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THE MASIELLO GROUP
REAL ESTATE

are pleased to offer

34 Bacon Road.

Henniker New Hampshire

Offered By:
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Community Information

Henniker, NH

Community Contact
Henniker Economic Development Commission

Peter R. Flynn, Town Administrator
2 Depot Hill Road
Henniker, NH 03242

Telephone (603) 428-3221
Fax (603) 428-4366
E-mail Henniker@conknet.com
Web Site www.henniker.org

Property Information

The Property is located on 34 Bacon Rd and is approx 49 acres.

The project is a conservation subdivision that consist of 14 lots for conventional homes and 23 acres of open space which will be owned in common with each of the lot owners.

The selling price for the project is \$1,095,000 which is \$78,214 per lot.

The road is anticipated to be 2100' in length with an estimated cost of \$450,000. It is the responsibility of the buyer to build the road and infrastructure.

The project is designed to accommodate homes that will sell from \$350,000 to \$500,000

All permits and approvals will be obtained by Landmark with the exception of Bonding and Building Permits.

Landmark Planning & Development Information

Landmark is a real estate development firm that specializes in land planning and development.

Landmark's goal is to create developments that will be priced competitively so the builder can build homes that meet the market demand.

When planning projects Landmark strives to achieve the highest and best use while still conserving land and the natural environment.

The principals of Landmark have more than 65 years of experience among them.

Landmark is wholly owned by The Masiello Group to provide added value for the landowner clients and to provide builders with quality building lot inventory.

Landmark covers all of Southern NH and Southern ME.

For additional information about Landmark Planning & Development, please visit: www.landmark-planning.com



Disclosures

Masiello Group Real Estate is to retain the marketing rights to the completed homes.

Landmark Planning & Development is wholly owned by The Masiello Group, which is a licensed real estate broker.

The property is in Current Use and the buyer will be responsible to pay the current use penalties.

The buyer will be responsible for removing the existing house that is currently on the property.



