

Land **4798219** **Active** **6-44-3 Bog Road Hillsborough Unit/Lot #** **NH 03244** **Listed: 3/16/2020** **Closed:** **DOM: 749** **\$33,000**



Property Panorama VT URL

County NH-Hillsborough
VillDstLoc
Zoning Rural
Lot Size Acres 2.060000
Lot - Sqft 89,734
Price Per Acre \$16,019.42
Taxes TBD Yes
Tax - Gross Amount
Tax Year
Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

Road Frontage Yes
Road Frontage Length 200
Surveyed Yes
Surveyed By Peter Mellen
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Total Lots 1
Total Leases
OpenSpc %

Date Initial Showings ...

Directions From Rt. 9/202 take Henniker Street exit, go north, then left on Old Henniker Rd., right onto Bog Road. Follow Bog Road roughly 1 mile past Gould Pond Rd. Please request subdivision plan with slightly more detailed directions.

Remarks - Public If you crave a natural setting for your new home. Depending on where you site the home and how much you clear, you'll could have a pleasant view of the hills beyond the brook, and your lot will be dotted with picturesque boulders, birch, evergreens, and deciduous trees that will positively glow in the Autumn. This lot has a shared access driveway with an individual drive branching off (cleared in 2005, slightly overgrown now). Bog Road is a class V road maintained by the town, and these lots lie between Fox Forest (1,445 acres and 20 miles of trails) and the Farrar Marsh State Wildlife Management Area, so hiking, biking, xc skiing, and snowmobiling are right in your neighborhood. SELLER FINANCING AVAILABLE for lot purchase or lot+house construction with substantial downpayment. Photos show the general area, not specifically this lot.

LOT/LOCATION

Development / Subdivision **Lot Description** Country Setting, Sloping, Trail/Near Trail, Wooded

Pole Number
Permit Number
Roads Public **Area Description** Near Golf Course, Near Skiing, Near Snowmobile Trails, Rural

School - District Hillsboro/Deering SAU #34 **Suitable Use** Residential
School - Elementary Hillsboro-Deering Elementary
School - Middle/Jr Hillsboro-Deering Middle
School - High Hillsboro-Deering High School

UTILITIES

Utilities None **Fuel Company**
Water None **Electric Company**
Sewer None **Cable Company**
Electric At Street **Phone Company**

PUBLIC RECORDS

Deed - Recorded Type Foreclosure **Map** 6 **Tax Class**
Deeds - Total **Block** 44 **Tax Rate**
Deed - Book 8008 **Lot** 3 **Current Use** Yes
Deed - Page 1383 **SPAN#** **Land Gains**
Plan Survey Number 34948 **Assessment Amount**
Property ID **Assessment Year**
Assessments - Special

DISCLOSURES

Fee 2
Fee 3

Foreclosed/Bank-Owned/REO Yes
Monthly Lease Amount
Flood Zone Unknown
Easements Yes
Covenants No
Resort No

Financing-Possible Opt Seller Financing
Financing-Possible Opt Possible

Auction
Date - Auction
Auction Time

Items Excluded
Documents Available Deed, Survey

Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Offer of Compensation to Licensed NEREN Real Estate Brokerages

Buyer Agency 3.00% **SubAgency** 0.00% **NonAgency Facilitator** 3.00% **Transactional Broker**

The listing broker's offer of compensation is made only to other real estate licensees who are participant members of the NEREN MLS.

PREPARED BY

Greg Powers
Cell: 603-716-0254
gregpowers@kw.com



My Office Info:
Keller Williams Realty-Metropolitan
168 South River Rd
Bedford NH 03110
Off: 603-232-8282

Listed by:

Greg Powers / Keller Williams Realty-Metropolitan