

21 Yell Road - Northumberland
21 Yell Road
Northumberland, NH 03582

\$4,900,000
555.940± Acres
Coos County



PREFERRED
PROPERTIES

21 Yell Road - Northumberland
Northumberland, NH / Coos County

SUMMARY

Address

21 Yell Road

City, State Zip

Northumberland, NH 03582

County

Coos County

Type

Farms, Recreational Land, Residential Property, Riverfront, Horse Property

Latitude / Longitude

44.556065 / -71.580748

Acreage

555.940

Price

\$4,900,000

Property Website

<https://www.landleader.com/property/21-yell-road-northumberland-coos-new-hampshire/32957>

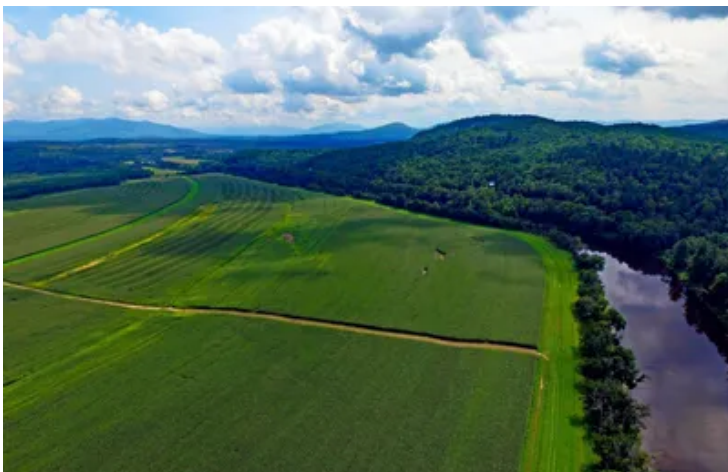


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PROPERTY DESCRIPTION

One of the most fertile & largest single-field farms in all of New England, the amazing 555.94 +/- Yell Farm features a 460 +/- acre contiguous field of stone-free, well-drained Freiburg sandy loam. This field is producing almost 28 tons/acreage of silage corn! A farmstead such as this, composed of the finest soils in the Northeast, would offer an excellent opportunity for biofuel, solar arrays, grain, vegetables, or traditional dairy. Imagine your cattle or equipment leaving the barn & never crossing a road for almost one mile! With 2 +/- miles of Connecticut River frontage, the state of NH allows up to 20,000 gallons of water per day to be drawn for irrigation. Additional gallonage is available by special permit. Although in Current Use for tax reduction, this property is not eased allowing a future opportunity to benefit from the sale of development/conservation rights. Large-scale summer '17 improvements such as removing fence rows/brush, improving farm roads & installing tile drainage have allowed the field to be easily accessible for efficient planting & harvesting. Once a large dairy farm but now a heifer facility, it offers a 597 free-stall barn, one large 2-family farmhouse, & several farm support buildings along with manure storage & concrete feed bunk. Milking parlor & bulk tanks on property are dated & have not been used since 2016. Wonderful river & mountain views. Great sporting opportunities for deer, bear, & geese. Located in Northumberland, New Hampshire.



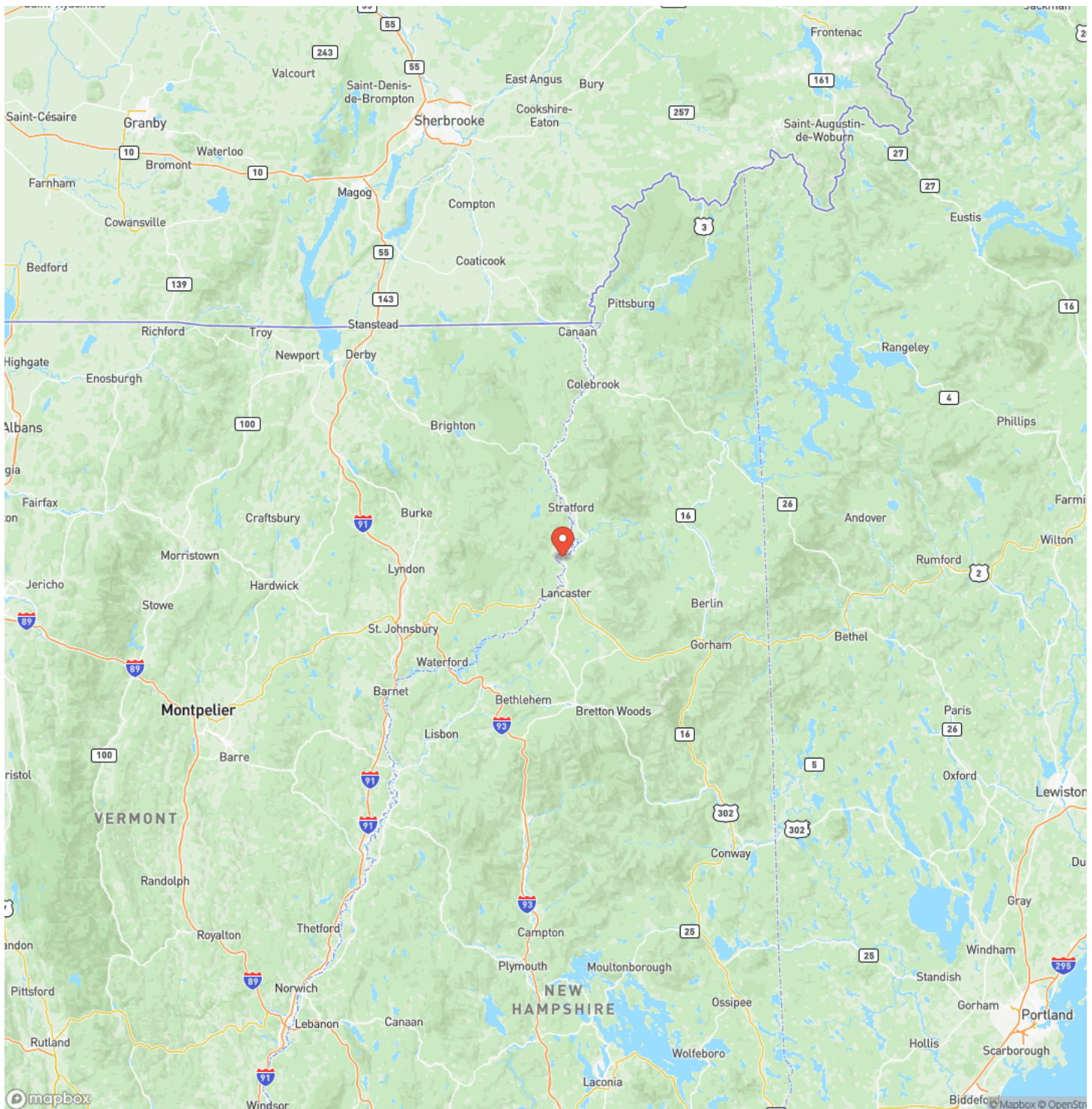


Locator Map



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Locator Map



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Satellite Map



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Northumberland, NH / Coos County

LISTING REPRESENTATIVE

For more information contact:



Representative

Curtis Trousdale

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149 Knight Lane

City / State / Zip

Williston, VT 05495

NOTES



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MORE INFO ONLINE:

preferredpropertiesvt.com/

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DISCLAIMERS

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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 relation 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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