

Utility & Property Information

GPS Address: 190 (10.05+/- acres) & 200 (10.34+/- acres) Gale Rd, Gilmanton, NH 03237.
*For GPS navigational purposes only. A formal 911 address will be assigned by the town if the property is developed in the future.

Directions: From NH-140, turn onto Middle Rte, then right onto Gale Rd. At the Donovan Rd intersection, Gale Rd becomes a Class 6 Rd, which is not maintained or plowed. May be best to park at Thompson Town Forest lot & walk in. Road is gated but unlocked, says town. Sign at middle of both properties on right.

Driving to the property is likely do-able – 4x4, higher clearance recommended. The town says they do not lock the gate.

Taxes: Town of Gilmanton (2024):
10.05 ac: \$557
10.34 ac: \$597
The property is NOT enrolled in NH’s tax reduction program, Current Use.

Zoning: Rural district.
Access the [Gilmanton Zoning Regulations](#) for further information. The Gilmanton Zoning Department may also be contacted at 603-267-6700 with any additional questions.

Page 6-3 in the Gilmanton Zoning Regs says the following about Recreational Vehicles (RVs):

4. During permitted periods between May 15th and November 1st of each year, any property owner or lessee may utilize the Recreational Vehicle upon his/her property provided the following conditions are met:

- a. The property owner or lessee has obtained a permit pursuant to Articles VI-D-2 and VI-D-3;*
- b. The Recreational Vehicle is used for travel, camping, recreational purposes only;*
- c. The Recreational Vehicle is owned by the property owner, the lessee, or a non-paying guest of the owner or lessee;*
- d. The Recreational Vehicle remains mobile, legally registered, and inspected;*
- e. The placement of the Recreational Vehicle meets the setback requirements for buildings in Article IV, Table 2; and*

f. Any septage is disposed of as provided in Article VI-D-5.

Power: NH Elec Coop — Power is located at the intersection of Gale Rd and Donovan Rd. Power is located approx. 2,100 ft from the center line of the two lots.

Septic/Water: There is no formal septic system or water supply on the property. Per state regulations, purchasers will need to provide their own individual sewage disposal system approval from NHDES. Drilled artesian wells are typical for the area.

Flagging: Some pins have been found; road frontage has been marked with red flagging.

Wetlands: See attached State of NH wetland map – there is a section of mapped wetlands on both properties.

Town Forest: the 122.7+/- acre Thompson Town Forest abuts these properties across Gale Rd. See town information sheet attached to listing.

SLEDNH: The New Hampshire Snowmobile Association and the Gilmanton Snowmobile Association maintain Corridor 22 on the class 6 portion of Gale Rd.

Road: Gale Rd becomes a class 6 road at the intersection of Gale Rd and Donovan Rd. This section is not maintained or plowed by the town. There is a yellow metal gate approx. 732 ft from the Thompson Town Forest parking area. This is a town gate but is left unlocked for landowner access.

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.*