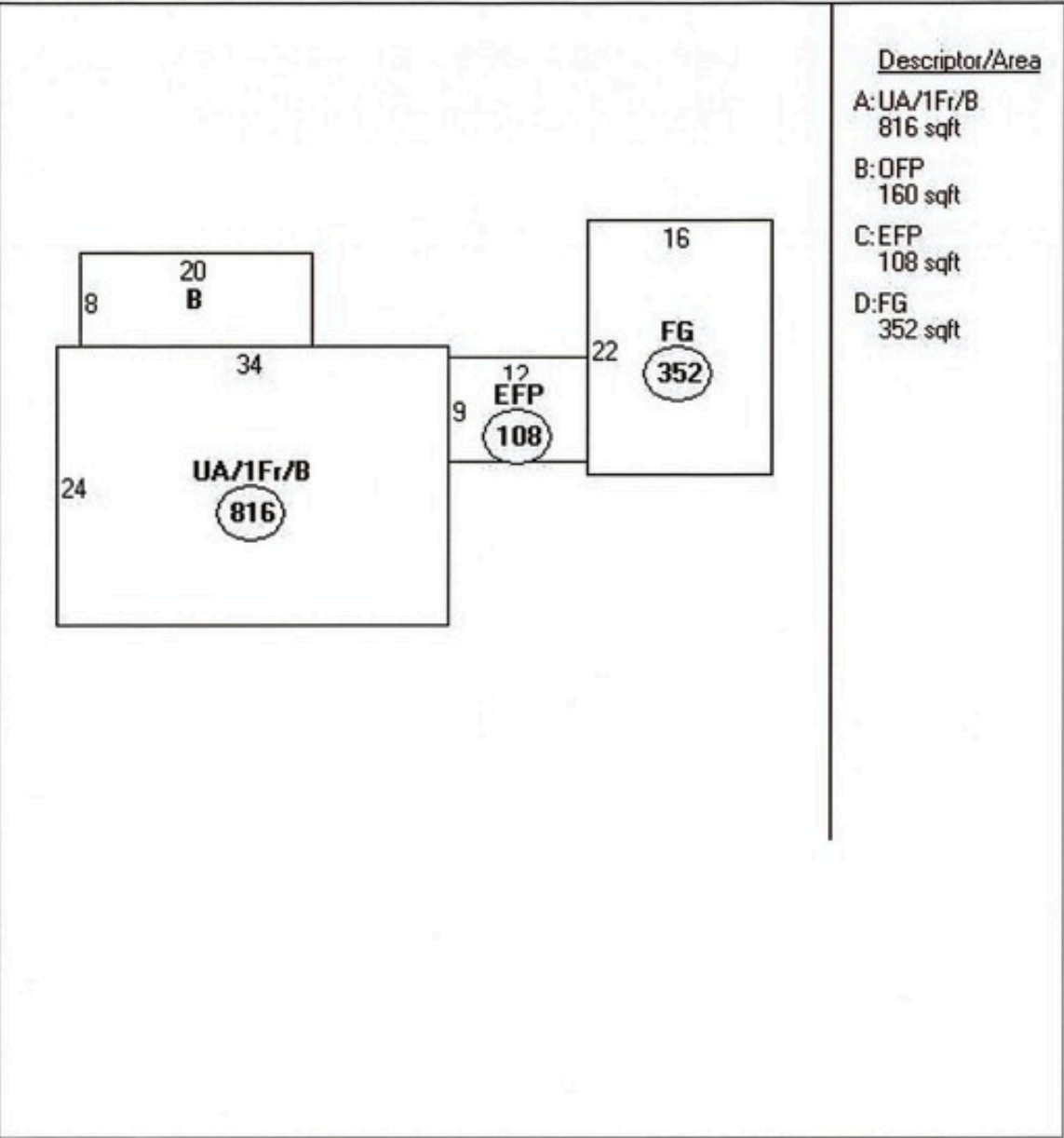
7/10/2024

Page 1 of 2

Property Information - Conway, NH

TAX CARD

BUILDING SKETCH



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This information is believed to be correct but is subject to change and is not warranted.

7/10/2024

Page 2 of 2

Property Information - Conway, NH

TAX CARD



Property Card: NEW HAMPSHIRE STATE OF Town of Conway, NH

	Parcel ID: 261-44 Owner: NEW HAMPSHIRE STATE OF Co-Owner: Mailing Address: PO BOX 483 CONCORD, NH 03302-0483 Physical Location: 01025 EAST MAIN ST
General Information State Class: 901 Class: EV District No.: 4 Zone: RA Total Acres: 0.770	Assessed Value Land: \$86,300 Use Value Land: \$0 Buildings: \$0 Total: \$86,300
Sale History	
Book/Page: 2435-00640 Deed Date: 20050715 Sale Date: 20050715 Sale Type: LAND + BLDG Sale Price: \$0	
Building Details	
PPN # 5566 Series Card # 1 Living Units: 1 Style: 0 Year Built: 0 Effective Year Built: 0 True TLA (incl. fin. bsmt): 0 TLA 0 Stories: 0 Total Rooms: 0 Total Bedrooms: 0 Number Full Baths: 0 Number Half Baths: 0	WB/FP Openings: 0 Heating Type: 0 Heating Fuel Type: 0 Basement: 0 FBLA Size: 0 Attic: 0 Exterior Walls: 0 Basement / Garage: 0 CDU Cond Depr Util: Grade:



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This information is believed to be correct but is subject to change and is not warranted.

7/10/2024

Page 1 of 2

Property Information - Conway, NH

TAX CARD

BUILDING SKETCH

	<u>Descriptor/Area</u>



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This information is believed to be correct but is subject to change and is not warranted.

7/10/2024

Page 2 of 2

Property Information - Conway, NH

TAX CARD



Property Card: NEW HAMPSHIRE STATE OF Town of Conway, NH

	Parcel ID: 261-54 Owner: NEW HAMPSHIRE STATE OF Co-Owner: Mailing Address: PO BOX 483 CONCORD, NH 03302-0483 Physical Location: 00000 EAST MAIN ST	
	General Information	Assessed Value
	State Class: 901 Class: EV District No.: 9 Zone: RA Total Acres: 143.830	Land: \$51,800 Use Value Land: \$0 Buildings: \$0 Total: \$51,800
	Sale History	
Book/Page: - Deed Date: 0 Sale Date: 0 Sale Type: 0 Sale Price: \$0		
Building Details		
PPN # 8615 Series Card # 1 Living Units: 0 Style: 0 Year Built: 0 Effective Year Built: 0 True TLA (incl. fin. bsmt): 0 TLA 0 Stories: 0 Total Rooms: 0 Total Bedrooms: 0 Number Full Baths: 0 Number Half Baths: 0	WB/FP Openings: 0 Heating Type: 0 Heating Fuel Type: 0 Basement: 0 FBLA Size: 0 Attic: 0 Exterior Walls: 0 Basement / Garage: 0 CDU Cond Depr Util: Grade:	



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

7/10/2024

Page 1 of 2

Property Information - Conway, NH

TAX CARD

BUILDING SKETCH

<u>Descriptor/Area</u>	



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

7/10/2024

Page 2 of 2

Property Information - Conway, NH

DEED

015577

RECEIVED
CARROLL COUNTY REGISTRY

2005 SEP 07 AM 10:41

Deborah A. Brooks
REGISTER OF DEEDS

WARRANTY DEED

THAT, David M. Nichols Revocable Trust, David M. Nichols, Trustee, and Jean F. Nichols Revocable Trust, Jean F. Nichols, Trustee, of 212 Heath Road, Center Conway 03813, County of Carroll, State of New Hampshire, for consideration paid, grant to the State of New Hampshire, whose address is PO Box 483, 7 Hazen Drive, Concord, New Hampshire 03302-0483, with WARRANTY covenants,

A certain piece or parcel of land, with the buildings thereon, shown as Lot #1 on a proposed subdivision plan of land now or formerly of Florence M. Farrington as recorded at the Carroll County Registry of Deeds in Book 130, Page 63, situate in Center Conway, Town of Conway, County of Carroll and State of New Hampshire, bounded and described as follows:

Beginning at a point in a stone wall on the Southerly side of Route 113 at the Northeasterly corner of Lot #1 herein, and running S 8° 49' 20" W along said stone wall 343.2 feet to an iron pipe at the Easterly most corner of Lot #2;

thence turning and running S 89° 08' W 220 feet along Lot #2 to an iron pipe;

thence continuing along Lot #2 N 18° 16' W 218 feet to an iron pipe on Southerly side of Route 113;

thence turning and running N 68° 19' E along Route 113, 366.9 feet to the stone wall and point of beginning.

Containing one and seventy-seven hundredths (1.77) acres, more or less, and being all of that real estate recorded February 7, 1995, at the Carroll County Registry of Deeds in Book 1605, Page 734.

Said premises being acquired for the Conway, STP-OAW-NHS-DPI-T-X-0153(001), 11339B Project on file in the records of the New Hampshire Department of Transportation and to be recorded in the Carroll County Registry of Deeds.

It is hereby made a part of the before mentioned consideration and a condition to this instrument that the property taxes are to be pro-rated as of the date of execution of this instrument.

Executed this 31ST day of August, 2005

DAVID M. NICHOLS REVOCABLE TRUST

David M. Nichols
David M. Nichols, Trustee

JEAN F. NICHOLS REVOCABLE TRUST

Jean F. Nichols
Jean F. Nichols, Trustee

STATE OF NEW HAMPSHIRE,

Carroll

SS

8-31

A. D., 2005

Personally appeared before me the above named, David M. Nichols as Trustee of the David M. Nichols Revocable Trust and Jean F. Nichols as Trustee of the Jean F. Nichols Revocable Trust, and acknowledged the foregoing instrument to be their voluntary act and deed.

REXWALD N. WESS
Justice of the Peace - NH
My Commission Expires October 6, 2009

Rexwald N. Wess
Notary Public/Justice of the Peace
My commission expires: 10.6.09

T:\CONWAY\11339B\Deeds\WARRANTY\2005\nichols0818.DOC

BRK 2454 PG0160

DEED

RECEIVED
CARROLL COUNTY REGISTRY
011900 2005 JUL 15 AM 11:10
Daniel C. Berlind, Deputy
REGISTER OF DEEDS

WARRANTY DEED

THAT I, Gordon Jillette, of 226 Heath Road, Center Conway 03813, of Carroll County, State of New Hampshire, for consideration paid, grant to the State of New Hampshire, whose address is PO Box 483, 7 Hazen Drive, Concord, New Hampshire 03302-0483, with WARRANTY covenants,

A certain parcel of land, with any improvements thereon, not homestead, situated on the Southerly side of NH Route 113, US Route 302 as now traveled, in the Town of Conway, County of Carroll, State of New Hampshire, and being near NH Route 113, US Route 302 Construction Center Line Station 403+75 as shown on a Plan of Conway, STP-OAW-NHS-DPI-T-X-0153(001) 11339B, on file in the records of the New Hampshire Department of Transportation and to be recorded in the Carroll County Registry of Deeds, bounded and described as follows:

Beginning at an iron pipe on the Southerly side of NH Route 113, at the Northwesterly corner of Lot #1, and running South 18° 16' East along Lot #1, 218 feet to an iron pipe; thence continuing along Lot #1 North 89° 8' East 220 feet to an iron pipe in a stone wall; thence turning and running along said stone wall the following courses and distances: South 10° 7' 20" West 200.7 feet to a point; thence South 11° 34' 36" West 233.6 feet to a point; South 72° 59' West 178 feet to an iron pipe at the Southeasterly corner of Lot #3; thence turning and running North 18° 16' West along Lot #3, 643.4 feet to an iron pipe on the Southerly side of NH Route 113; thence turning and running North 68° 19' East along NH Route 113, 180 feet to an iron pipe, the point of beginning.

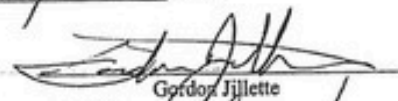

All as shown as Lot #2 on a Plan entitled "Proposed Subdivision in Conway, New Hampshire, property of Florence M. Farrington" as drawn by Dana A. Steele and Stanley B. Coville, as recorded in the Carroll County registry of Deeds in Plan Book 130, Page 63.

Containing 3.75 acres, more or less, and being all that real estate recorded November 13, 2003 at the Carroll County Registry of Deeds in Book 2233, Page 615, with a 1989 Kelser Mobile Home Serial Number 225.

It is hereby made a part of the before mentioned consideration and a condition to this instrument that the property taxes are to be pro-rated as of the date of execution of this instrument.

I, Ellen S. Farrington, the undersigned do hereby release to the State of New Hampshire any and all rights to life estate and homestead as it pertains to the above described premises.

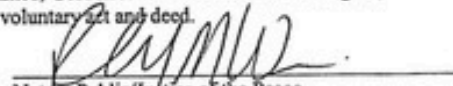
Executed this 8 day of July, 2005


Gordon Jillette

Ellen S. Farrington, with life estate

STATE OF NEW HAMPSHIRE, Carroll SS 7-8 A. D., 2005

Personally appeared before me the above named, Gordon Jillette and Ellen S. Farrington, acknowledged the foregoing instrument to be their voluntary act and deed.

RICHARD H. WESS
Justice of the Peace - NH
My Commission Expires October 6, 2006


Notary Public/Justice of the Peace
My commission expires: 10609

T:\CONWAY\11339B\Deeds\WARRANTY\2005\Jillette0616.DOC

BK2435PG0640

DEED

0014207

RECEIVED
CARROLL COUNTY REGISTRY

2006 SEP 11 PM 01:23

Frederic O. Brooks
REGISTER OF DEEDS

WARRANTY DEED

THAT, Saco Woods Condominium Association of Saco Woods Condominiums, Route 113, Conway 03813 of Carroll County, State of New Hampshire, for consideration paid, grant to the State of New Hampshire, whose address is PO Box 483, 7 Hazen Drive, Concord, New Hampshire 03302-0483, with WARRANTY covenants,

A certain parcel of land situated on the Northerly and Southerly side of NH Route 16 (Conway Bypass), as proposed, in the Town of Conway, County of Carroll, State of New Hampshire, and being near NH Route 16 (Conway Bypass) Construction Center Line Station 174+00 as shown on a Plan of Madison-Conway, STP-OAW- NHS-DPI-T-X-0153(001), 11339B, on file in the records of the New Hampshire Department of Transportation and to be recorded in the Carroll County Registry of Deeds, bounded and described as follows:

Being all that land belonging to the Grantor that lies Southeasterly of a course that measures one hundred fourteen and eighty-three hundredths (114.83) feet [thirty-five (35.00) meters] Northwesterly of and parallel with the NH Route 16 (Conway Bypass) construction center line; bounded on the Southwest by land now or formerly of Harold R. Whitaker, Jr. and Thomas A. Fadden; bounded on the Northwest by other land of the Grantor; and bounded on the East by land now or formerly of Stephen D. Morrill, Olga Morrill, Bradford M. Morrill, Margaret Morrill, Bruce David Morrill, Gary Follmer and Carolyn B. Follmer. Said parcel being triangular in shape.

Containing the and eight hundredths (3.08) acres, more or less, and being a portion of that real estate recorded October 30, 1987, at the Carroll County Registry of Deeds in Book 1274, Page 331, recorded June 13, 1988, at said registry in Book 1333, Page 486 and recorded June 13, 1988, at said registry in Book 1333, Page 488.

And also granting with the above-described land all rights of access, light, air and view over, from and to the same from the remainder along the following described lines:

Beginning at a point one hundred fourteen and eighty-three hundredths (114.83) feet [thirty-five (35.00) meters] Northwesterly of NH Route 16 (Conway Bypass) construction center line said point also being on the division line between land of the Grantor and land now or formerly of Harold R. Whitaker, Jr. and Thomas A. Fadden, thence Northeasterly and parallel with said construction center line to a point on the division line between land of the Grantor and land now or formerly of Stephen D. Morrill, Olga Morrill, Bradford M. Morrill, Margaret Morrill, Bruce David Morrill, Gary Follmer and Carolyn B. Follmer

And beginning at a point one hundred fourteen and eighty-three hundredths (114.83) feet [thirty-five (35.00) meters] Southeasterly of NH Route 16 (Conway Bypass) construction center line said point also being on the division line between land of the Grantor and land now or formerly of Harold R. Whitaker, Jr. and Thomas A. Fadden, thence Northeasterly and parallel with said construction center line to a point on the division line between land of the Grantor and land now or formerly of Stephen D. Morrill, Olga Morrill, Bradford M. Morrill, Margaret Morrill, Bruce David Morrill, Gary Follmer and Carolyn B. Follmer.

It is hereby made a part of the before mentioned consideration and a condition to this instrument that the property taxes are to be pro-rated as of the date of execution of this instrument.

Executed this 10th day of SEPTEMBER, 2006

SACO WOODS CONDOMINIUM ASSOCIATION

Suzanne Jones
Suzanne Jones, President

STATE OF NEW HAMPSHIRE,

Carroll

SS

9/1 A. D., 2006

Personally appeared before me, the above named, Suzanne Jones as President of the Saco Woods Condominium Association, and acknowledged the foregoing instrument to be her voluntary act and deed.



Kristen Stephen
Notary Public/Justice of the Peace

My commission expires
KRISTEN STEPHEN
NOTARY PUBLIC
NEW HAMPSHIRE
MY COMMISSION EXPIRES MAR. 23, 2010

BK2564PG0223

58/2

NOTICE OF CONDEMNATION

THE STATE OF NEW HAMPSHIRE, BY THE DEPARTMENT OF
TRANSPORTATION, HAS ON, NOV 3 2006, FILED WITH THE NEW
HAMPSHIRE BOARD OF TAX AND LAND APPEALS A DECLARATION OF
TAKING OF THE FOLLOWING PROPERTY IN THE TOWN OF CONWAY,
OWNED BY:

STEPHEN D. MORRILL

OLGA MORRILL

BRADFORD M. MORRILL

MARGARET MORRILL

BRUCE D. MORRILL

GARY FOLLMER

CAROLYN B. FOLLMER

SAID PREMISES BEING LOCATED ON THE SOUTHERLY SIDE OF NH
ROUTE 113 AND US ROUTE 302, AS NOW TRAVELLED, IN THE TOWN OF
CONWAY, COUNTY OF CARROLL, STATE OF NEW HAMPSHIRE, AND MORE
PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

Parcel No. 98

Fee Taking:

Taking in fee simple all that land belonging to Stephen D. Morrill, Olga Morrill,
Bradford M. Morrill, Margaret Morrill, Bruce David Morrill, Gary Follmer and Carolyn
B. Follmer beginning at a point on the division line between land of Stephen D. Morrill,
Olga Morrill, Bradford M. Morrill, Margaret Morrill, Bruce David Morrill, Gary Follmer
and Carolyn B. Follmer and land now or formerly of Northeast Community Development
Group, said point also being thirty-five (35.00) meters Southeasterly of the Conway

RECEIVED
CARROLL COUNTY REGISTRY
2006 NOV 06 PM 12:29
Aileen O. Brooks
REGISTER OF DEEDS

0017542

BK2580PG0247

DISCLOSURES

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS form.

Property Address: 1049 +0 East Main Street, Conway, NH, 03813

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) 1/13/25 Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

[Signature] 1/13/25
Seller Date

Seller Date

Purchaser Date

Purchaser Date

[Signature] 1/13/25
Agent Date

Agent Date

Form generated by: TrueForms™ from REVEAL SYSTEMS, Inc. 800-499-9612

PROPERTY DESCRIPTION

Parcel 97 – acquired in 2006 from Saco Woods Condominium Association, Book 2564, Page 223. The State acquired 3.08 +/- acres. Parcel 97 is a part of the current Conway Tax Map 261, Lot 54 (previously Tax Map 261, Lot 60).

Parcel 98 – acquired in 2005 from Stephen D. Morrill, Olga Morrill, Bradford M. Morrill, Margaret Morrill, Gary Follmer, and Caroline B. Follmer, Book 2580, Page 247. The State acquired 51.44 +/- acres of vacant land. Parcel 98 is a part of the current Conway Tax Map 261, Lot 54 (previously Tax Map 260, Lot 58).

Parcel 129 – acquired in 2005 from Gordon Jillette, Book 2435, Page 640. The State acquired 3.75 +/- acres of vacant land. Parcel 129 is a part of the current Conway Tax Map 261 Lot 44 (0.77 +/- acres) and a portion of Map 261 Lot 54 (2.98 +/- acres) (both were previously Tax Map 261, Lot 44).

Parcel 130 – acquired in 2005 from David M. Nichols Revocable Trust and Jean F. Nichols Revocable Trust, Book 2452, Page 160. The State acquired 1.77 +/- acres of improved land. This parcel is a part of the current Tax Map 261, Lot 43 (previously Tax Map 261, Lot 43).

CONDITIONS OF SALE

- As a condition of this sale, the buyer (Grantee) will be required to commission a Land Surveyor licensed in NH, to survey and prepare a Perimeter Boundary Line plan depicting the limits of the right-of-way, meeting the NH Code of Administrative Rules 503.09, to be submitted to the Department for review and approval. Upon the Department's approval, the Grantee must record the plan under RSA 478:1-a, in the Carroll County Registry of Deeds, from which the Department will prepare the conveyance deed. The Grantee will supply a full-size copy of the recorded plan and a draft description of the surveyed parcels.
- The property shall be conveyed subject to a perpetual 30-foot trail easement and right-of-way, to the benefit of New Hampshire, Department of Natural and Cultural Resources.
- No new/additional points of access will be granted along/to East Main Street (US Route 302/NH Route 113).
- The buyer is required to consult with District 3 and potentially obtain an updated driveway permit for the residential driveway.
- The Grantee shall be responsible for obtaining any and all local and State approvals, including but not limited to subdivision approval.
- The use of Stritch Road to Conway Lake through a portion of the property shall not be restricted.
- An administrative fee of \$1,100 will be required of the buyer at the time of the sale.
- The sale is subject to the Governor and Executive Council's approval.

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



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Bedford, NH 03110
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