

Walker Pond Lots

Description: this is a general description and should be confirmed by bidders. The Precinct does not make any and expressly disclaims all representations or warranties, express or implied, as to the accuracy of the information contained herein. This information is not a substitute for an inspection of the title or property of any of the following lots by the purchaser.

6-6: Contains 32.27 acres. Long frontage on pond. Borders the power lines to the West; Walker Pond to the East; lots 6-11 and 6-12 to the South; lot 6-5 to the North. Wooded, rolling, generally dry with some wet areas on the Northeast side. Does not have deeded access to Walker Pond Rd. Deeds: Bk. 544 Pg. 523
Appraised value: \$115,000

6-18: Contains 9.04 acres. Pond frontage is partially low and wet with one dry area closest to lot 6-17; has small cove. Borders the power lines to the West; Walker Pond to the East; lot 6-20 to the South and lots 6-17 and Walker Pond Rd. to the North. Rolling, wooded, large amount of wet areas (4+ acres) with some flooded areas running SE to NW in the center of the lot. There is a dry area on the Northerly side abutting lot 6-17 and a dry area on the SW corner abutting lot 6-20 and the power lines (lot 6-21). Deeded access to Walker Pond Road. Encumbered by deeded access for the occasional use by the previous owner's family. Deed: Bk. 1160 Pg. 60
Appraised value: \$90,000

6-35: Contains 4.89 acres. Long frontage on pond. Borders lots 6-36 and 6-27 to the West; Walker Pond to the North and East and lot 6-27 to the South. Rolling, wooded, rocky, generally dry. There is no known deeded access to Longver Lane. Deed: Bk 322. See Ad Valorem value on Webster tax card.

6-109: contains .27 acres. Pond frontage; 112.51'. Borders pond on the NE; lot 6-27 to the South; lot 6-28 to the West; lot 6-34 to the NW. Rolling, wooded, rocky, generally dry. Deed: Bk 735 Pg 217; Bk. 1117 Pg. 291 which is a Tax Collector Deed to the Town of Webster, p also see MCRD Plan 5675 sheet 6. Currently, the deed transferring this property to PBWP is pending with the Town of Webster.

6-111: Contains 2.16 acres. Pond frontage. Borders pond on the NE and E; Borders lot 6-32 on the SE; Borders Longver Lane on the West and SW. Mostly wet, some extremely wet, wooded. There is no known deeded access to Longver Lane. Deed: Bk.1112 Pg. 468 See Ad Valorem value on Webster tax card.

The book and page numbers are for the Merrimack County Registry of Deeds,
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