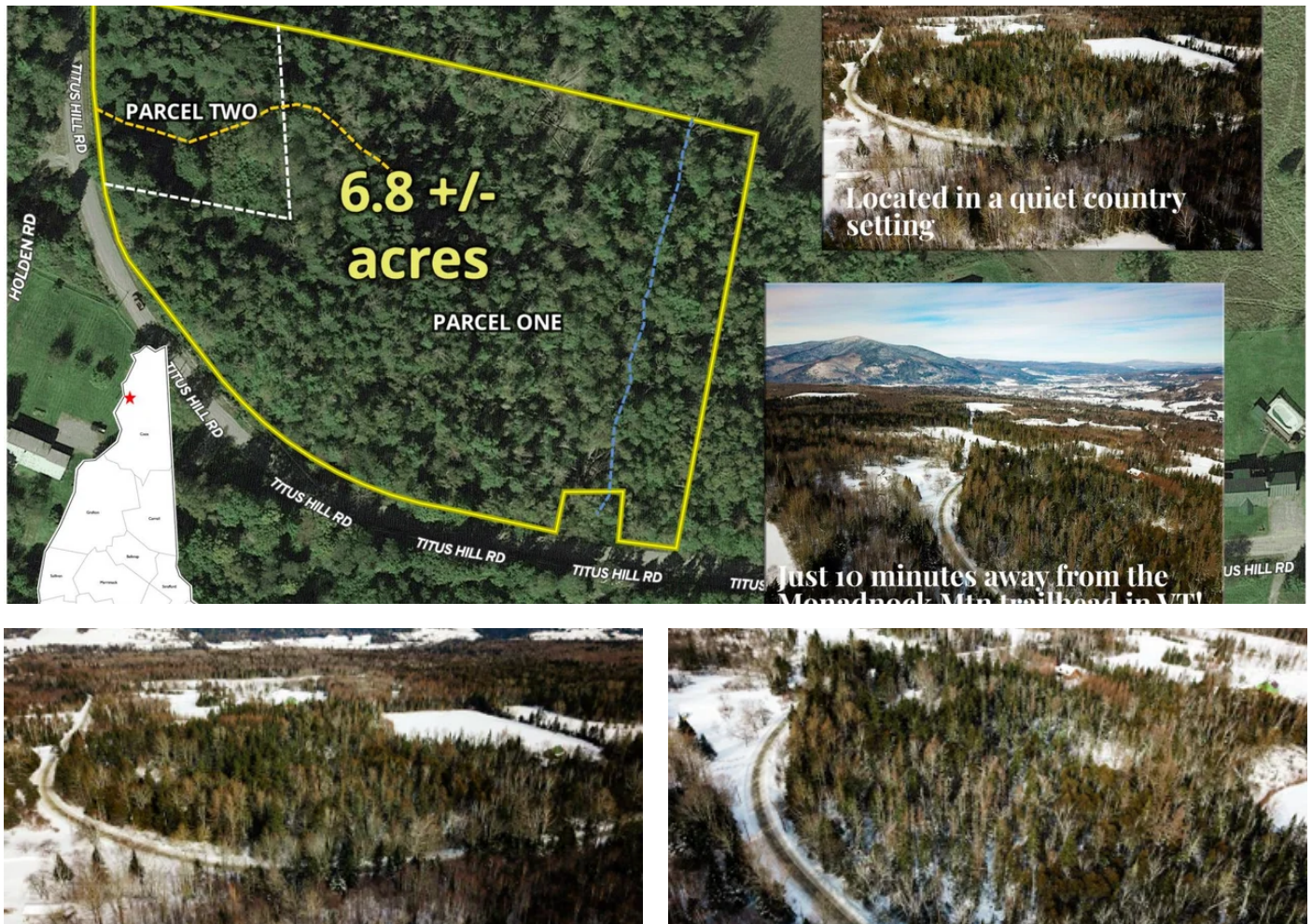


397 Titus Hill Road - Colebrook
397 Titus Hill Road
Colebrook, NH 03576

\$45,000
6.800± Acres
Belknap County



397 Titus Hill Road - Colebrook
Colebrook, NH / Belknap County

SUMMARY

Address

397 Titus Hill Road

City, State Zip

Colebrook, NH 03576

County

Belknap County

Type

Recreational Land, Undeveloped Land, Hunting Land

Latitude / Longitude

44.876484 / -71.470651

Taxes (Annually)

842

Acreage

6.800

Price

\$45,000

Property Website

<https://www.landleader.com/property/397-titus-hill-road-colebrook-belknap-new-hampshire/36933>



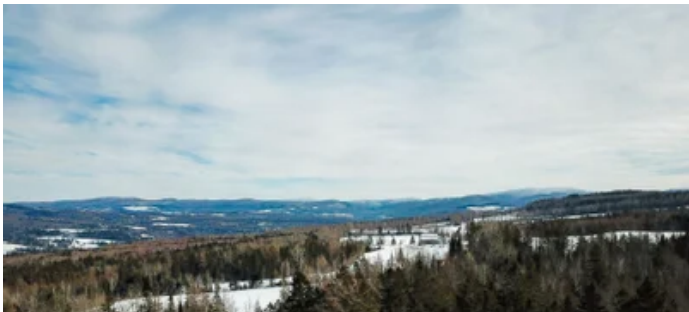
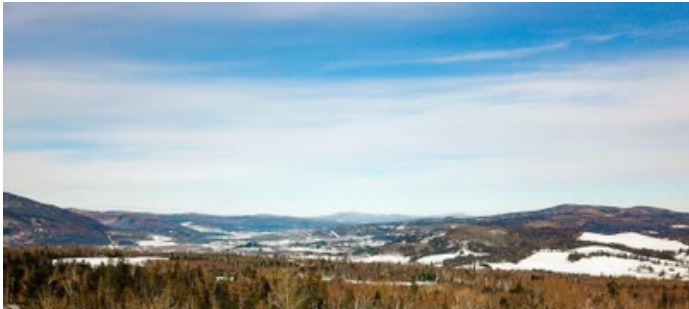
PREFERRED
PROPERTIES

PROPERTY DESCRIPTION

Offering ideal proximity to year-round recreation and everyday living needs, come imagine your dream country home on this 6.8 +/- acre undeveloped property in Colebrook, NH. Located less than 5 minutes away from the town center, the property features a mostly level topography with large softwoods, a 445' +/- long stream, lots of wildlife signs, and a deeded right to use a spring on an adjoining property. If appropriate septic can be identified per state regulations, the property would make a great spot for a tucked away, future homesite that is close to town amenities and employment opportunities. No soil tests have been completed; buyer to conduct own due diligence. Consisting of two adjoining and separately deeded parcels, the property enjoys 985 +/- feet of road frontage with utility poles running along either side of the paved, Class V, town-maintained Titus Hill Road. Perfect for outdoorsmen and recreational enthusiasts, the property could offer a great basecamp for an abundance of year-round recreational possibilities from swimming, fishing, & boating to hunting, snowmobiling, and ice skating in both VT and NH with the state border less than 10 minutes away. The local NH Snowmobile Association maintains a snowmobile trail with access to the larger NHSA snowmobile trail network less than a mile from the property off Titus Hill Road. Just 5 minutes to the Colebrook River Walk Trail, 7 minutes to a hiking trailhead in VT, and 20 minutes to the Canadian border!



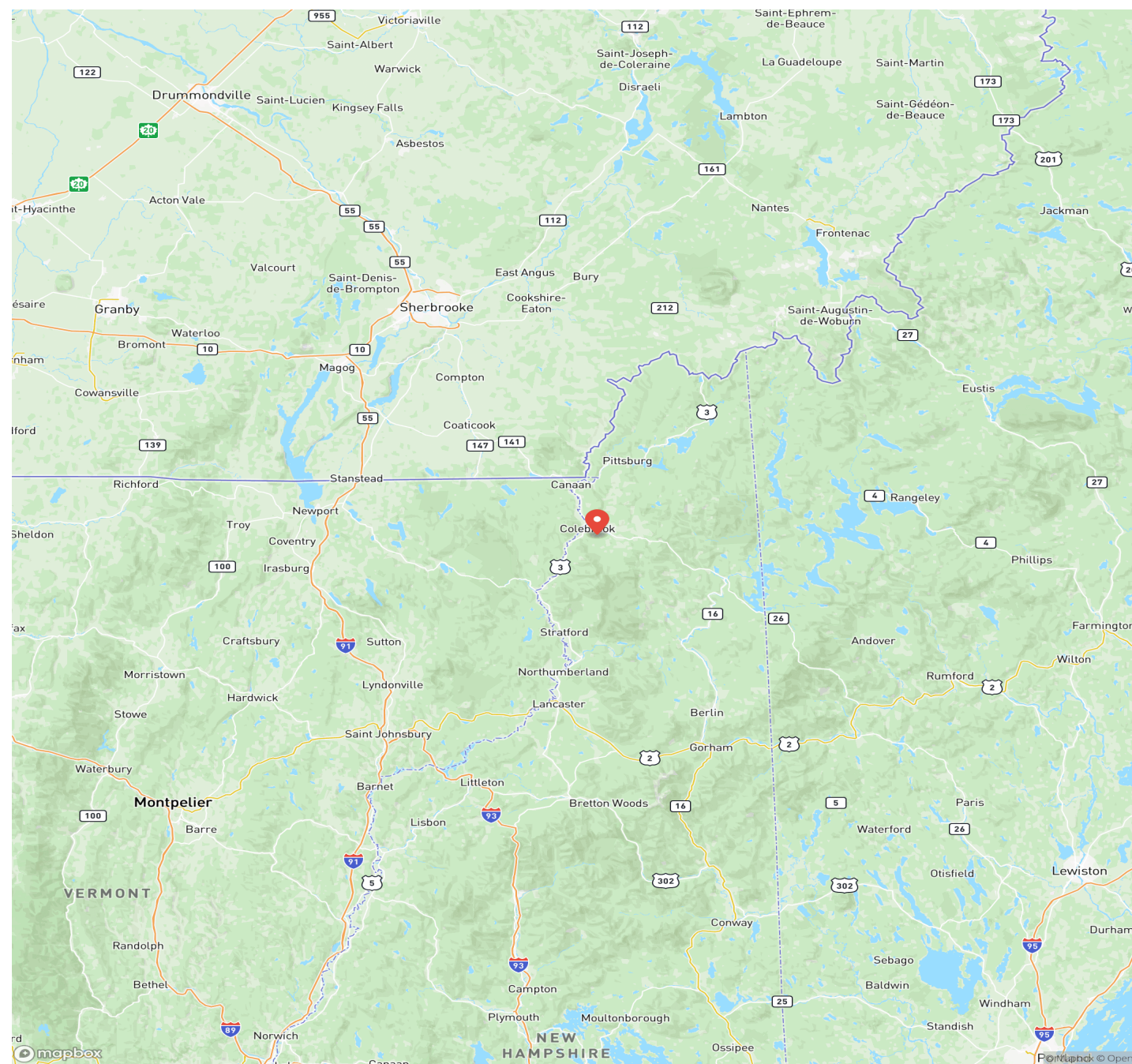
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Locator Map



Locator Map



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Satellite Map



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397 Titus Hill Road - Colebrook
Colebrook, NH / Belknap County

LISTING REPRESENTATIVE

For more information contact:



Representative
Curtis Trousdale

Mobile
(802) 233-5589

Email
curtis@preferredpropertiesvt.com

Address
149 Knight Lane

City / State / Zip
Williston, VT 05495

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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PROPERTIES**

Preferred Properties
149 Knight Lane
Williston, VT 05495
(800) 557-8186
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