

# Utility & Property Information

**Address:** 160 Cross Road, Piermont, NH 03779.

**Directions:** From Route 25C, turn onto Cross Road. Cross Road is a town maintained approx. 2000' to a snowplow turn around. After that 2000', the road becomes a Class VI unmaintained road to property boundary. Property is directly straight ahead at end of Cross Road. No sign. The driveway is chained. Depending on snow, you may have to park at snowplow turnaround and walk in. The road is sometimes plowed to access a nearby tree farm until Christmas.

**Taxes:** Town of Piermont — \$2,863.14 (2022/2023 Non-Homestead Value).

**Current Use:** The property is NOT enrolled in New Hampshire's tax reduction program, Current Use. The Current Use program allows for substantial property tax reduction in exchange for the practice of good silviculture and a commitment to non-development uses.

**Zoning:** Lake District.  
Access the [Piermont Zoning Ordinance](#) for further information. The Piermont Zoning Administrator may also be contacted at 603-272-4840 with any additional questions.

Minimal Dimensional Requirements (per district zoning):

**Lot Area:** 1 Acre      **Road Frontage:** 100'      **Front Setback:** 50'

**Structures:** The property features a 560 SF cape home and a metal carport. The basement/garage ground floor area and the 3<sup>rd</sup> floor attic area are not finished.

The home appears to be very well built with 12" of insulation in the ceiling and 6" in the walls. Please notice the well-done piping and gas lines with plenty of additional expansion capacity valves and caps. There are water hookups for a washer, but the seller had not yet installed a drain connection. The home features pine-stained siding and a standing seam metal roof.

**Power:** Off Grid — existing battery-powered electrical system. The home is wired for standard 120v outlets. There is a standard electrical panel with breakers, but we did not see a main breaker and do not know its size. The seller uses

two deep cycle batteries and runs 12v on the lines to 12v bulbs in the fixtures. They are not using a generator or inverter. The two batteries will transfer.

If one wishes to convert to a solar system, panels could be constructed along the northern wood line in the yard to face approximately south.

Utility pole #9G2/28F is located along Cross Road approximately 2,830 feet from the cabin. No formal estimate can be provided until a power service application is submitted and a site visit has been conducted. For more information, please contact NH Electric Coop at 800-698-2007.

**Water:** There is a tiled well on-site. The well is fed from a stream, not a spring. It is located above the house along the wide road (see map for location) and is gravity fed to home. Head above the home provides plenty of pressure. The water pipe comes into basement in the rear right corner, and it is insulated at that point. The water is currently shut off. There is a propane fired gas water heater in the basement, currently turned off.

**Septic:** Work #200205780 — Approved, existing private septic disposal system on-site and connected to the cape. Per the septic plot plan, the system was designed for a 2-bedroom home and has a 2-component septic tank with a 1250-gallon and 350-gallon tank capacity. Per seller, the septic system was last serviced in 2014. Please see *Supporting Documents & Maps* for a copy of the septic system's details for reference.

**Fuel:** Perry's Oil Service & Patten's Gas — Propane. There is an existing 1000-gal torpedo propane tank near the cabin that is owned by the propane provider. Per seller, the tank holds enough propane to keep the cabin heated at 55 degrees through the winter and approximately 400-500 gallons of propane are used annually.

**Heating:** Empire direct vent heater — propane. The propane powered heater is located in the basement. Convection heat with grills in the floor. There is a 4 x 8 piece of plywood on the side of the home; this is used to divert the snow from the vent during the winter and is removed in the spring.

**Furnishings:** The seller has removed most of their personal belongings. Tables, chairs, two dressers, beds, and all appliances convey with the home. The wood in the attic does not stay.

**Appliances:** There is a propane refrigerator and range that convey with the property. The range is on and has an electric piezo start. The refrigerator is currently off. A small mirror in the rear of fridge is used to help light the pilot.

**Attic/2nd Floor:** The attic/second floor is unfinished. The floor in the attic is insulated. It is 7' to the cross member, so it is easy to stand up and may be an excellent space for further finishing. Access is via stairway. There is a 4" thick foam hatchway, which can be left open in the summer but is kept closed in the winter to conserve heat. To open, simply push up 2.5" and then slide to the right.

**Surrounding  
Property:**

Per seller, the adjoining property that surrounds the home being sold is a Christmas Tree farm, known as Nicholas Tree Farm, and they generally keep the road open from snow through Christmas. This 1600-acre tree farm is conserved and protected and open for recreational use. Beyond tree farm acreage is 933 +/- acres of White Mountain National Forest.

**Shooting Range:** The property features a 300-yard rifle range. The window by the dining room table looks directly out to the range, and there are target gongs at 100, 200 and 300 yards. The 100-yard area is setup with a box for a motion light; it was previously used for hunting coyotes. There is also a shorter handgun range behind the house, about 200' up the road.

**Trail System:** The sellers have created a very nice trail system with 2 +/- miles of ATV trails. They recently installed a bridge over the stream that is capable of handling heavy logging equipment. It was their intention to log the property, but they did not get around to doing it. We have no stumpage estimates, but it appears to be reasonable mature hardwood forest with maple and oaks. Please see *Supporting Documents & Maps* for the aerial with the trails tracked during our field visit indicated for reference. On the map we only laid out a convenient loop for a buyer to walk to get an idea of the property. There are more trails than indicated.

**Streams:** The property enjoys over 3000' of stream frontage with several streams running through the property. Although we can never say that they are always year round, the main stream is very robust.

**Field:** The property enjoys an approximately .88 +/- acre field in front of the

existing cape.

**Snowmobiling:** The property is located approximately 12 minutes away from the Ore Hill Trailhead Parking area, which provides direct access to the NH Snowmobile Association's trail network.

**Road:** Approximately 2000' of the first section of Cross Road is maintained by the town up until the snowplow turnaround, at which point the road becomes a Class VI road. It's our understanding that the seller has historically plowed the road for access once the neighboring Christmas tree farm stops plowing, typically around Christmas day.

Since the home was built at the end of a Class VI town road, the seller indicates that they had to waive their guaranteed right to emergency service vehicles such as police, fire and ambulance in order to receive permission to build.

North South Road — Class VI unmaintained town road. The property's westerly boundary runs along North South Road.

**Services:** Consolidated Communications offer telephone, streaming TV, and 20 Mbps internet service to homes along the town-maintained section of Cross Road.

HughesNet, Viasat & Starlink offer satellite services to properties in the area.

**Disclaimer:** *The information on this page is provided as a courtesy and is for general reference only. This information may not be relied on and was created from many sources that may or may not contain errors or otherwise be reliable. Some information, especially measurements and costs are only approximate. Taxes, utilities, zoning, state/local permits, construction costs, roads, associations, property condition, forestry plans, timber volumes/\$, boundaries, surveys and all other data found here may and does change. All buyers are encouraged to perform their own due diligence and not rely only on this information. Furthermore, no piece of vacant land should ever be considered guaranteed buildable, and none of the information contained herein should be interrupted or misconstrued to that effect. Purchasers are fully responsible for acquiring their own local and state permits or approvals that may be required in order to develop a piece of vacant land. No responsibility will be assumed for decisions and offers made from this information.*