

Utility & Property Information

Address: 85 Border View Drive, Pittsburg, NH 03592 *For GPS purposes only. 911 address to be assigned.

Take Route 3 N towards Pittsburg. Turn left onto Bridge Street. Before Canadian border, turn right onto River Road followed by a left onto Halls Stream Road. Turn right onto Hilltop Drive. Turn left onto Border View Drive. Continue to real estate sign on your left. Border View Drive becomes rough after the last camp. We recommend an AWD with good clearance. There is one large culvert to go over. Sign in middle of parcel frontage.

Taxes: Town of Pittsburg — \$265 (2022/23 Non-Homestead Value).

Zoning: No town zoning. Per the town website, “all property owner’s who plan any new construction, additions, or upgrades are required to obtain a ‘Building Notification (Permit)’ at the Town Office during normal business hours at no costs. Those found not to be in compliance with this notification requirement are subject to a penalty of \$50.00.”

Power: NH Electric Coop — utility pole #8/8514 is located approximately 1900’ from Border View Drive’s entrance into the property. No formal estimate can be provided until power service application is submitted and a site visit has been conducted. For more information, please contact the NHEC at 800-698-2007.

Septic/Water: There is no formal septic system or water supply on the property. Per state regulations, purchasers will need to provide their own individual sewage disposal system approval from NHDES. Drilled artesian wells are typical for the area.

Right-of-Way: Per the deed, the property conveys with the benefit of and subject to a 50’ wide right-of-way for ingress and egress purposes. Per the survey, the ROW extends over the property along the southerly boundary of the property. Please see the survey included in *Supporting Documents & Maps* for reference.

ATV Trails: The [Ride the Wilds](#) organization maintains an interconnected ATV trail system with over 1000 miles in Coos County. The local club, [Great North](#)

[Woods Riders](#), maintains approximately 120 miles of trails, primarily located on “8,000 acres of the Perry Stream Land and Timber Co. property in Pittsburg, NH”. This trail network appears to be accessible from the nearby Halls Stream Road. Per the town, “some town roads are open to ATVs to allow users to access local services...”

NHSA: The New Hampshire Snowmobile Association maintains an interconnected snowmobile trail network throughout New Hampshire with the local [Pittsburg Ridge Runners Snowmobile Club](#) maintaining over 200 miles of groomed snowmobile trails in the Pittsburg area that connect to NHSA’s larger trail network. Per the Pittsburg Ridge Runners website, their snowmobile “season typically begins December 15th, snow permitting, and can continue into the beginning of April.” It appears that the best way to access the snowmobile trail network is to drive to the ATV parking lots located at Murphy Dam or Back Lake Road and park/ride from there.

Utility Easement: Per deed, the property conveys subject to utility easements. Please see the deed included in *Supporting Documents & Maps* for reference.

Road: Border View Drive — Gravel/dirt, privately-maintained shared right-of-way. Seller has no knowledge of a shared road maintenance agreement.

Services: Consolidated Communications offers high-speed internet, TV & telephone services to homes located at 35 Border View Drive. Utility lines will likely need to be extended to the property for services to be available. Per Consolidated Communication’s website, their affiliate, Fidium Fiber, will be coming to the area soon.

Disclaimer: *The information on this page is provided as a courtesy and is for general reference only. This information may not be relied on and was created from many sources that may or may not contain errors or otherwise be reliable. Some information, especially measurements and costs are only approximate. Taxes, utilities, zoning, state/local permits, construction costs, roads, associations, property condition, forestry plans, timber volumes/\$, boundaries, surveys and all other data found here may and does change. All buyers are encouraged to perform their own due diligence and not rely only on this information. Furthermore, no piece of vacant land should ever be considered guaranteed buildable, and none of the information contained herein should be interrupted or misconstrued to that effect. Purchasers are fully responsible for acquiring their own local and state permits or approvals that may be required in order to develop a piece of vacant land. No responsibility will be assumed for decisions and offers made from this information.*