Just Listed





218 Streeter Woods Rd. Dorchester, NH 5+ Beds 2 Baths 5,737 Sq. Ft. Listed at \$1,950,000

What legacies are made of.

EVENT VENUE, REGENERATIVE FARM, FAMILY COMPOUND - THE OPPORTUNITIES ARE ENDLESS!

Some places aren't just properties — they're legacies in the making. Welcome to the former home of the renowned D Acres Permaculture Farm & Homestead. Where every sunrise over Mount Moosilauke, Carr, and Rattlesnake Mountain feels like a promise. A promise of possibility, sustainability, and something worth passing on. The heart of the main building features a commercial kitchen and seating accommodations. Additional building sites with breathtaking mountain vistas offer room for expansion. A rare sense of peace & privacy.



Sarah Carter
Sales Associate
603-443-0380
sarah.carter@verani.com
sarahcarter.verani.com

BERKSHIRE
HATHAWAY
HOMESERVICES
VERANI REALTY

Berkshire Hathaway HomeServices Verani Realty 5 Allen Street Ste. 1 Hanover, NH 03755

218 Streeter Woods Rd., Dorchester, NH

This Is What Legacies Are Made Of – A 25-Acre Permaculture Sanctuary with Iconic Mountain Views

Some places aren't just properties — they're legacies in the making. Welcome to this extraordinary 25-acre permaculture farm, where every sunrise over Mount Moosilauke, Mount Car, and Rattlesnake Mountain feels like a promise. A promise of possibility, sustainability, and something worth passing on.

As the former home of the renowned D Acres, this land has been lovingly shaped with intention — featuring mature fruit trees, perennial gardens, and natural systems designed for long-term abundance. Whether you're cultivating a working farm, building a family compound, or hosting events, this property offers the space and soul to support your vision.

With multiple potential building sites, breathtaking mountain vistas from every angle, and a rare sense of peace and tranquility, this property is not just a destination — it's a foundation for generations to come.

Permaculture: (noun) The development of agricultural ecosystems intended to be sustainable and self-sufficient.

Perennial Plants

Lupine

Comfrey

Elecampane

Greek Mullein

Valerian

Groundnut

Jerusalem Artichoke

Monarda fistulosa Bergamot BeeBalm

Daffodils

Perennial Sweet Pea

Blood root

Wisteria

Nettles

Sweet Cicely

Gooseneck Loosestrife

Elderberry

Lovage

Lemon Balm

Mint - spearmint, applemint

Rhubarb

Hops

Day Lilies

Anise Hyssop

Wild parsnip

Perennial Trees & Shrubs

Apple (20)

Pear (6)

Blueberry (60)

Asian Pear (6)

Elderberry (over 50)

Heartnut (5)

Walnut (5))

Buartnut (2)

Butternut (2)

Sour Cherry (2)

Cornelian Cherry (3)

Nanking Cherry (4)

Kiwis (5)

Plums (10)

Serviceberry (over 20)

Persimmon (3)

Hazelnut (3)

Chinese Chestnut (1)

Witch Hazel (2)

Pecan (2)

Grapes (8)

Forsythia (3)

Quince

Gingko

Siberian Pea Shrub (3)

Ribes (currants, gooseberry - 15)

Hydrangea

Peaches (2)

Weeping Willow (10)

Tamarack

Cedar

Haskaps/Honeyberry (8)

Structures & Accessory Dwelling Info

4 ponds, 1 dry hydrant, 2 vernal pools

3 Storage animal house buildings

3.5 Treehouses (Some on Airbnb)

4-6 tent platforms

Functional silo

2 car garage electricity

Wood silo

Barn with electric and hand dug well

Five car camping sites

Animal barn water and electric

Summer kitchen with greenhouse

Open sided entertainment area with propagation space

Cob oven

Bluebird bus (Airbnb)

Hoop house 12' by 20'

Greenhouse animal house

Chicken tractor

New Hampshire Association of REALTORS® Standard Form

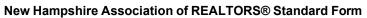


TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING. **SELLER:** BET Realty LLC, Josh Trought **PROPERTY LOCATION:** 218 Streeter Woods Rd., Dorchester, NH 03266 CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No SELLER: has has not occupied the property for 25 years. **WATER SUPPLY** Please answer all questions regardless of type of water supply. a. TYPE OF SYSTEM: ☐ Public ☐Seasonal ☐ Unknown ✓ Private ✓ Drilled □ Dug ☐ Other **b.** INSTALLATION: Location: 25 feet South of Sun Room Installed By: Thomas & Son Artesian Well Co Date of Installation: 1999 What is the source of your information? Owner c. USE: Number of persons currently using the system: 5+ Does system supply water for more than one household? **✓** No ☐ Yes MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump: ☐Yes \square N/A Quantity: TYes **✓** No Quality: ☐ Yes **V** No Unknown If YES to any question, please explain in Comments below or with attachment. ✓ Yes

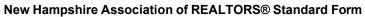
✓ No WATER TEST: Have you had the water tested? Date of most recent test 2023 IF YES to any question, please explain in Comments below or with attachment. Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes Vo IF YES, are test results available? Yes No What steps were taken to remedy the problem? COMMENTS: **SEWAGE DISPOSAL SYSTEM** Community/Shared: Tyes No TYPE OF SYSTEM: Public: Yes Private: Yes Unknown Septic Design Available: ☐Yes ✓ No b. IF PUBLIC OR COMMUNITY/SHARED Have you experienced any problems such as line or other malfunctions? Yes What steps were taken to remedy the problem? c. IF PRIVATE: TANK: ☐ Cesspool ☐ Unknown Unknown Tank Size Gal. Other Tank Type Concrete Unknown Other ☐Metal Location Unknown Date of Installation: 1999 Location: North-East side of building Name of Company Servicing Tank: Date of Last Servicing: 2015 Have you experienced any malfunctions? ☐ Yes ☑ No Comments: Grease trap clogged in 2015 with bakery operations - cleaned/serviced and has been fine since. State approved for 24 seat restaurant SELLER(S) INITIALS BUYER(S) INITIALS





TO BE COMPLETED BY SELLER

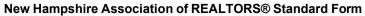
| | PROPERTY LOCATION: 218 Streeter Woods Rd., Dorchester, NH | | | | | | | |
|----|---|--|---|---|--------------------------------------|--|------------------------|----------------------------|
| | d. | IF YES, Locatio Date of installati | Yes No n: Northeast Side of the ion of leach field: 199 ienced any malfuncti | e building 9 or 2000 | ☑ _No | Size: Installed By: | ROBERT GUYOTTI | ☑ Unknown |
| | e. | IF YES, has a s Date of Evaluati Comments: FOR ADDITION | | tion been done v | within 180 days | ? Yes C | No Unkr | |
| 7. | INS | <u>SULATION</u> | LOCATION Attic or Cap Crawl Space Exterior Walls Floors | Yes № ☑ □ ☑ □ ☑ □ ☑ □ ☑ □ ☑ □ ☑ □ ☑ | Unknown □ □ □ □ □ □ □ | If YES, Type Icynene Icynene Icynene Icynene | Amount 8" 8" 5" 8" | Unknown □ □ □ □ □ □ □ □ |
| 8. | Are you aware of any past or present underground storage tanks on your property? IF YES: Are tanks currently in use? IF NO: How long have tank(s) been out of service? What materials are, or were, stored in the tank(s)? Age of tank(s): Installed in 2000 Location: South side of drive-way Are you aware of any past or present problems such as leakage, etc? If tanks are no longer in use, have the tanks been removed? Yes No Unknown | | | | | | | |
| | b. | As insulation on In the siding? | Yes No | pipes or ducts? Unknown | ☐Yes ☑ In the roofing sl Other | | /n ☐Yes 【 ☐Yes 【 | |
| | C. | Has the property If YES: Date: | y been tested since | Yes ☑No If app remedial steps? | Unknown By: Yes | [No | | |
| | | R(S) INITIALS | / / / / / / / / / / / / / / / / / / / | NC. ALL RIGHTS RES | ERVED. FOR USE BY | | YER(S) INITIALS | THER USE PROHIBITED 9.2024 |





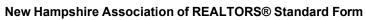
TO BE COMPLETED BY SELLER

| PR | PROPERTY LOCATION: 218 Streeter Woods Rd., Dorchester, NH | | | | | | | |
|------|--|--|--|--|--|--|--|--|
| d. | RADON/WATER - Current or previously existing: Has the property been tested? | | | | | | | |
| e. | LEAD-BASED PAINT - Current or previously existing: | | | | | | | |
| | Are you aware of lead-based paint on this property? ☐Yes ☐No If YES: Source of information: Unknown | | | | | | | |
| | Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No Comments: Unknown | | | | | | | |
| f. | Are you aware of any other hazardous materials? | | | | | | | |
| . GE | ENERAL INFORMATION | | | | | | | |
| | Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal? YesNoUnknown | | | | | | | |
| b. | Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? YesNoUnknown | | | | | | | |
| c. | Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? ☐Yes ☑No If YES, Explain: | | | | | | | |
| d. | Are you aware of any problems with other buildings on the property? Yes No If YES, Explain: Detached 2-car garage/metal smithing shop has marginalized foundation | | | | | | | |
| e. | Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YES NO UNKNOWN If YES, Explain: | | | | | | | |
| | Current Use | | | | | | | |
| f. | Is this property located in a Federally Designated Flood Hazard Zone? ☐Yes ☑No ☐_Unknown Comments: | | | | | | | |
| g. | Has the property been surveyed? ✓ Yes ☐ No ☐ Unknown If YES, By: Elwin Macomber If YES, is survey available? ✓ Yes ☐ No ☐ Unknown | | | | | | | |
| h. | How is the property zoned? Rural Residential | | | | | | | |
| i. | Heating System Age: 25 Type: Buderus Boiler Fuel: Propane Tank Location: South side of driveway | | | | | | | |
| | Owner of Tank: Property Owner Annual Fuel Consumption: Price: Gallons: | | | | | | | |
| | Date system was last serviced and by whom? | | | | | | | |
| | Secondary Heat Systems: Wood Boiler and Solar | | | | | | | |
| | Comments: Wood is currently used as primary - annual consumption 10-12 cord +/- | | | | | | | |
| j. | Roof Age: 25 Type of Roof Covering: Standing Seam | | | | | | | |
| | Moisture or leakage: Leak around south side chimney, flashing has been tarred and issue remediated Comments: | | | | | | | |
| | | | | | | | | |





| k. | k. Foundation/Basement: | Type: concrete | | | | | |
|-----------------------|--|--|----------------|--|--|--|--|
| | Comments:walk-out access | | | | | | |
| I. | I. Chimney(s) How Many? 5 Lined? Yes Comments: Replaced one liner with stainless steel | Last Cleaned: 2024 Problems? | | | | | |
| m. | m. Plumbing Type: copper Comments: | Age: <u>25</u> | | | | | |
| n. | n. Domestic Hot Water: Age: 25 | ype: Off-boiler Gallons: | | | | | |
| О. | Comments: | Circuit Breakers Fuses | | | | | |
| | Solar Panels:LeasedOwned If leased, explain terms o Comments: Pole mount and roof mount systems. 3.9 kilowatts total | Solar Panels: Leased Owned If leased, explain terms of agreement: Comments: Pole mount and roof mount systems. 3.9 kilowatts total | | | | | |
| | | | | | | | |
| p. | p. Modifications: Are you aware of any modifications or repairs m If Yes, please explain: | | | | | | |
| q. | q. Pest Infestation: Are you aware of any past or present pest informents: cats took care of the situation | nfestations? ☑ Yes ☐ No Type: rodents | | | | | |
| r. | r. Methamphetamine Production: Do you have knowledge of met (Per RSA 477:4-g) ☐ Yes ☑ No If YES, please explain: | | | | | | |
| s. | s. Air Conditioning: Type: None Age: | Date Last Serviced and by whom: | | | | | |
| t. | t. Pool: Age: Heated:YesNo Type: | Last Date of Service: | | | | | |
| u. | u. Generator: Portable: ☑Yes ☑No Whole House: ☑Yes ☐ If Portable: ☑Included ☑Negotiable Comments: Automatic switch to essential appliances* | No Kw/Size: 20 Last Date of Service: 2024 | | | | | |
| ٧. | v. Internet: Type Currently Used at Property: NH Broadband | | | | | | |
| w. | w. Other (e.g. Alarm System, Irrigation System, etc.) Fire & burglar Comments: | ur alarm system, sprinkler system in boiler room, Ansul system in kitcl | nen | | | | |
| | | | | | | | |
| ECES E COI JE D | TICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOUNDESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDINATION OF THE PURCHASE AND SALES AGREEMENT AND DEED TO THE PROPERTY OF T | ORDANCE WITH THE TERMS AND CONDITIONS AS MAD DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVE T TO INFORMATION ON ANY SEXUAL OFFENDER | AY ER RS | | | | |





TO BE COMPLETED BY SELLER

| | PROPERTY LOCATION: $\underline{2}$ | 18 Streeter Woods Rd., Dorchest | er, NH | | | | |
|--------------------------|--|--|--|---|------------------------------|--|--|
| 10. | a. ATTACHMENT EXPLA ☐ Yes ☐ No b. ADDITIONAL COMMEN | INING CURRENT PROBLE | MS, PAST REPAIRS, OR A | ADDITIONAL INFORMATION? | | | |
| | - The two toilets in the b Current owner empties | - The two toilets in the building are connected to a Clivus composting toilet system. Requires maintenance. Current owner empties out twice a year. | | | | | |
| | - See attached document | listing other outbuildin | gs. | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| <u>ACI</u> | KNOWLEDGEMENTS: | | | | | | |
| AC | CURATE, TRUE AND COMP | LETE TO THE BEST OF H | IS/HER KNOWLEDGE. SE | ATION AND THAT SUCH INFORI ELLER AUTHORIZES THE LISTING D PROSPECTIVE PURCHASERS. | G BROKER | | |
| SEI | LLER(S) MAY BE RESPON | SIBLE AND LIABLE FOR A | NY FAILURE TO PROVID | E <u>KNOWN</u> INFORMATION TO BU | JYER(S). | | |
| Jo | sh Trought | dotloop verifie 05/12/25 9:18 F11I-HTZX-OFL | d PM EDT X-U513 | | | | |
| SEI | LER | DATE | SELLER | DATE | | | |
| PRI DIS PRO ANI | ECEDING INFORMATION CLOSURE STATEMENT IS OPERTY BY EITHER SELL D INVESTIGATIONS VIA | WAS PROVIDED BY SI S NOT A REPRESENTATI ER OR BROKER. BUYEF LEGAL COUNSEL, HOM | ELLER AND IS NOT GU ON, WARRANTY OR GU R IS ENCOURAGED TO U IE, STRUCTURAL OR O | DER AND HEREBY UNDERSTA JARANTEED BY BROKER/AGE ARANTY AS TO THE CONDITIO INDERTAKE HIS/HER OWN INSI THER PROFESSIONAL AND O THE TOWN OR MUNICIPALITY. | ENT. THIS ON OF THE PECTIONS | | |
| | | | | | | | |
| BU | /ER | DATE | BUYER | DATE | | | |
| | | | | | | | |
| e. | ULER(S) INITIALS | | | DIIVED(S) INITIALS | | | |
| 5E | LLER(S) INITIALS | | | BUYER(S) INITIALS | | | |

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES



Date

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 218 Streeter Woods Road, Dorchester, NH 03266

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

| hazárds i | is recommended prior to purchase |) <u>.</u> | , | | |
|----------------------|--|---|--------------------------------|--|--|
| Seller's l | Disclosure | | | | |
| • • — | ence of lead-based paint and/or lead-based paint and/or | • | , , , , , , | • | |
| (ii) | Seller has no knowledge of lead | l-based paint and | or lead-based paint hazard | s in the housing. | |
| (i) [|) Records and reports available to the seller (check (i) or (ii) below): (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below). | | | | |
| • • • | | pertaining to lead | d-based paint and/or lead-ba | ased paint hazards in the housing. | |
| Purchas | er's Acknowledgement (initial) | | | | |
| (c) | Purchaser has received cop | ies of all informat | ion listed above. | | |
| (d) | Purchaser has received the | pamphlet Protect | Your Family from Lead in \ | our Home. | |
| (i) [t (ii) [| he presence of lead-based paint a | ind/or lead-based | paint hazards; or | a risk assessment or inspection for resence of lead-based paint and/or | |
| Agent's | Acknowledgement (initial) | | | | |
| (f) | Agent has informed the sell responsibility to ensure com | | obligations under 42 U.S.C. | . 4852d and is aware of his/her | |
| The follo | tion of Accuracy wing parties have reviewed the in e provided is true and accurate. | formation above | and certify, to the best of th | eir knowledge, that the information | |
| Josh Tro | ught | dotloop verified 05/12/25 9:05 PM EDT OF2S-0XJM-L6AH-2ZMG | | | |
| Seller | | Date | Seller | Date | |
| | | | | | |
| Purchaser | | Date | Purchaser | Date | |
| Sarah (| Carter | dotloop verified 05/12/25 2:52 PM EDT DNIG-IV8T-ZEHM-YJR2 | | | |

Date

Agent

!

STATE-OF NEW HAMPSHIRE

DEPARTMENT
REVIDENT
REVI

WARRANTY DEL

KNOW ALL MEN BY THESE PRESENTS, that William S. Trought and Elizabeth A. Trought, husband and wife, both of 430 Baywood Drive, Winterville, State of North Carolina 28590, for consideration paid, grant to BET Realty, LLC, a New Hampshire limited liability company, having a mailing address of 430 Baywood Drive, Winterville, State of North Carolina 28590,

with warranty covenants the following described premises:

A portion of a certain tract or parcel of land and any buildings thereon located in Dorchester, County of Grafton, State of New Hampshire, more particularly bounded and described as follows:

Starting at an iron rebar set into a stone wall corner at the southeasterly corner of the Delbert B. Gray Parcel, said point also being the northeasterly corner of the Sherman M. Siegel Parcel now owned by William S. and Elizabeth A. Trought; thence North 26° 58' 11" East, a distance of 1,093.37 feet, more or less, along a blazed line and along property of Jay F. Dewolfe and Dian M. Dewolfe to a rebar set into the ground at the base of a 10" hemlock with old ax blazes and wire fence attached; thence North 53° 40' 25" West, a distance of 916.39 feet, more or less, along property of Dennis C, and Deborah J. Byers to an iron rebar set into the ground at the end of a stone wall; thence North 49° 44' 47" West, a distance of 159.94 feet to an iron rebar set into the ground on the easterly edge of the Streeter Road R.O.W.; thence along the easterly side of the Streeter Road R.O.W. as follows: South 04° 11' 55" West, a distance of 112.33 feet, more or less, to a point; thence South 18° 09' 53" West, a distance of 294,53 feet, more or less, to a point; thence South 22° 59' 29" West, a distance of 58.32 feet, more or less, to a point near a 36" diameter culvert; thence South 14° 23' 40" West, a distance of 125.84 feet, more or less, to a point; thence South 09° 46' 34" West, a distance of 197.62 feet, more or less, to a point; thence South 07° 35' 20" West, a distance of 406.14 feet, more or less, to a point in a stone wall; thence South 00° 20' 35" West, a distance of 297.04 feet, more or less, along a stone wall to a rebar set into a stone wall corner at the southwesterly corner of the parcel of land herein described; thence South 75° 20' 54" East, a distance of 627.99 feet, more or less, to the point of beginning.

The above parcel of land is shown on a plan entitled "Plan Showing Property of William S. and Elizabeth A. Trought, Dorchester, N.H. by Elwin E. Macomber, dated July 27, 1998. The above described parcel of land contains 25.03 acres.

Meaning and intending to describe and convey a portion of the same premises as conveyed to the within Grantors by deed of Delbert B. Gray and Edith T. Gray, husband and wife dated February 10, 1989 and recorded at the Grafton County Registry of Deeds at Book 1790, Page 0174.

| | This is not homestead property of | f the Grantors. |
|----|---|---|
| | EXECUTED this 30 day of | for 1999. |
| | Devenu a Poulox Witness | William S. Trought |
| ă, | Witness Witness | Electra a Transper. Elizabeth A. Trought |
| | STATE OF NORTH CAROLINA COUNTY OF KOCKUPAN | |
| | On this 36 day of APPIA | , 1999, personally appeared William S. |
| | | and and wife, known to me or satisfactorily be subscribed to the within instrument, and to be their free act and deed, before me. |

Print Name DEDIGE A POULOS

My Commission expires: 3/3/02

g:\clyons\trought\deed-warranty-nh.doc

GONAN - G. PH 2: 47

DEGISTRY OF DEEDS

Legister of Lluids