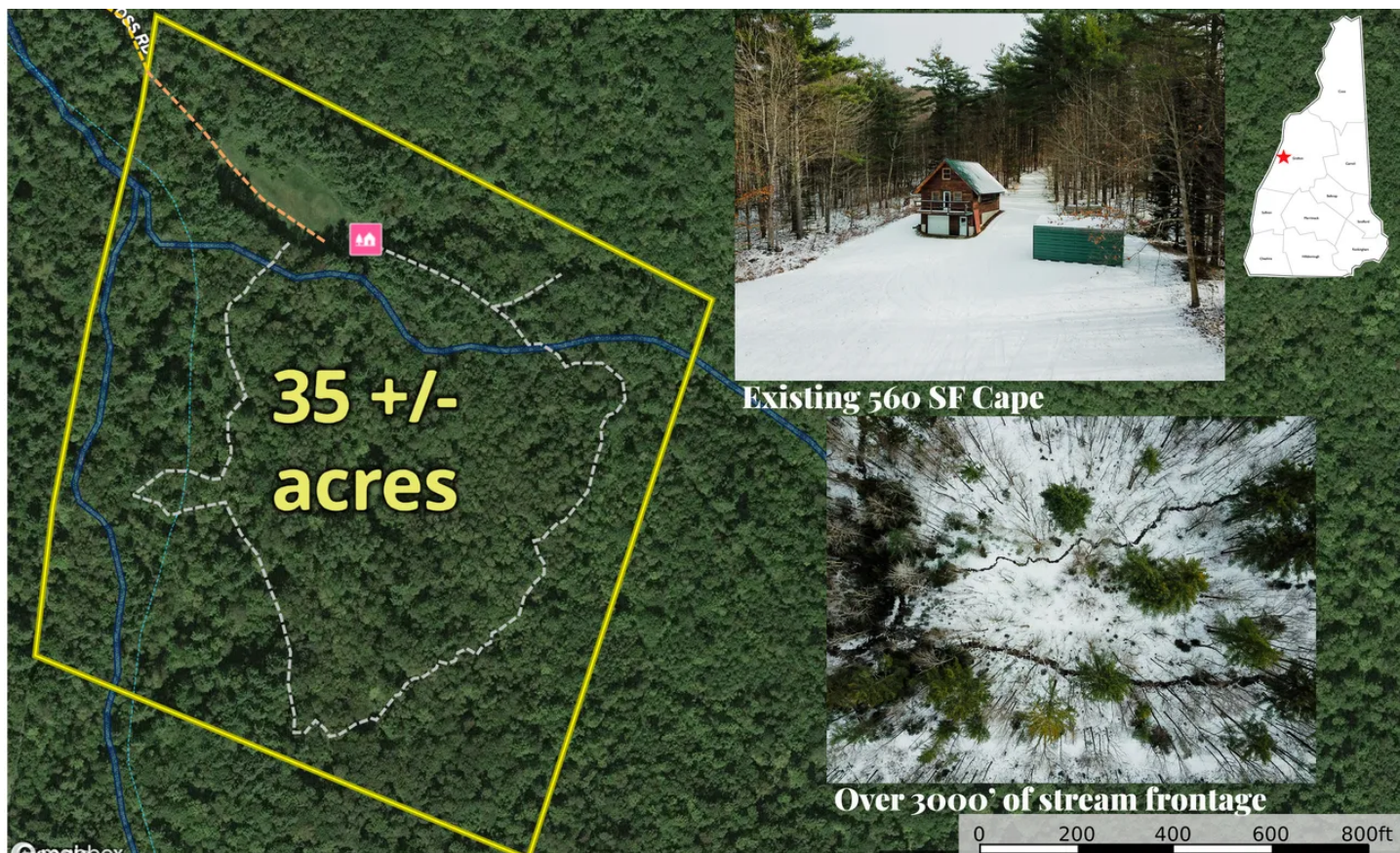


160 Cross Road - Piermont  
160 Cross Road  
Piermont, NH 03779

**\$250,000**  
35± Acres  
Grafton County





**160 Cross Road - Piermont**  
**Piermont, NH / Grafton County**

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**SUMMARY**

**Address**

160 Cross Road

**City, State Zip**

Piermont, NH 03779

**County**

Grafton County

**Type**

Recreational Land, Residential Property, Hunting Land

**Latitude / Longitude**

43.979691 / -72.004367

**Taxes (Annually)**

2863

**Dwelling Square Feet**

560

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

35

**Price**

\$250,000

**Property Website**

<https://www.landleader.com/property/160-cross-road-piermont-grafton-new-hampshire/48639>



**PREFERRED  
PROPERTIES**

**PROPERTY DESCRIPTION**

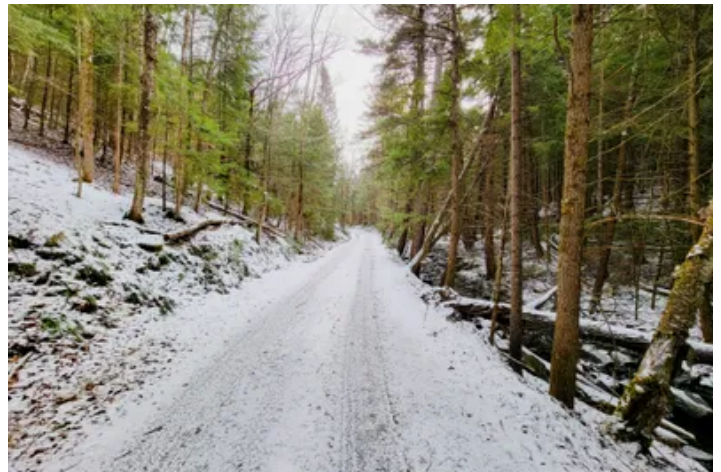
Privacy & solitude await you on this wonderful 35-acre property with a lovely cape-style cabin. Located in the quiet town of Piermont, NH just across the Vermont border & Connecticut River. The acreage is wooded with an open .88 +/- acre section around the house and features an amazing stream running right by the home. A 2-bay metal carport is nearby for equipment and tractor storage. The ground level of the existing cabin features a poured concrete garage/basement with a single bay. The second level is beautifully finished in pine and offers a full kitchen, propane refrigerator, range, and full bath with tub/shower. The third level is an unfinished attic. Fully insulated with a direct vent propane heater fueled by a 1000-gal torpedo tank. Water is from a well above the home with gas hot water heater. The home is off-grid & wired for 120v but currently uses a 12v battery system to run the lights. Great opportunity to install solar for a future owner. The northern hardwood forest of maple & oak slightly slopes to the SE and contains over 2 miles of ATV & walking trails. This is NOT a cutover property & offers all the wonderful wildlife found in the area, such as deer, turkeys, and grouse. There is a formal 300' yard rifle range accessed directly from the house with target gongs at 100, 200 & 300 yards. Additionally, there is a separate handgun range above the house. The property is at the end of a 2000' section of NH Class VI road. OFFER DEADLINE: 12/7 at midnight. Seller to review offers on 12/8.





160 Cross Road - Piermont  
Piermont, NH / Grafton County

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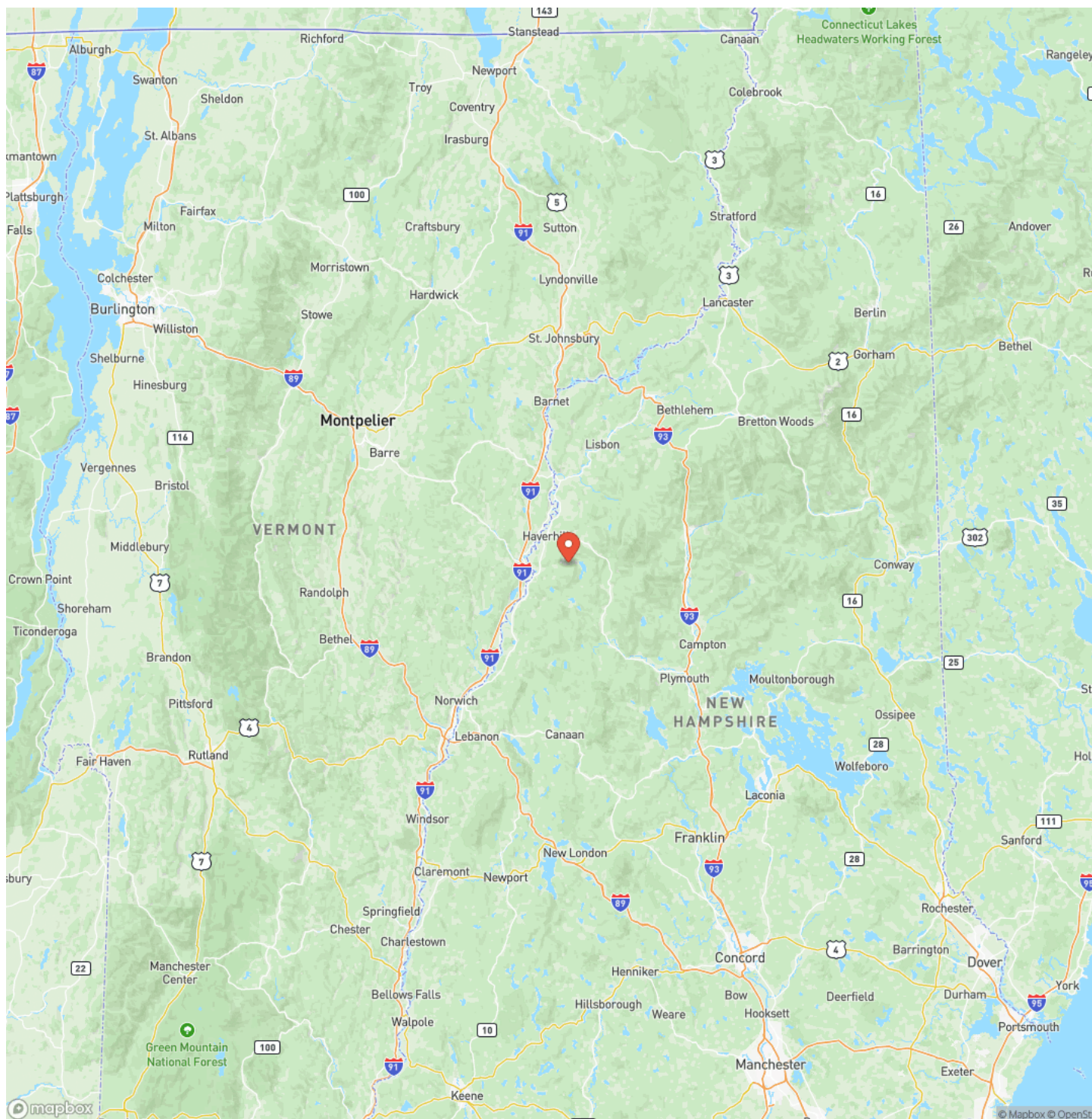
## Locator Map



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## Locator Map



PREFERRED  
PROPERTIES



## Satellite Map



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PROPERTIES

**160 Cross Road - Piermont**  
**Piermont, NH / Grafton 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



## PREFERRED PROPERTIES

**MORE INFO ONLINE:**

**preferredpropertiesvt.com/**



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