

84 Hemp Hill Rd - Bristol
84 Hemp Hill Rd
Bristol, NH 03222

\$110,000
17.400± Acres
Grafton County



PREFERRED
PROPERTIES

84 Hemp Hill Rd - Bristol
Bristol, NH / Grafton County

SUMMARY

Address

84 Hemp Hill Rd

City, State Zip

Bristol, NH 03222

County

Grafton County

Type

Lot, Undeveloped Land

Latitude / Longitude

43.621847 / -71.766169

Taxes (Annually)

9

Acreage

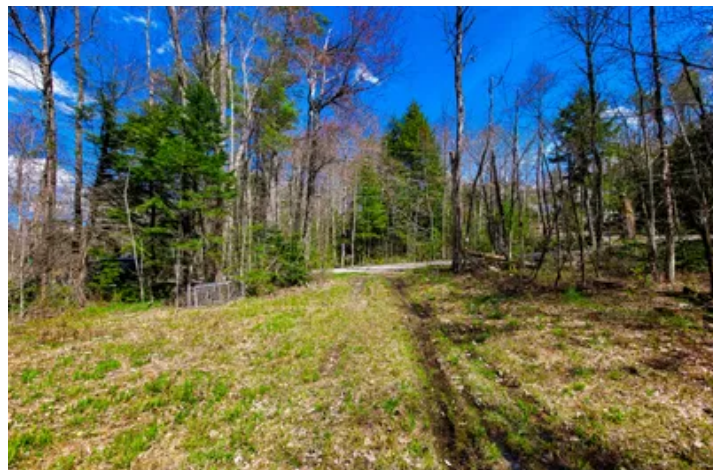
17.400

Price

\$110,000

Property Website

<https://www.landleader.com/property/84-hemp-hill-rd-bristol-grafton-new-hampshire/57679>

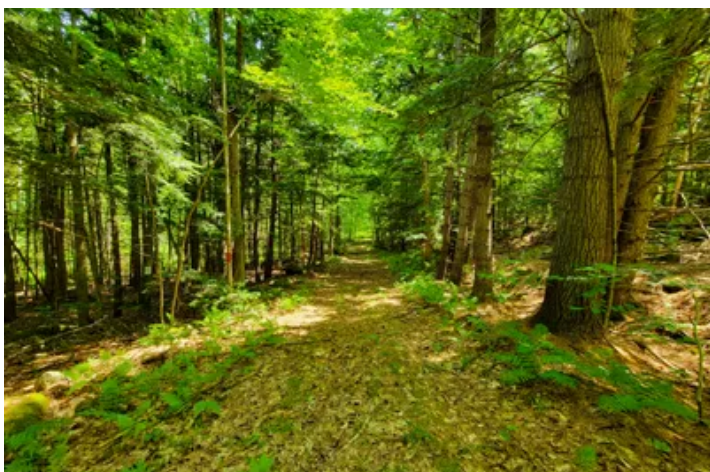


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PROPERTY DESCRIPTION

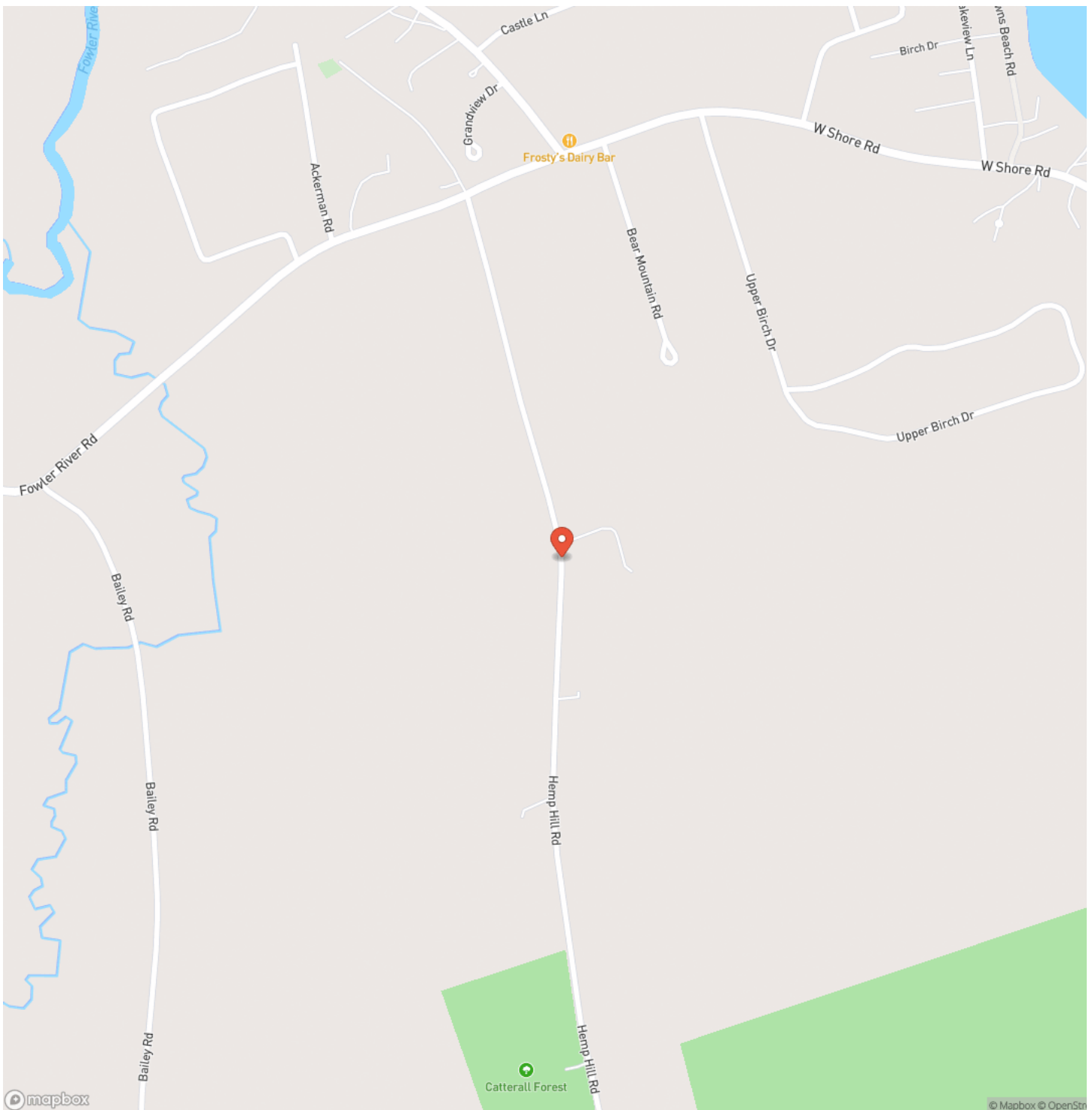
Come take a look at this sprawling 17.4+/- acre property tucked away in the charming town of Bristol, NH – only moments from the west shores of Newfound Lake! Travel through this wooded parcel on the level trail which extends from the eastern to the western boundary. Along the way, enjoy the many signs of wildlife, distinguished vintage stone walls, and the prospects of long-range mountain views. The southern portion is elevated and may offer a private and serene home site if appropriate soils can be identified per state regulations and the town development processes are cleared. Power and cable highspeed internet and phone runs along the road frontage. High speed fiber internet may be available early 2025 per the service provider. Property sits on the paved section of Hemp Hill Rd which is plowed and maintained by the town. A metal gate guards the access trail along the road frontage (vegetation has grown up hiding the gate at this time). Entire property is enrolled within the state's tax reduction program, Current Use and will convey as such. Enjoy excellent proximity to the recreational paradise of Newfound Lake – boating, beaches, fishing and all the local amenities of shops and restaurants! Only about 15 mins to the AMC Cardigan Lodge and access to Cardigan Mountain State Park.





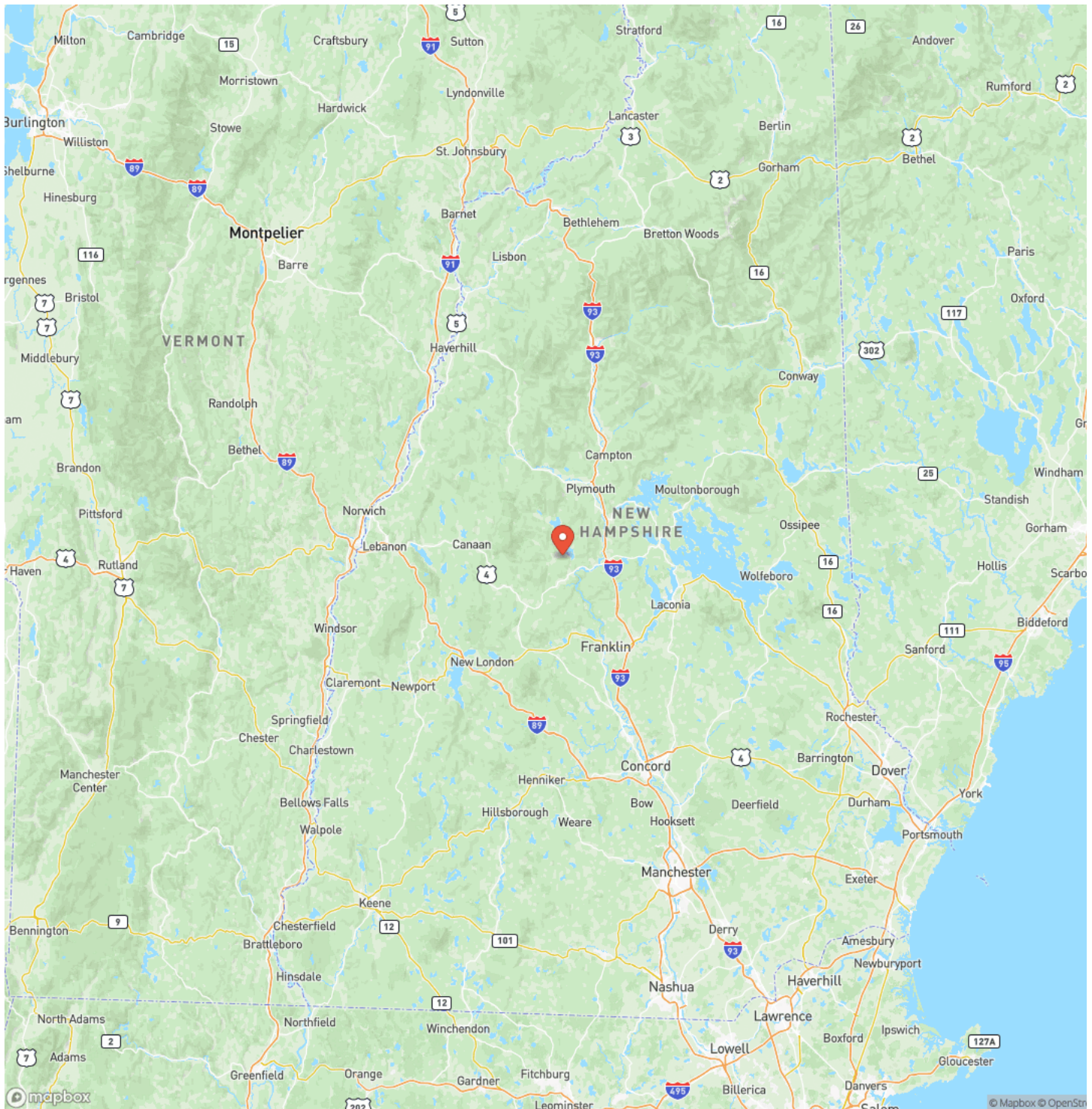
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Locator Map



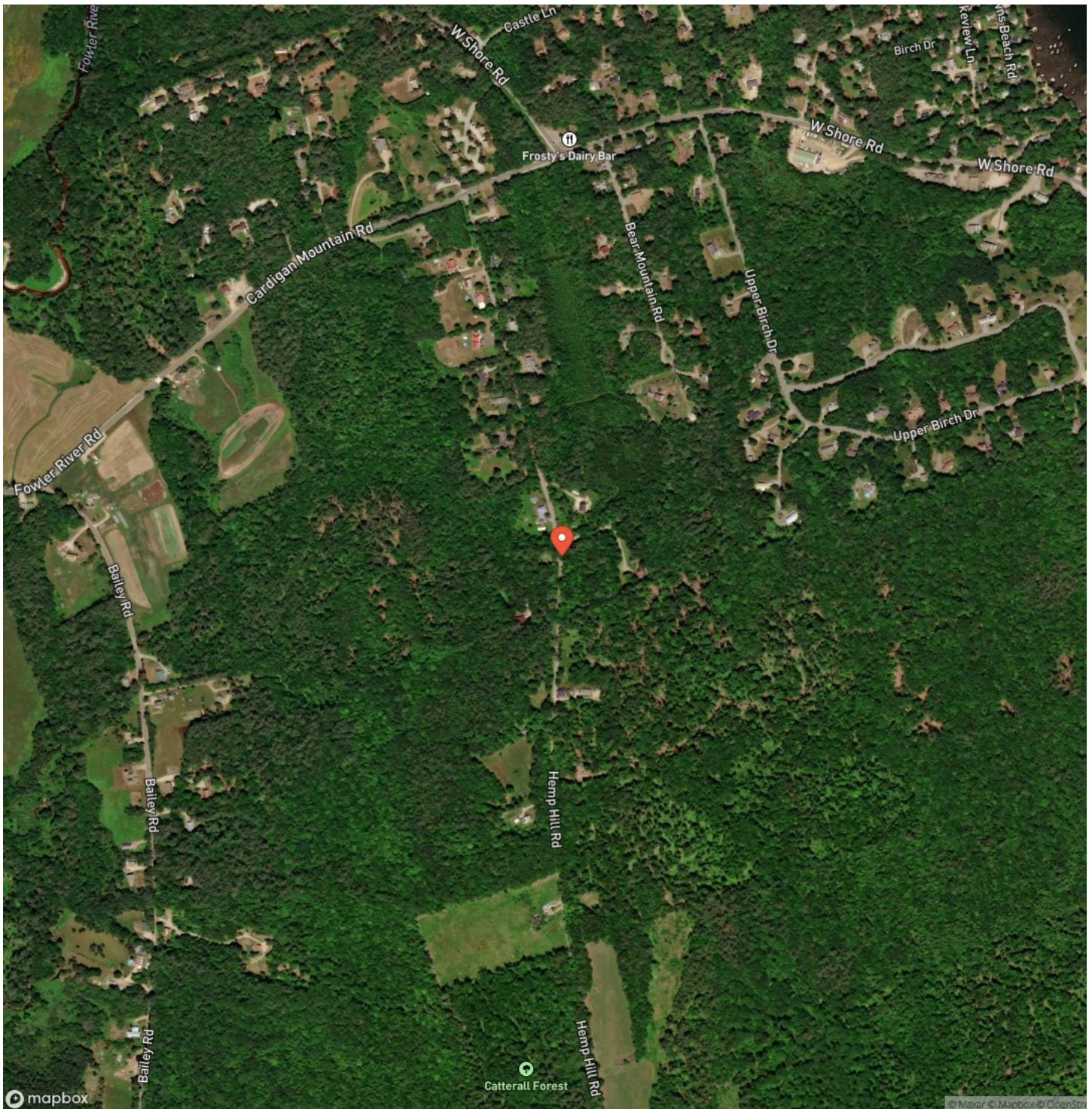
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Locator Map



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Satellite Map



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Bristol, NH / Grafton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Michael Wrobel

Mobile

(802) 272-2791

Email

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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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