






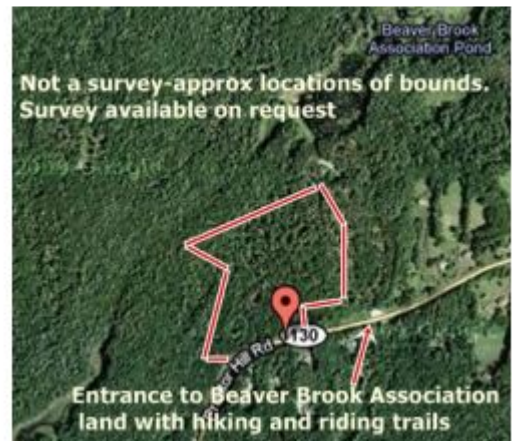
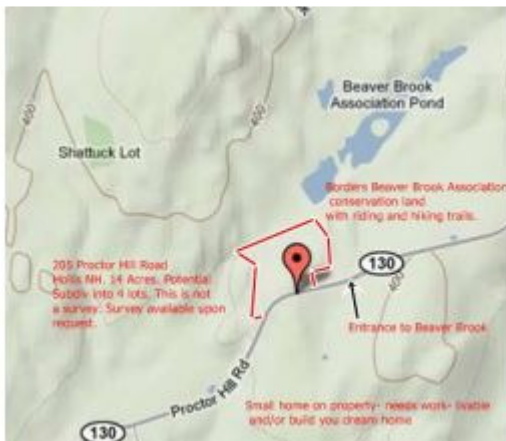
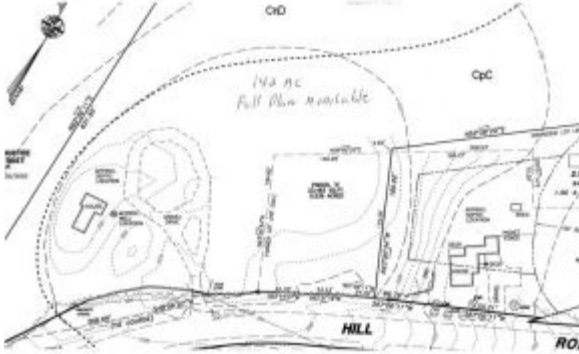
Land		<b>Proctor Hill Road</b>		 (5)		 (5)		<b>L\$650,1</b>	
4012023 Active		<b>Hollis, New Hampshire 03049</b>							
		<b>Type:</b>	Horse Property , Recreational , Residential		<b>Lot Acre:</b>	14.00			
		<b>Taxes:</b>	\$ 3,799.00		<b>Lot SqFt:</b>	609,840			
		<b>Taxes TBD:</b>	No		<b>Est Open Spc:</b>	%			
		<b>Tax Year:</b>	2010		<b>Price/Acre:</b>	\$ 46,428.57			
		<b>Zoning:</b>	Residential		<b>Permit Num:</b>				
		<b>Flood Zone:</b>	No		<b>Pole Num:</b>				
		<b>Road Frontage:</b>	Yes/ 0		<b>Easements:</b>				
		<b>Water Frontage:</b>			<b>Exposure:</b>				
		<b>Water Acc Type:</b>			<b>Surveyed:</b>	Yes			
		<b>Water Body Type:</b>							
		<b>Water Body Name:</b>							
<b>Multiple Deeds:</b>	No	<b>Mo. Lease Amt:</b>	\$	<b>Association:</b>	No	<b>Monthly Assoc.\$:</b>	\$		
<b>Water Body Restri.:</b>		<b>Current/Land Use:</b>		<b>Surveyed By:</b>		<b>Land Gains:</b>			
<b>Total # Leases:</b>		<b>Total # Lots:</b>							
<b>Parcel Access ROW:</b>		<b>ROW for other Parcel:</b>		<b>ROW Width:</b>		<b>ROW Length:</b>			
<b>Public Rems:</b>	Two choices here! This 14 acre gem abutting Beaver Brook Conservation area with riding trails has a conceptual done for subdividing into 4 lots. Due to its location would make a great small development for 4 horse type properties or whatever your im wants. Percs have been done, driveway permit is in place and owner has already done lot line adjustment to accommodate driveway location. Or just leave it as one beautiful piece of land and build your dream home here. Small cottage on site-tear dc use as a guest cottage while you build your estate! Conceptual available for 4 lot subdivision. Many options, but would make horse property or subdivision. Land in current use.								
<b>Directions:</b>	Just after Beaver Brook Conservation Area								
<b>Amenities:</b>	Building , Wooded Lot			<b>Location:</b>					
<b>Topography:</b>	Abuts Conservation , Alternative Lots Avail. , Country Setting , Horse Property , Level , Paved Road , Rural Setting , Trail/Ne: Walking Trails								
<b>Current Use:</b>	None								
<b>Utilities:</b>				<b>Structure:</b>	Camp , Other				
<b>Electric:</b>	On Site			<b>Shore Rights:</b>					
<b>Gas:</b>	None			<b>Restrictions:</b>					
<b>Roads:</b>	Public			<b>Financing:</b>					
<b>Water:</b>	Drilled Well			<b>Sewer:</b>	Soil Test Available				
<b>Permit Status:</b>				<b>Possession:</b>					
<b>Docs Avail:</b>									
<b>Excl Sale:</b>									
<b>Tax Rate:</b>			<b>Assmt:</b>	\$180,172.00		<b>Assmt Yr:</b>			
<b>Tax Class:</b>			<b>Unadjusted Taxes:</b>			<b>Tax Reduct:</b>	No		
<b>Veteran:</b>			<b>Other:</b>			<b>County:</b>	Hillsborough		
<b>Covenant:</b>	No		<b>Source SqFt:</b>			<b>Plan/Survey:</b>			
<b>Recorded Deed:</b>	Quit Claim		<b>Book/Pg:</b>	6303/ 0165		<b>SPAN # (VT):</b>	--		
<b>Map/Blck/Lot:</b>	11/ / 12		<b>Property ID:</b>						
<b>Devel/Subdiv:</b>			<b>High Sch:</b>			<b>Jr./Mid Sch:</b>			
<b>District:</b>	Hollis		<b>Cable:</b>			<b>Power Co:</b>			
<b>Elem Sch:</b>			<b>Phone Co:</b>			<b>Resort:</b>	No		
<b>Fuel Co:</b>					<b>DOM:</b>	33			
<b>Auction:</b>									
<b>Auction \$ Det. By:</b>									
<b>PREPARED BY</b>									
		<b>John Fisher</b>		<b>Email :</b> sold@homehum.com					
		<b>Prudential Verani Nashua</b>		<b>Off. Ph# :</b> (603) 888-4600					
		<b>125 East Dunstable Road</b>		<b>Ag. Ph# :</b> (603) 888-4600 ext.					
		<b>Nashua, NH 03062</b>		<b>Cell Ph# :</b> (603) 674-4675					
		Lister: John Fisher of Prudential Verani Nashua		<b>Fax Ph# :</b> (603) 891-1486					
<a href="http://www.homehum.com">www.homehum.com</a>									
<a href="http://www.ve">www.ve</a>									
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Photo Gallery MLS# L4012023A



**Small cottage on property**

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