

Utility & Property Information

GPS Address: 522 Mt. Misery Rd, Littleton, NH 03561. **This address is not formal and is created for GPS purposes only, however, please do not attempt to drive to this property utilizing this address. Please follow the directions below.

Directions: From Main St (NH-10), turn on Pleasant St, continue on Manns Hill Rd, at sharp right turn, travel straight past dead end sign. Park and do not block driveway. Continue on foot past home on right and bear slightly right down grassy trail. Property will be on left, see real estate sign.

Taxes: Town of Littleton — \$95 (2023 Non-Homestead Value). The property is enrolled in New Hampshire’s tax reduction program, Current Use. The CU program allows for substantial property tax reduction in exchange for the practice of good silviculture and a commitment to non-development uses.

Please see the UNH Cooperative Extension’s “[Overview of Current Use Assessment](#)” for more information. Any offer should include the following Current Use clause:

“The parties acknowledge that the PROPERTY is subject to current use taxation under the provisions of New Hampshire RSA 79-A, as amended. Any and all taxes, costs, penalties and other expenses associated with the change from such current use shall be paid by the _____.”

Zoning: Rural district.
Access the [Littleton Zoning Regulations](#) for further information. The Littleton Zoning Department may also be contacted at 603-444-3966 with any additional questions.

Power: There is no power on this section of Mt. Misery Rd and it’s likely not feasible to draw.

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.

- Trails:** The seller has marked a couple walking trails with green and pink flagging.
- Acreage:** Town does have a recorded survey on file.
- Flagging:** No flagging or blazes has been observed by the agency. We may mark the approx. corner pins in the near future, but these should not be considered official in any manner.
- NHSA Trail:** New Hampshire Snowmobile Association's trail Corridor 5 runs just past the western corner of the property. It is maintained by the Littleton Off Road Riders Club. Also, the road frontage of this property on Mt Misery Rd is maintained as the Mount Misery Rd trail by the Dalton Ridge Runners Club.
- Road:** Mt. Misery Rd is a class 6 road that is not maintained or plowed by the town.
- Rights:** The warranty deed states, "EXCEPTING AND RESERVING mining and mineral rights as reserved in a Warranty Deed of the Whitefield Savings Bank & Trust Co., to W.E. Carpenter dated May 29, 1930, as recorded in the Grafton County Registry of Deeds at Book 619, Page 383."
The sellers indicate that these right have never been exercised to their knowledge and they are hoping to petition to have them removed.

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.*