



**Fountains
Land**
AN F&W COMPANY



Norris Road Homestead

Discover the potential of this partially constructed 2-bedroom, 2-bath home set on 7.5 acres in New Hampshire's picturesque Connecticut River Valley, an ideal canvas for crafting your dream rural retreat.

Nestled on a quiet, town-maintained gravel road, this property offers a rare opportunity to create your ideal rural retreat. The partially constructed two-bedroom, two-bath home is fully framed and ready for plumbing and electrical installation, with a radiant-ready concrete slab, 12-foot ceilings, and 1,600 square feet of living space. A drilled well and a quality crushed stone driveway are already in place. The land features a cleared yard, a second driveway, and a blasted site ready for an accessory dwelling. The Cross-Rivendell Trail runs through the property, providing hike-in/hike-out access to Sunday Mountain and connecting to the Appalachian Trail. Just minutes from the Connecticut River, Lake Morey, and the White Mountain National Forest, this property is the perfect blend of natural beauty and outdoor adventure in a classic New Hampshire setting.

Property Highlights

Price Improvement
Now \$260,000



7.5 Acres



Orford, NH



Home & Land



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LOCATION



The property is nestled in the scenic Connecticut River Valley.

The property is situated off Norris Road, a publicly maintained gravel road nestled between Blackberry Hill (1,020 feet) and Sunday Mountain (1,791 feet). The surrounding area embodies the classic charm of rural New Hampshire, with wooded hillsides, scattered homes, and the nearby village center of Orford offering a quiet, small-town atmosphere.

Just a few miles to the west, the Connecticut River, which is New England's longest, forms the border between Vermont and New Hampshire. Across the river, the town of Fairlee, Vermont, provides local amenities and recreational opportunities, including access to Lake Morey and Lake Fairlee. Approximately four miles to the east lie the White Mountain National Forest and the Appalachian Trail, with additional stretches of the National Forest extending to the south, offering abundant hiking, camping, and outdoor adventures.

West Lebanon, New Hampshire, a regional center for retail and employment, is about 15 minutes away. Hanover, home to Dartmouth College and Dartmouth Hitchcock Medical Center, is approximately 30 minutes south and offers a wide range of cultural, educational, and healthcare services. White River Junction, Vermont, is also easily accessible. The property is located roughly 10 minutes from Interstate 91, providing convenient access to major cities such as Boston, Massachusetts (approximately 2.5 hours) and Hartford, Connecticut (approximately 4 hours).



The high-quality crushed stone driveway provides durable access to the home.



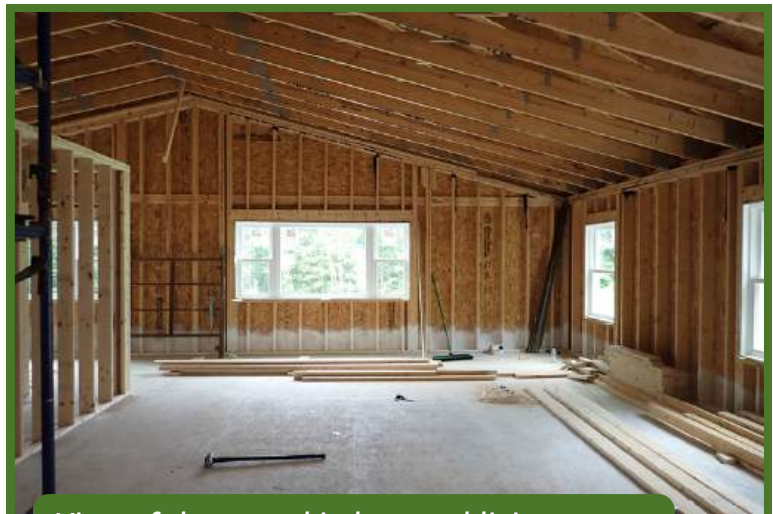
This two-story home provides flexibility to complete to a buyer's liking.

This two-bedroom, two-bathroom home offers a rare opportunity to take advantage of completed structural work while finishing the interior to your exact vision. The home is fully framed, providing a strong foundation for your dream layout, and is ready for the installation of plumbing and electrical systems. With the major groundwork done, you can focus on customizing the finishes and design details to suit your personal taste. A power pole is already in place, and EverSource, the local electric provider, is prepared to install service from the street.

The lower level is designed as a spacious garage or workshop area, ideal for large equipment or storage. It features a thick, radiant-ready concrete slab and impressive 12-foot ceilings, offering excellent functionality and potential. Interior stairs lead to the upper level, where approximately 1,600 square feet of living space await your personal touch. The current framing allows for an open-concept kitchen and living area, but the layout can be easily modified to match your preferred floor plan.



The lower level is garage space, with 12' ceilings.



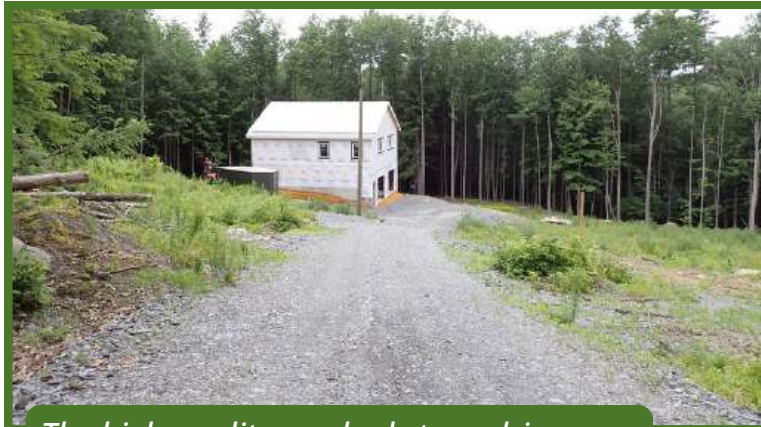
View of the open kitchen and living space.

HOME

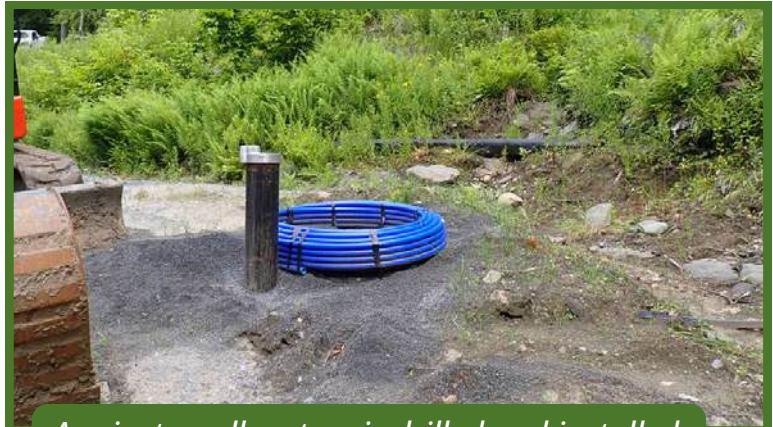


The bedrooms and primary bath are currently framed in the southwest corner of the home.

A private well has been drilled near the southern wall of the home, and the septic designs are permitted and approved for a hybrid mount system to be installed. The high-quality crushed stone driveway provides durable access to the home. Located in Orford, New Hampshire, where there are no zoning regulations, you also have the flexibility to add additional structures or explore commercial uses.



The high-quality crushed stone driveway.



A private well system is drilled and installed.



All building materials currently on site (tools not included) will convey with the sale of the property. Additionally, a 2024 Kubota KX-057 excavator with approximately 250 hours of use is available for purchase separately. Priced at \$75,000, this high-performance machine would be a valuable asset for completing construction and ongoing property development.

PROPERTY DESCRIPTION



A large front yard is cleared and ready for a multitude of potential uses.

The homestead is situated on 7.5 wooded acres, which is arguably the best feature of the lot, offering the perfect blend of privacy, natural beauty, and future potential.

Surrounding the home is a spacious, cleared yard ready for landscaping, gardens, or pasture. A second driveway leads to a blasted site ideal for constructing an accessory dwelling or even a second home, offering options for extended family, rental income, or future subdivision.

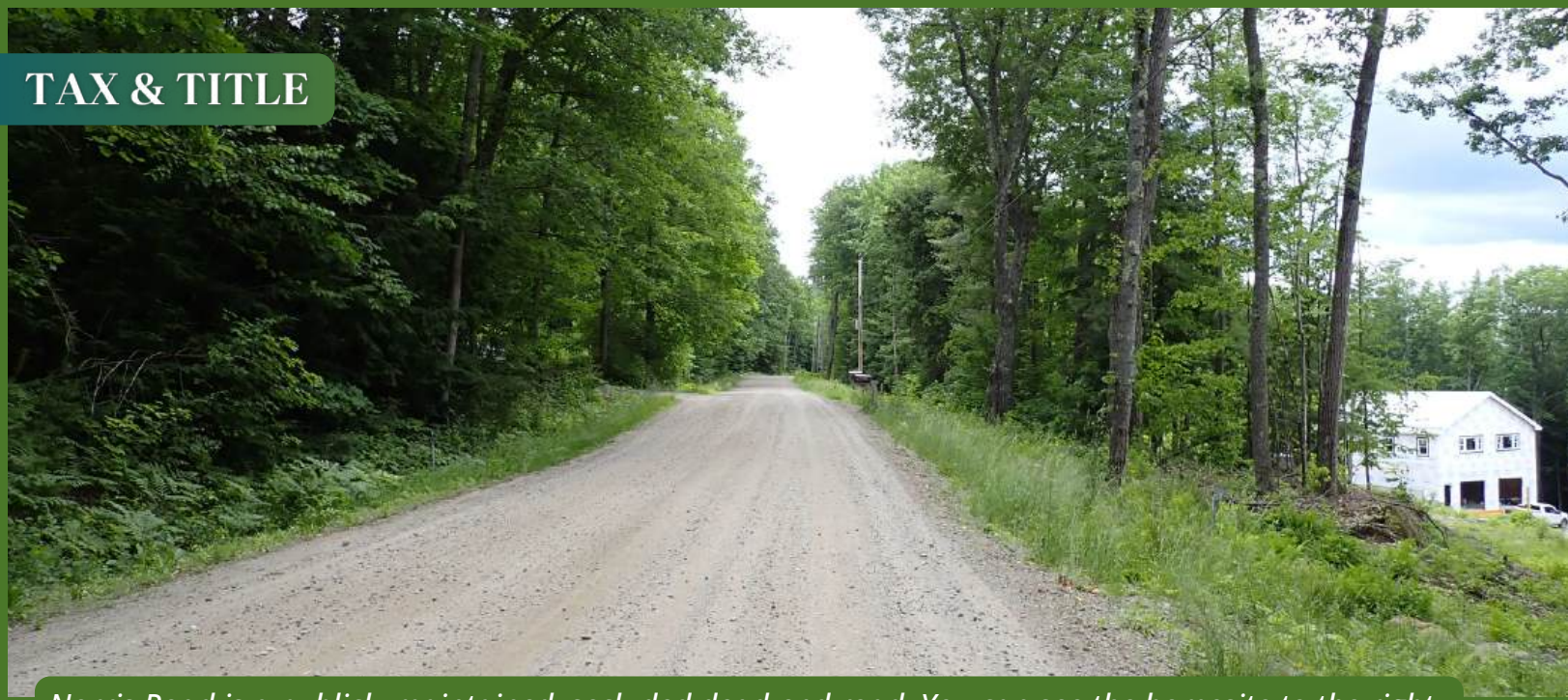
The land gently slopes westward through a mature forest of oak, pine, and other native species, providing a serene backdrop and excellent opportunities for hiking and exploring. The understory is mostly open, making it easy to traverse on foot. Historic stone walls, remnants of early colonial settlement, add character and trace the southern boundary of the property.

A standout feature for outdoor enthusiasts is the Cross-Rivendell Trail, a scenic 36-mile hiking trail that passes directly through the property. This trail links Vershire, Vermont, to the Appalachian Trail and offers direct access to the summit of Sunday Mountain. Enjoy hike-in and hike-out access from just behind the home, with a nearby trailhead located on Norris Road.



Old stone walls on the property, which consists of mostly mature oak and pine.

TAX & TITLE



Norris Road is a publicly maintained, secluded dead-end road. You can see the homesite to the right.

The property is owned by Matthew Simpson and Kenadhe Howell, whose Warranty Deed is found in Book 4853, Page 515 in the Grafton County Registry of Deeds. Property taxes for the 2025 tax year are \$1,484. The property is free from encumbrances.

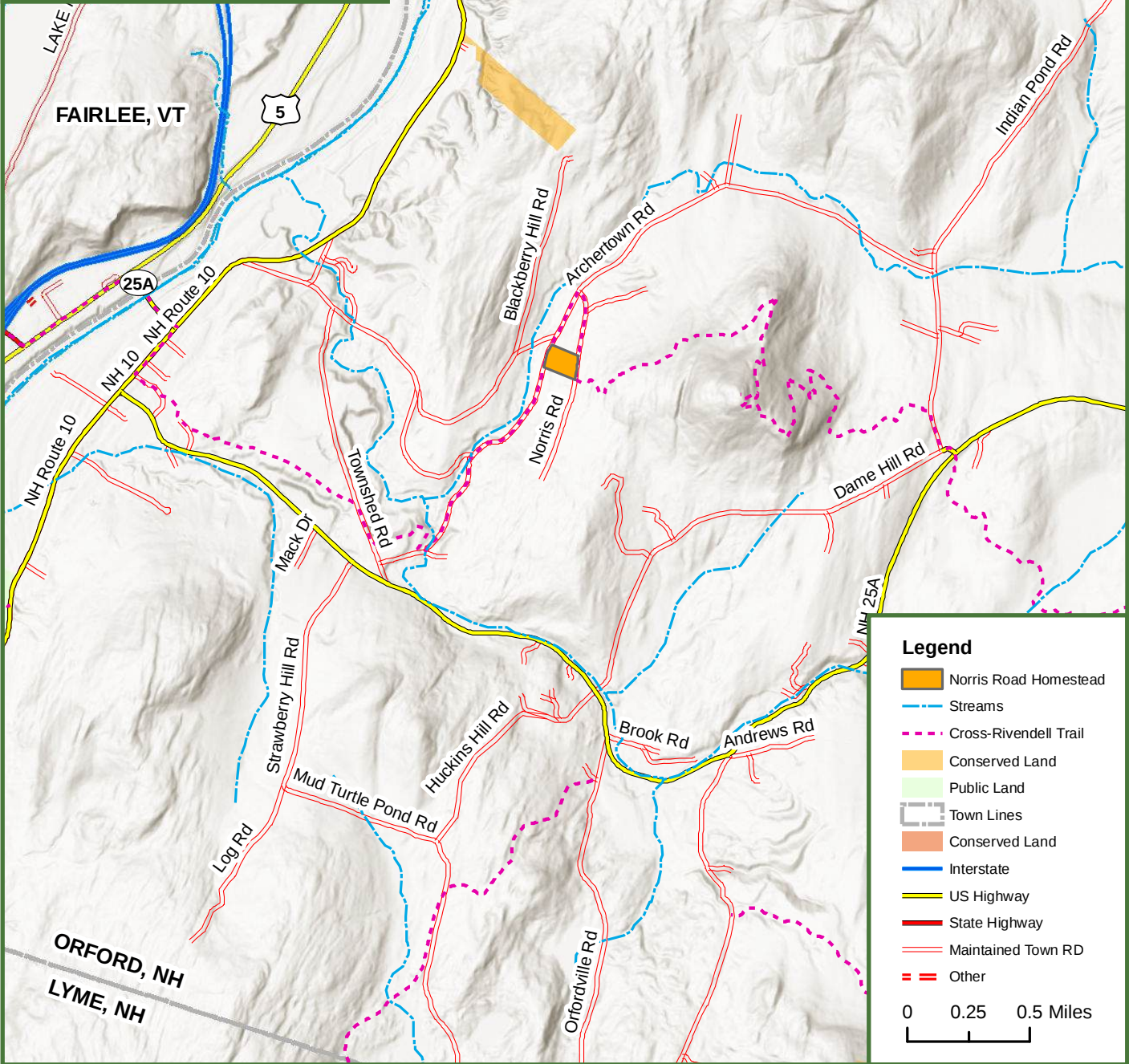
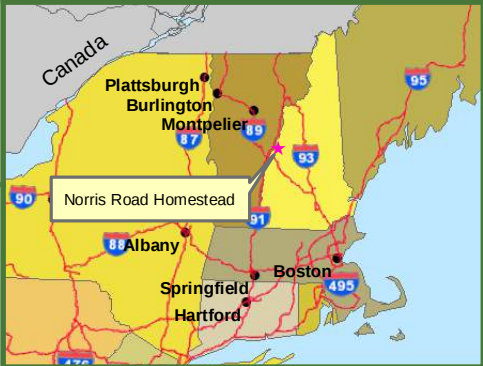


The trailhead of the Cross-Rivendell Trail is found on Norris Road.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



Locus Map
Norris Road Homestead
7.5 Tax Acres
Orford, Grafton County, New Hampshire

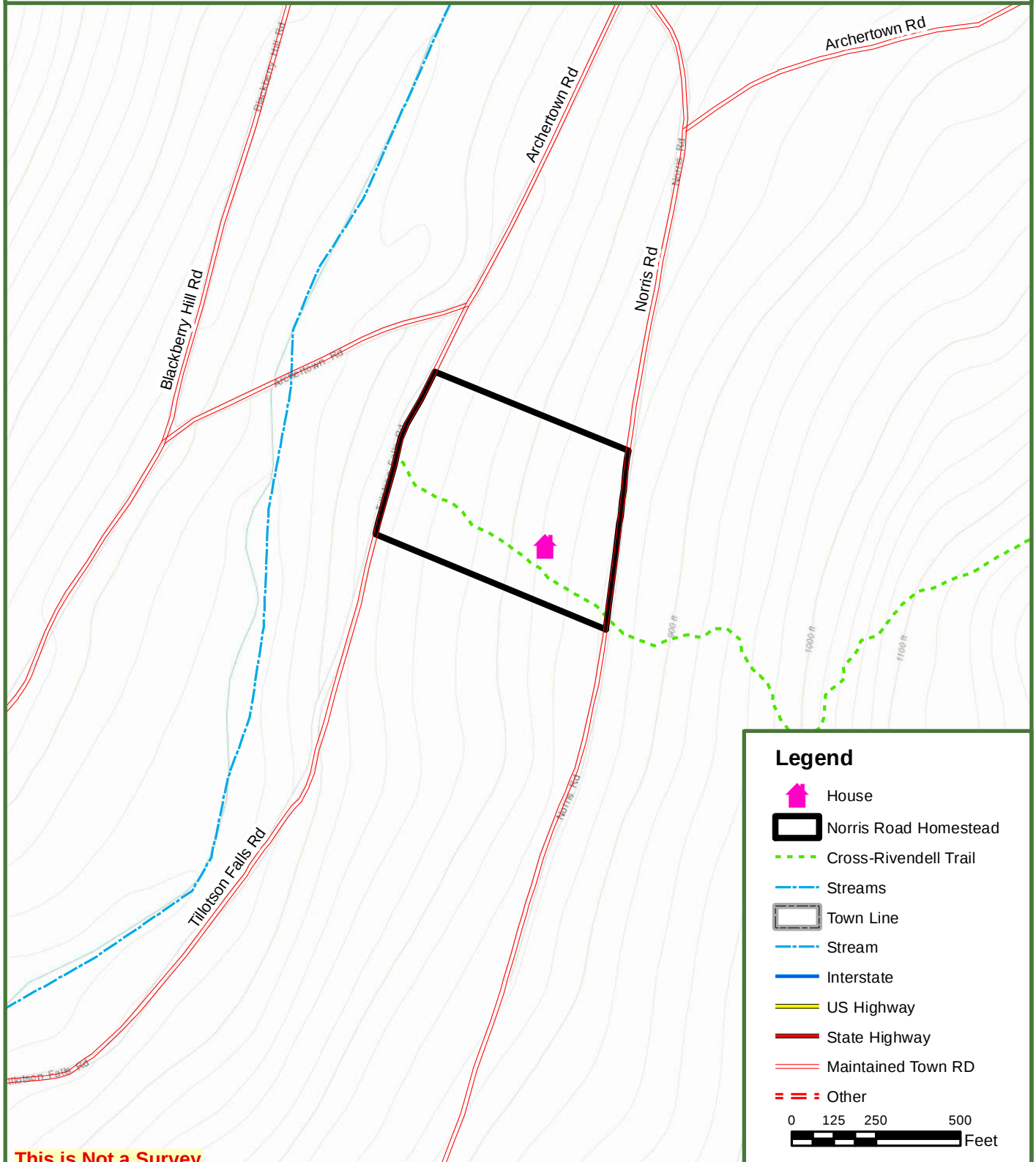




Norris Road Homestead

7.5 Tax Acres

Orford, Grafton County, New Hampshire



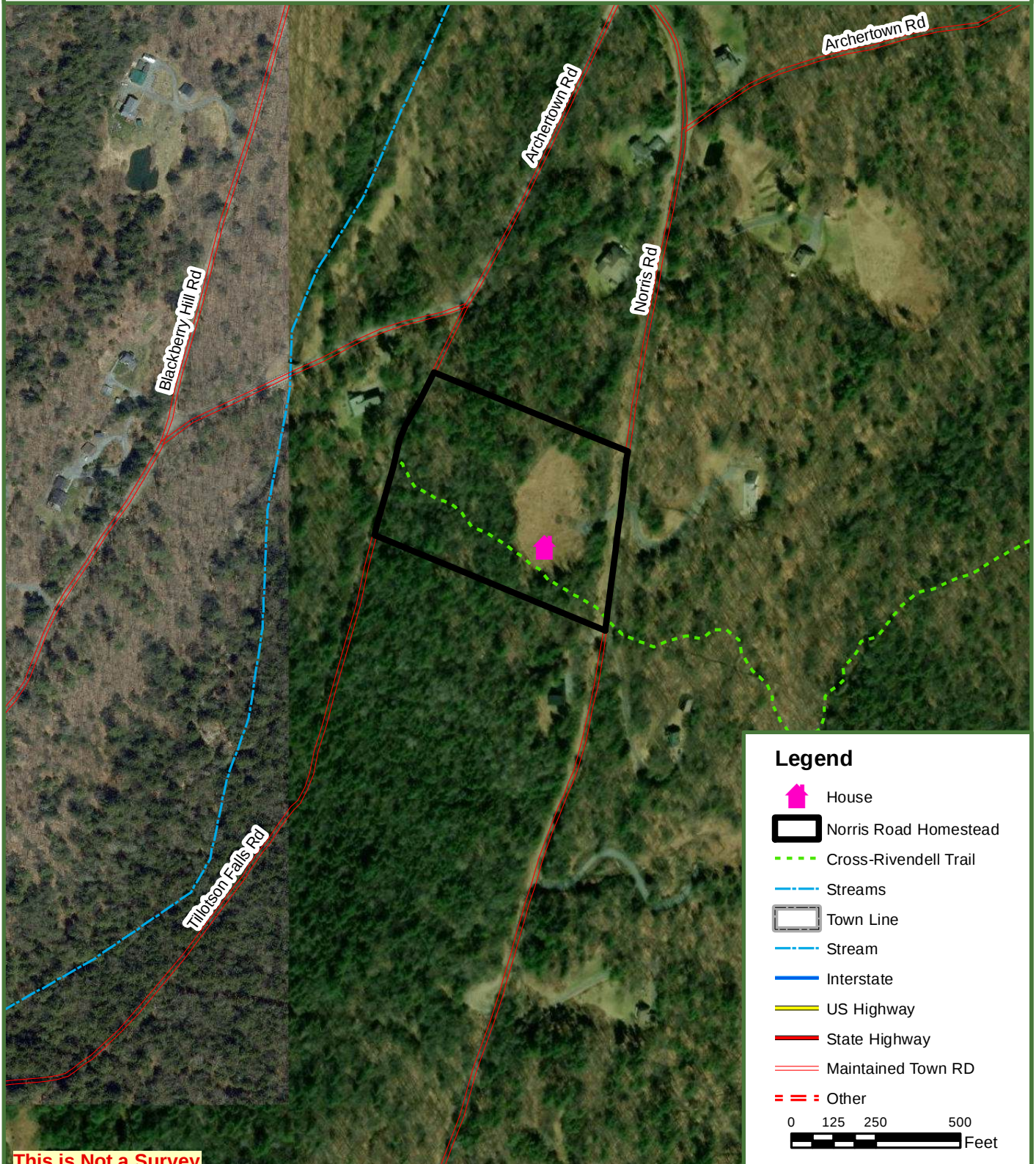
Map produced from the best available information including NH-GRANIT town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field. Map is not a survey.



Norris Road Homestead

7.5 Tax Acres

Orford, Grafton County, New Hampshire



This is Not a Survey

Map produced from the best available information including NH-GRANIT town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field. Map is not a survey.

BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

**Right Now,
You Are a
Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Zachary Jaminet #082199	7/10/25	Fountains Land #072250	
Provided by: Name & License #		Date (Name and License # of Real Estate Brokerage Firm)	
_____ consumer has declined to sign this form			
(Licensees Initials)			

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.