

Utility & Property Information

- Address:** 500 Kelley Brook Rd has been created for MLS Listing purposes only. Showings by appointment and accompanied by listing agency only, please no drive-bys. The main access road and many of the major trails are gated.
- Taxes:** Town of Dummer — \$6,254 (2018 Non-Residential Value). Property is enrolled in New Hampshire’s tax reduction program called 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.
- Parcels:** The entire offering of 1,131.49+/- acres is comprised of 16 separate but contiguous parcels in the town of Dummer, NH. All but the northern most two can be found on the formal surveys. Agency has all deeds and easements of record.
- Zoning:** The town of Dummer appears to have a singular zoning plan. Access the [Dummer Zoning Regulations](#) for further information. The Dummer Zoning Department may also be contacted at 603-449-2006 with any additional questions.
- Power:** **Home:** Independently housed (in an enclosed shed) is a 27.5 kilowatt diesel generator that powers the whole home. There is a main power switch in the kitchen for convenience, as this is the most reasonable point of entrance - either through the attached garage or southern deck door. There are two diesel tanks in the shed, the seller indicates they are 330-gallon tanks. This system can run all electrical needs in the home. While technically an “off-grid” home, this home preforms like a typical on-grid home.
- Barn:** Seller indicates that the small windmill on the roof of the barn charges batteries which provide activation power to a propane generator and heating system on stand-by. There is also a gas power generator which can be set up outside when desired.
- Water:** Both, the home and the barn have separate drilled wells.
- Septic:** Seller indicates that both the home and the barn have separate state approved wastewater systems. 1,000 gallon concrete tanks with leach fields.

Fuel: Diesel fuel is used for the home's power generator as stated above. There are also two diesel tanks for fueling land management/construction vehicles, located in an industrial tent slightly below the barn along the main driveway. A 1,000-gallon propane tank is located at the home site for the two heating stoves. Propane is also used at the barn for a generator. Heating oil is used for the furnace in the home.

Heating: **Home:** During the winter months, the home is kept at temperature using propane heating stoves, one on the second floor in the master bedroom and one in the basement den. When needed, an oil burning furnace supports the baseboard hot water system. The garage has baseboard heat, as well.

Barn: Two industrial-style heaters, one for each floor of the barn, as well as a wood stove. There is also hot water.

Barn: The two-story timber frame barn is well appointed for work and comfort. There is a small kitchenette/meeting room, a full bathroom, oil powered furnace and hot water tank. Heating is mentioned above. Fully insulated, 12-foot garage doors on both ends for heavy equipment. Full second level storage area, with an electric cable winch on an I-beam track to lift heavy items second story. Utility wise, the home is completely independent of the home.

Road: The main access road – Kelley Brook Rd is a discontinued class 6 road. The owner uses a locked cable gate over the road leading up to the barn and home. The landowner has invested heavily in the improvement and maintenance of the road, as it is well-built and well-drained.

Services: The home is equipped with Verizon cell-based phone service. Three phones in the home are each powered by a deep-cycle battery, however, each battery feeds of the main battery/phone in the finished attic. The batteries are set up to trickle charge when power generator is engaged. If the batteries are charged, the phones work without the power turned on in the home. Verizon and AT&T both receive cell service at the home, as well. The landowner currently uses cell phone tethering for internet.

Hunting: There are 12 cleared and managed fields or adjacent fields on the property. The seller indicates that there are 10 box blinds and 3 open blinds throughout fields/food plots.

Trails: The seller indicates that there are approximately 30 miles of manicured trails throughout the property, some of which are mapped by the agency. Many of these trails are well-ditched for drainage and have been maintained meticulously over many years, they are well-defined – many of them cable gated. Additionally, the Landowner has permitted the NH snowmobile trail networks to use some of these trails, per a year to year agreement. A future landowner could terminate this agreement at any time.

Sauna: Within the immediate homesite is a custom-built free-standing, woodfired sauna. Complete with small covered porch, a changing room, and a large, 3-tiered sauna space – both rooms with windows for lots of daylight and star gazing.

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