



For Sale

Developable Residential Land

Andrew M. Ward

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*Site lines are approximate

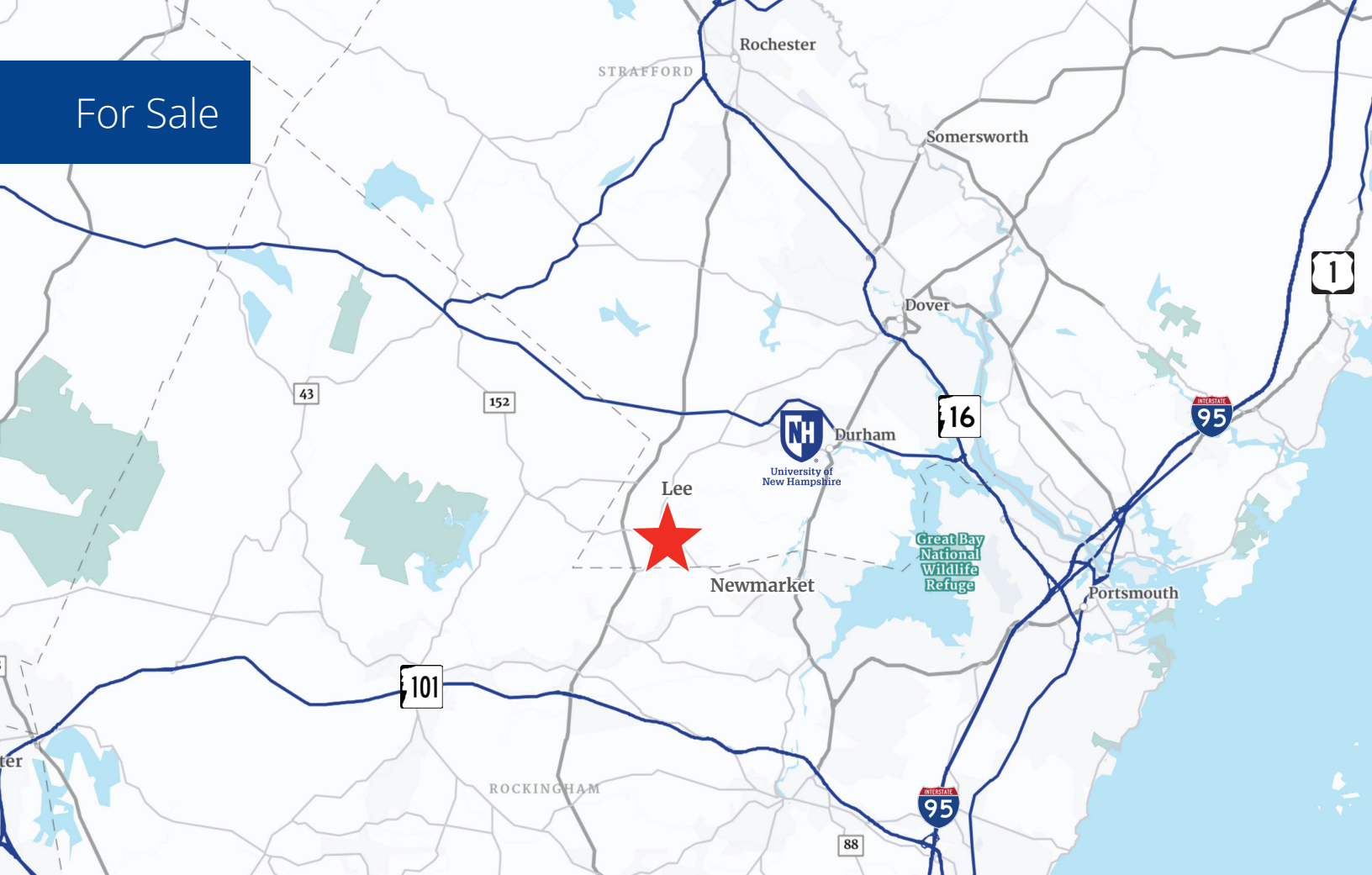
Rear Wadleigh Falls Road Lee, NH

Property Highlights

- 85.92± acre relatively flat land parcel available for sale, with approximately 6.0 of those acres located in the Town of Newmarket
- Residential (Zone A) zoning includes permitted uses such as: single family and duplex houses with accessory dwelling units, agriculture, and recreational
- 7.0± acres are actively farmed for corn; 4.0± acres are lightly mined for gravel; the balance of the lot is mostly undeveloped wooded area
- The Lee gravel pit is part of Newmarket Sand and Gravel, a division of Chick Trucking, Inc., which provides washed sand and stone for construction, industrial, and residential uses
- Site was surveyed in 2025 for material and 137,620 cubic yards of loam and fill are present; full survey and materials breakdown available upon request

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Specifications

Address:	Rear Wadleigh Falls Road
Location:	Lee, NH 03861
Acreage:	85.92±
Utilities:	None to site
Zoning:	Residential (Zone A)
2023-24 Taxes:	\$10,083
List Price:	\$1,200,000

5 Mile Demographics



Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2025.



Contact us:

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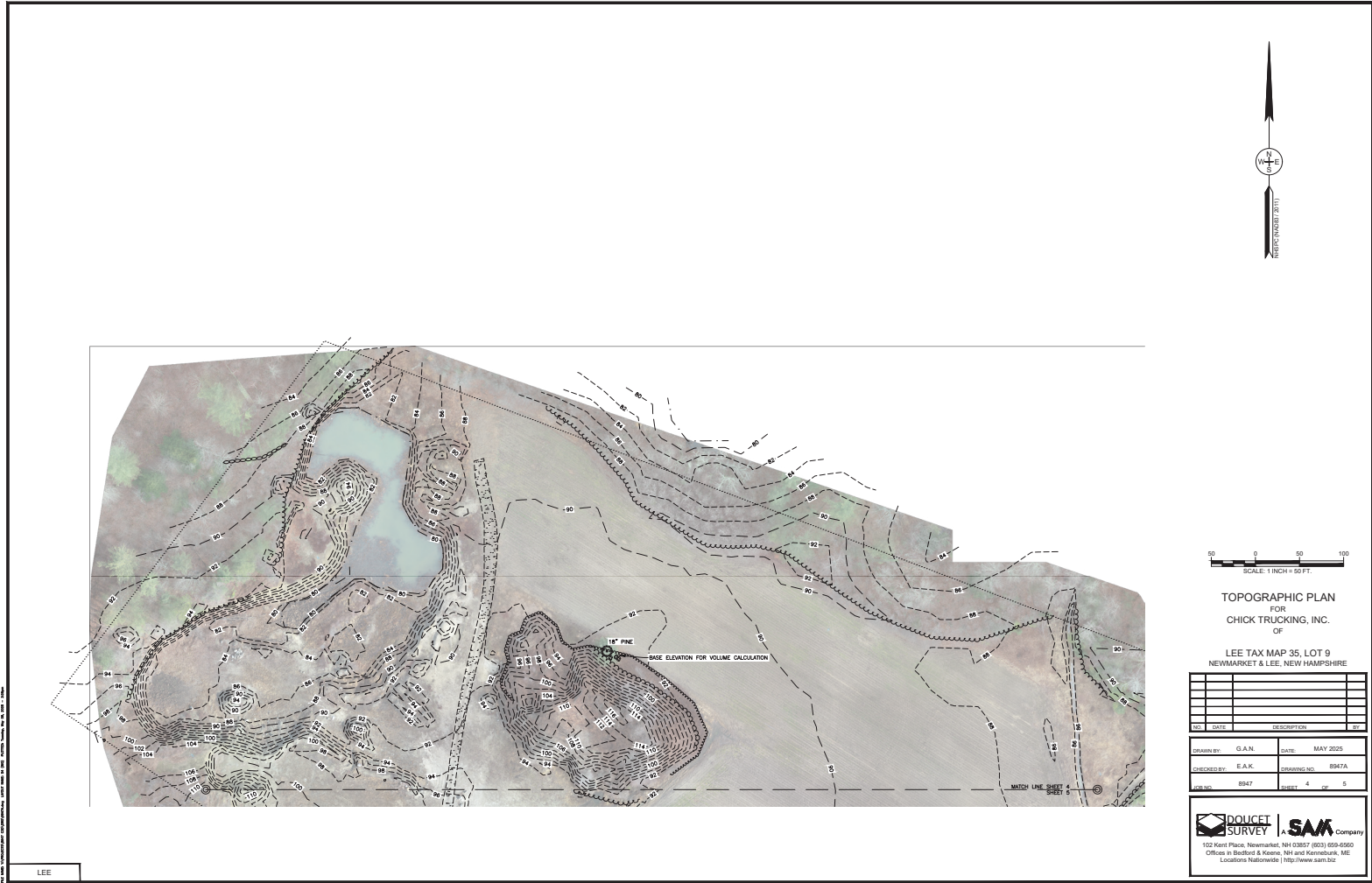
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Topography Plan

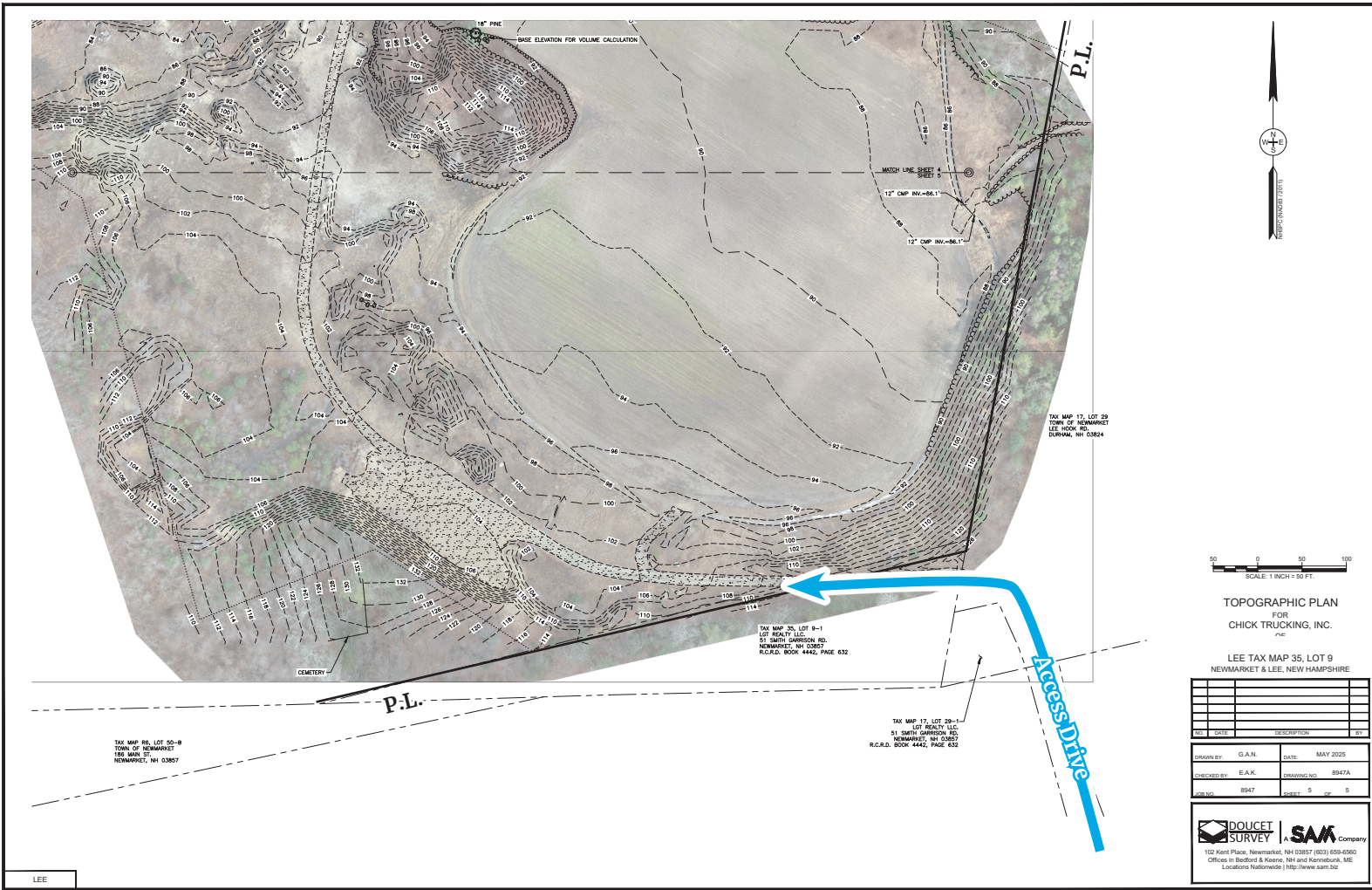


Wadleigh Falls Road





Topography Plan



Wadleigh Falls Road