



10 - 9/2/26

The State of New Hampshire
Department of Transportation



David Rodrigue, P.E.
Commissioner

Susan M. Klasen, P.E.
Assistant Commissioner

Michelle L. Winters
Deputy Commissioner

Her Excellency, Governor Kelly A. Ayotte
and the Honorable Council
State House
Concord, New Hampshire 03301

Bureau of Right-of-Way
August 12, 2026

Requested Action

1. Authorize the Bureau of Right-of-Way (Bureau) to convey 0.70 ± acres of State-owned land, including a building known as The Short Falls Depot, located on the southerly side of Short Falls Road in the Town of Epsom, County of Merrimack. The conveyance will be directly to the Town of Epsom (Buyer), which has agreed to purchase the land for zero dollars (\$0.00) to offset the costs the Town will incur to dispose of the building thereon.
2. Authorize the Bureau to waive the \$1,100 administrative fee Pursuant to RSA 4:40, III-a., effective upon approval by the Governor and Executive Council.

The improved land will be conveyed without explicit covenants, restrictions, or permissions regarding hunting, fishing, and other recreational activities, and applicable local and State laws will regulate such activities.

The Department's Bureau of Finance and Contracts has confirmed that the parcel was originally purchased using 100% Highway funds.

Funding is to be credited as follows:

04-096-096-960015-0000-UUU-402156	FY 2027
Administrative Fee	\$0.00
04-096-096-963015-3049-405215	FY 2027
Highway Funds	\$0.00
(100%)	

Explanation

The Bureau received a request from the Buyer to acquire two (2) noncontiguous tracts of land consisting of 0.70 ± acres of State-owned land located on the southerly side of Short Falls Road in the Town of Epsom. The Suncook Valley Railroad conveyed the subject property to the State of New Hampshire by Warranty Deed dated June 14, 1950, for \$800, recorded at the Merrimack County Registry of Deeds on July 21, 1950, for the "Storage Shed Project" as identified in Land File No. 4743-1. The subject parcel is identified as an independent lot of record in the Town of Epsom as Tax Map U-14, Lot 28A.

The Department of Transportation has deemed the conveyance of this parcel as surplus to our operational needs and it is available for disposal. The disposal will be subject to the following conditions:

- If any proposed construction or alterations exceed 200 feet above ground level, notice will need to be sent to the Federal Aviation Administration, no construction is permitted pending the FAA approval.
- The buyer will be required to conduct Phase IA/IB archaeological surveys prior to any disturbance of subsurface land.
- The Grantee shall be responsible for obtaining any and all local and State approvals, including but not limited to subdivision approval.

At the meeting of the Long-Range Capital Planning and Utilization Committee on April 3, 2012, the request (LRCP 12-013) was approved, authorizing the Department to proceed with the disposal of the 0.70 ± acres of State-owned land. Thereafter, on September 18, 2012, the Committee approved item (LRCP 12-049), whereby the Department requested to amend item (LRCP 12-013); essentially requesting to “increase the minimum bid requirement” and “remove historical covenants” as stated in the previous submission. At the June 1, 2026 Long Range Capital Planning and Utilization Committee, the request (LRCP 26-017) to dispose of the subject property at no cost to the Town of Epsom was approved; including waiving the administrative fee pursuant to RSA 4:40, III-a.

Due to its size and shape, the parcel does not have an independent, highest and best use; and has an appraised contributory value of \$19,000. The former Short Falls Depot building is dilapidated, presenting significant safety concerns to the general public. The Town of Epsom has provided their intention to acquire the land and building thereon at a cost of zero dollars; as the Town intends to demolish the building, eliminating the Department’s projected cost burden of approximately \$27,000 ± to remove the former depot building. As such, the Bureau of Right-of-Way intends to convey the property to the Town of Epsom at zero cost.

The improved land will be conveyed without explicit covenants, restrictions, or permissions regarding hunting, fishing, and other recreational activities, and applicable local and State laws will regulate such activities.

The sale price is set at the value of \$0.00 as referenced above.

The Bureau is respectfully requesting authorization to proceed with the disposal and conveyance of this land, with the conditions noted above.

Respectfully,

A handwritten signature in blue ink, appearing to read 'David M. Rodrigue', with a long horizontal flourish extending to the right.

David M. Rodrigue, P.E.
Commissioner

DMR/smd

PURCHASE AND SALES AGREEMENT

This **PURCHASE AND SALES AGREEMENT** ("Agreement") is made as of the 13th day of July, 2026, by and between the State of New Hampshire, Department of Transportation, (hereinafter the "Department") having a principal place of business at 7 Hazen Drive, Concord, New Hampshire 03301 and The Town of Epsom, a municipality, or their designee at closing (under common control), having a principal address of 1598 Dover Road, Epsom, New Hampshire 03244 (hereinafter the "Buyer"). The Department and Buyer are referred to collectively as the "Parties" and individually as a "Party".

RECITALS

This Agreement relates to the sale of real estate consisting of two (2) non-contiguous tracts of land consisting of 0.70 +/- acres, with a building thereon (a.k.a The Short Falls Depot) located on either side of the former rail bed, on the southerly side of Short Falls Road, in the Town of Epsom, County of Merrimack, New Hampshire (hereinafter the "Subject Property") More particularly being that property conveyed to the State of New Hampshire from the Suncook Valley Railroad by Warranty Deed dated June 14, 1950 and recorded on July 21, 1950, at the Merrimack County Registry of Deeds in Book 684, Page 96.

This Agreement is entered into upon the basis of the following facts and intentions of the Parties:

- I. The Department owns certain real estate located on either side of the former rail bed, on the southerly side of Short Falls Road, in the Town of Epsom, New Hampshire, consisting of 0.70 +/- acres with a building thereon as described above.
- II. The Department is divesting the Property, as it has been deemed surplus to the Department's operational needs.
- III. The Buyer is afforded the ability to acquire the Property in accordance with New Hampshire State Law RSA 4:39-c.
- IV. The Buyer, subject to the contingencies set forth within this Agreement, desires to acquire the Property from the Department.
- V. This Agreement is a binding contract that shall become effective upon approval of the Governor and Executive Council.
- VI. All Parties to this Agreement are willing to proceed upon the terms and conditions of this Agreement.

SELLER(S) INITIALS

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NOW, THEREFORE, the Parties hereby agree as follows:

1. DESCRIPTION OF PROPERTY AND REAL ESTATE TRANSACTION:

- 1.1. **General:** Pending the results of the Buyer's due diligence and the other conditions in this Agreement, the Department intends to sell to the Buyer, and the Buyer intends to acquire from the Department, the Property, consisting of 0.70 +/- acres, with the building thereon, as shown on **EXHIBIT 1:** Tax Map U-14 and Lot 28A, Town of Epsom and **EXHIBIT 2:** Photo of the former Short Falls Depot Building.
- 1.2. **Purchase Price:** The appraised value of the subject property has been set at NINETEEN THOUSAND DOLLARS (\$19,000). The Buyer shall acquire the Property for the sum of ZERO DOLLARS (\$0.00), to offset the costs and expense of TWENTY-SEVEN THOUSAND DOLLARS +/- (\$27,000) associated with the disposal and demolition of the subject property building thereon. The Department has waived an assessed \$1,100 administrative fee, per Long-Range Capital Planning and Utilization Committee approval on June 1, 2026 (LRCP 26-017).
- 1.3. **Conditions of sale:** The Property is being sold "AS IS, WHERE IS, and WITH ALL FAULTS," with the sale conditions approved by the Long-Range Capital Planning and Utilization Committee (LRCP 26-017) on June 1, 2026, pending the Governor and Executive Council approval. The following conditions must be satisfied prior to and after the effectuated sale of said subject property.
- 1.4. The Buyer will be required to conduct Phase IA/IB archaeological surveys prior to any disturbance of subsurface (below) land.
- 1.5. The Town of Epsom will assume all costs for the removal, disposal and demolition of the Short Falls Depot Building.

2.

- 2.1. **Access to Property:** The Department hereby grants authorization to the Buyer, its employees, representatives, consultants, and agents to enter the Property to complete due diligence and for all other purposes necessary to carry out the terms of this Agreement. All times and dates for such access shall require prior approval by the Department, and such approval will not be unreasonably withheld.

The Department and the Buyer shall coordinate all access to the Property by third parties working on behalf of the Buyer as part of the Buyer's due diligence.

The Buyer shall indemnify, defend, and hold harmless the Department from and against all claims, actions, damages, or losses arising out of the Buyer's activities under this paragraph during its inspection and subsequent tasks related thereto which are caused solely by the Buyer's negligence. The Buyer shall require all

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contractors who are retained to complete due diligence or for any other purpose necessary to carry out the terms of this Agreement, and who will need to access the Property, to obtain a certificate of insurance for \$2 million aggregate, \$1 million per occurrence naming the Department as an additional insured. The Buyer shall also require any such contractors to execute the Buyer's standard indemnification form naming both the Buyer and the Department as indemnified parties. The standard indemnification form shall be as follows unless written approval of a requested change is granted by both the Department and Buyer:

"The contractor agrees to indemnify, defend, and save harmless the Buyer and the Department, their officials, officers, agents, and employees from any claims and losses accruing or resulting to any contractors, subcontractors, suppliers, laborers and any other person, firm, or corporation furnishing or supplying work, services, materials or supplies in connection with the performance of this contract, and from any claims and losses accruing or resulting to any person, firm or corporation which may be injured or damaged by the contractor in the performance of this contract. This indemnification shall survive the expiration or early termination of this contract."

- 2.2. **Closing:** The Parties agree that the Closing shall occur within **thirty (30) days** after final approval of the sale by the Governor and Executive Council unless otherwise mutually agreed by the Parties.
- 2.3. **Deed Preparation; Recording Fees:** The Department shall convey the Property by Quitclaim Deed. The Department shall prepare all deeds at its expense. The Buyer will be responsible for recording the Deed at the Merrimack County Registry of Deeds and providing the Department with a recorded copy.
- 2.4. **Transfer Taxes and Recording Fees:** Pursuant to the New Hampshire State Law RSA 78-B:2, the Department is exempt from the Real Estate Transfer Tax.
- 2.5. **Department's Disclosures:** The Department makes no warranties or representations regarding environmental contamination or sub-surface conditions at the Property.
- 2.6. **Casualty and Condemnation:** In the event that the Property, before closing, is damaged by fire, flood, collapse, or other casualties, the Department, or the Buyer, at any time after the occurrence of such damage or casualty, may elect to terminate this Agreement by written notice, in which event all other obligations of the Parties hereunder shall cease and this Agreement shall thereupon be void and of no further force or effect. In the event of a casualty, the Department and the Buyer agree to hold each other harmless from any claim for any costs, damages, liabilities, or financial losses it may incur.

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3. **Buyer's Contingencies:** The Buyer's obligation to Close on the acquisition of the Property shall be subject to the following contingencies, the failure to satisfy any one of which shall give the Buyer any of the options set forth below and, in addition, the right to withdraw from this Agreement, after which the Buyer shall have no further obligation to the Department.

3.1. **Title: Time being of the essence,** upon execution of this Agreement by the Parties, the Buyer may perform a title examination of the Property within fifteen (15) days, to be reasonably satisfied that title to the Property is marketable and insurable. If upon examination of the title it is found not marketable or insurable, after identifying to the Department in writing any apparent title defects and providing the Department reasonable opportunity to cure them, this agreement may be rescinded at the option of the Buyer or Department and all deposits shall be refunded to the Buyer, provided that written notice is delivered within the said time frame, **time being of the essence.** If no notice is given within said time frame, then any objections to the title are waived.

3. **Representations and Warranties of the Buyer.** The Buyer hereby represents and warrants that:

- 3.1 The execution and delivery of this Agreement and the performance of the Buyer's obligations hereunder have been duly authorized by such action as necessary. This Agreement constitutes the legal, valid, and binding agreement of the Buyer, enforceable against the Buyer by its terms subject only to the conditions set out in this Agreement.
- 3.2 Subject to the conditions set out in this Agreement, neither the execution nor delivery by the Buyer of this Agreement, the performance by the Buyer of its obligations in connection with the transactions contemplated hereby, nor the fulfillment by the Buyer of the terms or conditions hereof conflicts with, violates or results in a breach of any constitution, law, charter, ordinance or governmental regulation applicable to the Buyer, or conflicts with, violates or results in a breach of any term or condition of any judgment or decree, or any agreement or instrument, to which the Buyer is a party or by which the Buyer or any of its properties or assets are bound, or constitutes a default there under.
- 3.3 Except as outlined in this Agreement, no approval, authorization, order, or consent of, or declaration, registration, or filing with, any Governmental Authority is required for the valid execution and delivery of this Agreement by the Buyer, except such as have been duly obtained or made or disclosed in this Agreement.
- 3.4 There is no action, suit, or proceeding, at law or in equity, or official investigation before or by any court or Governmental Authority, pending or threatened against the Buyer, wherein an unfavorable decision, ruling, or finding would materially adversely affect the performance by the Buyer of its obligations hereunder or the

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performance by the Buyer of its obligations under the transactions contemplated hereby, or which, in any way, questions or may adversely materially affect the validity or enforceability of this Agreement, or any other agreement or instrument entered into by the Buyer in connection with the transactions contemplated hereby.

4 **Representations and Warranties of the Department.** The Department hereby represents and warrants to the best of its knowledge and belief that:

- 4.1 The Department has the power and authority to execute, deliver, and carry out the terms and provisions of this Agreement and all necessary action has been taken to authorize the execution, delivery, and performance of this Agreement subject to the Department seeking and obtaining final approval by the Governor and Executive Council in accordance with RSA 4:39-c. This Agreement will, upon execution and delivery thereof by the Department and upon approval by the Governor and Executive Council, constitute valid, legal, and binding obligations of the Department enforceable against the Department by the respective terms thereof.
- 4.2 Neither the execution nor delivery by the Department of this Agreement, the performance by the Department of their obligations in connection with the transactions contemplated hereby, nor the fulfillment by the Department of the terms or conditions hereof conflicts with, violates, or results in a breach of any constitution, law or governmental regulation applicable to the Department, or conflicts with, violates or result in a breach of any term or condition of any judgment or decree, or any agreement or instrument, to which the Department is a party or by which the Department or any of its properties or assets are bound, or constitutes a default there under.
- 4.3 Except as outlined in this Agreement, no approval, authorization, order, or consent of, or declaration, registration, or filing with, any Governmental Authority is required for the valid execution and delivery of this Agreement by the Department, except such as have been duly obtained or made.
- 4.4 There is no action, suit, or proceeding, at law or in equity, or official investigation before or by any court or Governmental Authority, pending or threatened against the Department, its principal(s), affiliate(s), or entities controlled by its principal(s), wherein an unfavorable decision, ruling or finding would materially adversely affect the performance by the Department of their obligations hereunder or the performance by the Department of its obligations under the transactions contemplated hereby, or which, in any way, questions or may adversely materially affect the validity or enforceability of this Agreement or any other agreement or instrument entered into by the Department in connection with the transactions contemplated hereby.

5 **GENERAL PROVISIONS**

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- 5.1 **Cooperation.** The Buyer and the Department agree to cooperate with each other to achieve the purposes of this Agreement and, in connection therewith, to take such further actions and to execute such further documents as may reasonably be requested by the Department, the Buyer, or their representatives, agents, and consultants.
- 5.2 **Entire Agreement; Amendments.** This Agreement embodies the entire agreement and understanding between the Parties hereto relating to the subject matter herein and supersedes all prior agreements and understandings between the Parties. This Agreement may not be changed, modified, waived, discharged, or terminated orally, but only by an instrument in writing signed by each of the Parties hereto or by the Party against which enforcement is sought. Any change, modification, or amendment, that requires the consent or approval of a Governmental Authority, shall be effective only upon receipt of such approval.
- 5.3 **Binding Effect; Successors and Assignors.** The terms and provisions of this Agreement and the respective rights and obligations of the Parties hereunder shall be binding upon, and inure to the benefit of, their respective heirs, successors, assigns, and nominees.
- 5.4 **Headings.** The headings to the sections and subsections of this Agreement have been inserted for convenience of reference only and shall not modify, define, limit, or expand the express provisions of this Agreement.
- 5.5 **Exhibits.** All exhibits referred to in this Agreement are hereby incorporated by reference and expressly made a part hereof.
- 5.6 **Governing Law.** This Agreement shall in all respects be governed by, and construed and enforced by, the laws of the State of New Hampshire.
- 5.7 **Enforceability.** Any provision of this Agreement that is determined to be illegal or unenforceable by a court of competent jurisdiction, shall be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof.
- 5.8 **Consent to Jurisdiction and Venue.** The Department and the Buyer submit to the jurisdiction of the courts of the State of New Hampshire and the courts from which an appeal from such trial venue may be taken or other relief may be sought for purposes of any action or proceeding arising out of this Agreement or any related agreement. All legal actions taken by the Parties shall be commenced in Merrimack County Superior Court. Both Parties hereby waive their right to a jury trial.
- 5.9 **Independent Parties.** The Department and the Buyer are independent parties under this Agreement, and nothing in this Agreement shall be deemed or

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construed for any purpose to establish between any of them or among them a relationship of principal and agent, employment, partnership, joint venture, or any other relationship other than independent parties.

- 5.10 **Survival of Agreement.** The agreements, covenants, and representations contained herein shall survive the execution and delivery of this Agreement.
- 5.11 **Waivers.** Failure on the part of any Party to complain of any action or non-action on the part of the other Party, no matter how long the same may continue, shall not be deemed to be a waiver of any such Party's rights hereunder. No waiver at any time of any provision hereof by any Party shall be construed as a waiver of any other provision hereof or a waiver at any subsequent time of the same provision.
- 5.12 **No Rights Conferred Upon Others.** Except as expressly set out herein, nothing in this Agreement shall be construed as giving any individual, corporation, limited liability company, partnership, joint venture, association, joint stock company, trust, unincorporated organization, or government, other than the Parties hereto, their successors and permitted assigns, any right, remedy or claim under or in respect of this Agreement or any provision hereof.
- 5.13 **Preservation of Rights.** Nothing herein or in any related Agreement shall limit or be construed to limit in any way rights or remedies the Buyer may have for the collection of real property taxes under the law unless expressly set forth herein.
- 5.14 **Time of the Essence.** The Parties agree that time is of the essence in the performance of their respective obligations under this Agreement.
- 5.15 **Good Faith and Fair Dealing.** Unless expressly stated otherwise in this Agreement, whenever a party's consent or approval is required under this Agreement, or whenever a party shall have the right to give an instruction or request another party to act or to refrain from acting under this Agreement, or whenever a party must act or perform before another party may act or perform under this Agreement, such consent, approval, or instruction, request, act or performance shall be reasonably made or done, or shall not be unreasonably withheld, delayed, or conditioned, as the case may be.
- 5.16 **Municipal Approvals.** The execution of this Agreement does not preempt or supersede the review process or powers of any Buyer or other governmental Board, Committee, Commission, or Department, or excuse the parties from the requirement to apply for and receive all necessary permits and approvals from all applicable governmental subdivisions, Boards, Committees, Commissions, or agencies, including but not limited to the requirement that the agreement is to be approved by the Governor and Executive Council under RSA 4:39-c before the Department being required and/or authorized to convey the property to the Buyer.

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- 5.17 **Warranties and Representations:** The Department and the Buyer each acknowledge that they have not been influenced to enter this transaction or relied upon any warranties or representations not specifically set forth or incorporated into this Agreement.
- 5.18 **Severability Clause:** In the event that any of the terms or provisions of this Agreement are declared invalid or unenforceable by any Court of competent jurisdiction or any Federal or State Government Agency having jurisdiction over the subject matter of this Agreement, the remaining terms and provisions that are not affected thereby shall remain in full force and effect.

LIST OF EXHIBITS

EXHIBIT 1: Site Plan of Town of Epsom Tax Map U-14, Lot 28-A

EXHIBIT 2: Picture of the Short Falls Depot Building

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BUYER: TOWN OF EPSOM

By: Virginia J. Drew

Date: July 13, 2026

Printed: Virginia J. Drew
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF Merrimack

On this 13th day of July, 2026, personally appeared before me, _____, the undersigned Officer, the above-named Virginia J. Drew, Select Board Chair, Town of Epsom and as such, being duly authorized so to do, executed the foregoing instrument for the purpose therein contained.



(Seal)

Margot M. Keyes
Justice of the Peace/Notary Public

My Commission Expires: 8/30/2029

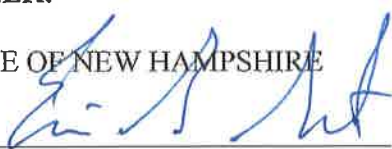
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BUYER(S) INITIALS MD

BUYER:

SELLER:

STATE OF NEW HAMPSHIRE

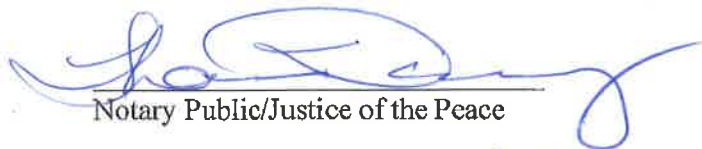
By: 

Date: 7.13.2026

Printed: Eric G. Sargent
Administrator, Bureau of Right-of-Way
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On this 13 day of July, 2026, personally appeared before me,
Shannon Donnelly, the undersigned Officer, the above-named Eric G.
Sargent, Administrator, Bureau of Right-of-Way for the Department of
Transportation, and as such, being duly authorized so to do, executed the foregoing
instrument for the purpose therein contained.


Notary Public/Justice of the Peace

My commission expires: 7-14-26

(Seal)

SHANNON M DONNELLY
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
July 14, 2026

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STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION

FROM:  Eric G. Sargent
Administrator

DATE: May 14, 2026

AT: Dept. of Transportation
Bureau of Right-of-Way

SUBJECT: Disposal of State-Owned Land in Epsom
RSA 4:39-c

TO: Representative David Milz, Chairman
Long Range Capital Planning and Utilization Committee

REQUESTED ACTION

1. The New Hampshire Department of Transportation (Department), pursuant to RSA 4:39-c, request authorization to sell two (2) non-contiguous tracts of land with a building thereon (a/k/a The Short Falls Depot) of State-owned land consisting of 0.70 ± acres in the Town of Epsom. The subject property is located on either side of the former rail bed, on the southerly side of Short Falls Road in the Town of Epsom, County of Merrimack. The Department intends to convey the property to the Town of Epsom (Requestor) at no cost.
2. Pursuant to RSA 4:40, III-a, the Department requests authorization to waive the \$1,100 administrative fee. The sale will be subject to conditions as specified in this request.

EXPLANATION

The Department is processing the request for the Requestor, as referenced above. On April 3, 2012, the Committee approved the disposal of the above referenced subject property (LRCP 12-013). Subsequently, on September 18, 2012, the Committee approved item (LRCP 12-049), in which the Department requested to amend the previously approved item (LRCP 12-013), by increasing the minimum bid requirement and removing the previously proposed historical covenants. Both prior approved requests items were later withdrawn by the respective requestors.

The Town of Epsom has renewed its interest in purchasing the above-referenced State-owned property. Due to its size and shape, the parcel does not have an independent, highest and best use; and has an appraised contributory value of \$19,000. The former Short Falls Depot building is dilapidated, presenting significant safety concerns to the general public. The Town of Epsom has provided their intention to acquire the land and Depot at a cost of zero dollars; as the Town intends to demolish the former Depot, essentially eliminating the Departments projected cost burden of approximately \$27,000 +/- to remove the former Depot. As such, the Bureau of Right-of-Way intends to convey the property to the Town of Epsom at no cost.

The Town of Epsom will assume all costs associated with removing and demolishing the Short Falls Depot building, thereby addressing the significant public safety concerns caused by its continued deterioration. The Department would otherwise incur approximately \$27,000 +/- in costs for asbestos abatement, oversight, and demolition. Given the appraised fair market value of \$19,000 and the demolition costs, the Town would otherwise face a higher overall financial burden for acquiring the property.

The Town of Epsom intends to utilize the land for public use and public interests, to include the following considerations:

1. Utilizing the land for additional parking for community events;
2. Expanding parking for patrons utilizing the hiking trail;
3. Expanding and widening the trail area to provide additional access and utility;
4. Removing the Short Falls Depot building, due to its current state of dilapidation and deterioration to eliminate public safety concern.

The approximately 0.70-acre parcel was acquired in 1950 under the "Storage Shed Project," as documented in Land File No. 4743-1, for use as a Highway Department storage facility. The State of New Hampshire purchased the property from the Suncook Valley Railroad by Warranty Deed dated June 14, 1950, for \$800.00, recorded on July 21, 1950, in Book 684, Page 96, at the Merrimack County Registry of Deeds.

The subject parcel is surplus to the Department's operational needs, and available for disposal. This conveyance will be subject to the following conditions:

- The buyer will be required to conduct Phase IA/IB archaeological surveys prior to any disturbance of subsurface (below) land.

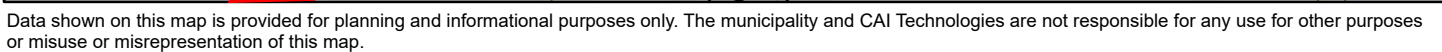
The Department respectfully requests authorization to sell the subject parcel as outlined within this request.

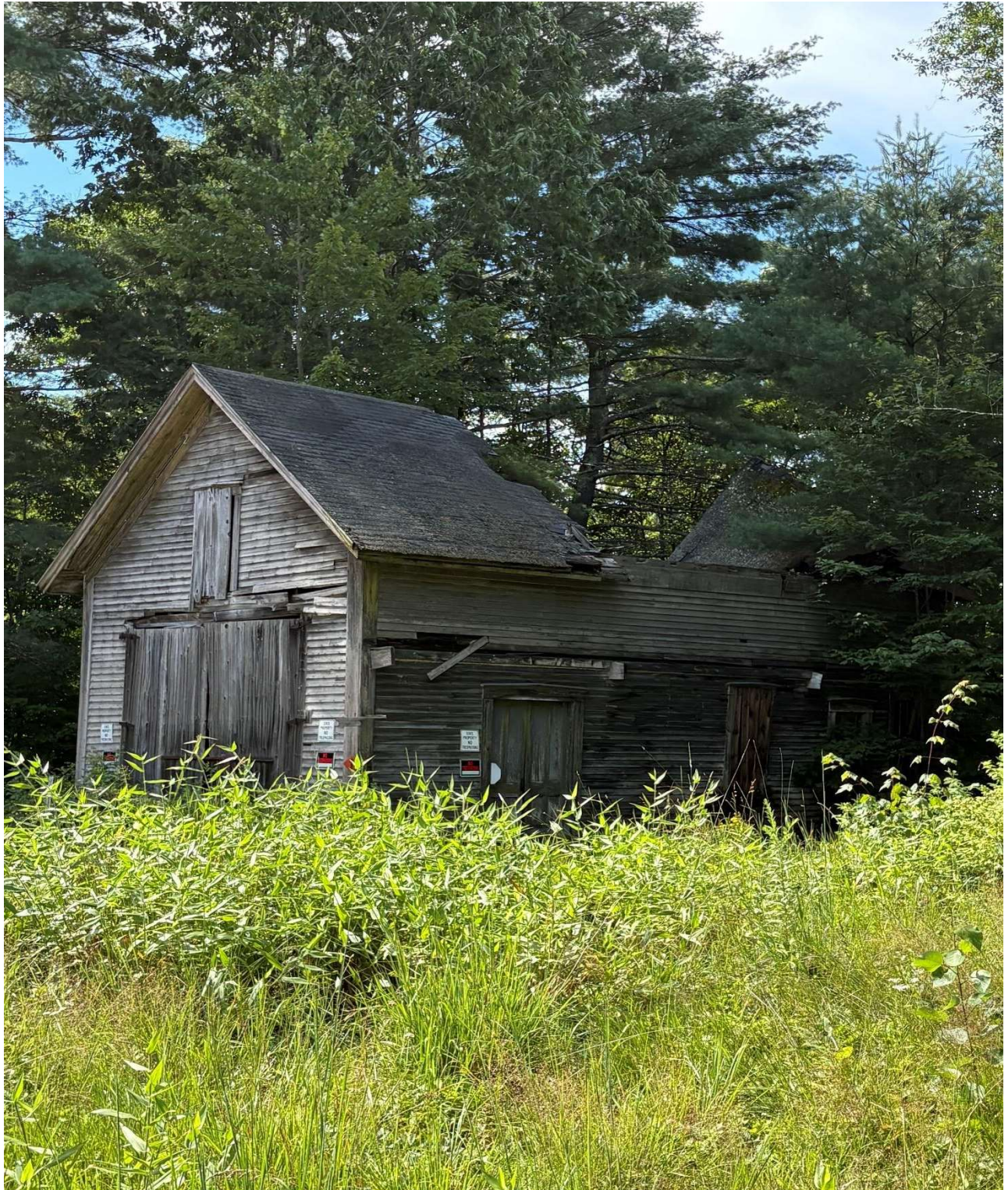
EGS/smd
Attachments



1 inch = 138 Feet

www.cai-tech.com





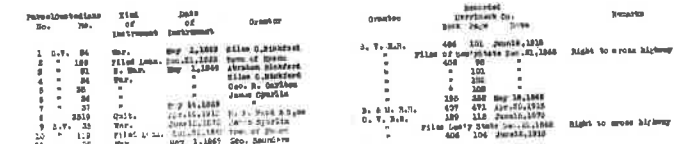
Typical front view of the Abutting Property, note partially collapsed roof.

All photographs taken by Scot D. Heath, July 18, 2025

0.70 Acres Vacant Land
Short Falls Road, Epsom, NH

Contributory Value Surplus Appraisal, File 25-113

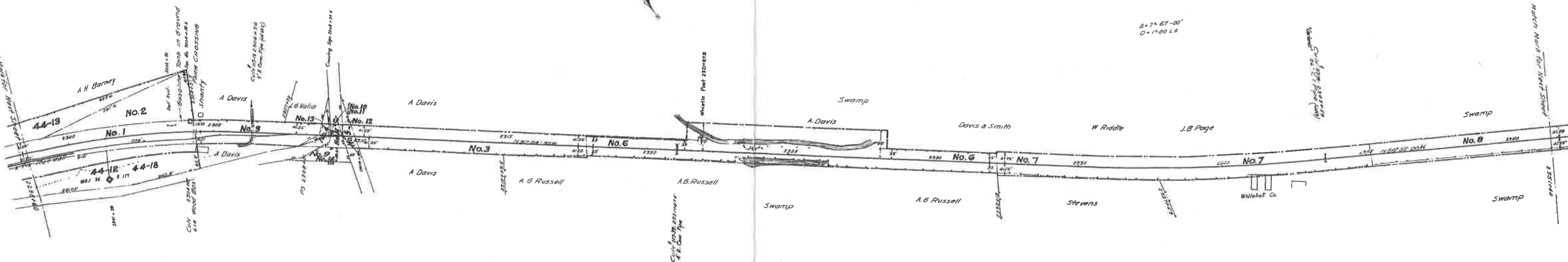
A diagram showing a line with a point in the middle. A ray starts at this point and extends to the right, ending in an arrowhead. The line extends to the left of the point, and the ray extends to the right of the point.



Sheet No 8 of eighteen sheets of Suncoast Valley R.R.
Southern Division Suncoast Valley Branch,
SSB-60 to survey station 442+00.
W. S. Humphreys
Valuation Engineer

Map Sheet No.	Sheet No.	Kind of Instrument	Date of Survey	Owner	Grantee	Recorded	County	Remarks
1	NDB-4-29	Quilt	June 2, 1848	Jesse Case	N.R.R.	329	Rock	
2	N 75	Plan	Jan 27, 1850	Quartermaster J. Claydon		329	Rock	
3	NDB-4-43	Quilt	Aug 12, 1848	Samuel Sullivan	Town of Grafton	329	Rock	Used for Righting Response
4								
5	NDB-4-64	Quilt	May 22, 1848	Conrad Adams	N.R.R.	329	Rock	
6	NDB-4-53	Plan	Sept 6, 1847	Richard Whittemore		329	Rock	
7	N 1	Field	Nov. 18, 1848	Levi H. Allen		329	Rock	
8	NDB-4-55	Quilt	Aug. 12, 1848	Joseph W. Page		329	Rock	
9	6863	Plan	June 15, 1848	Miner Davis	B. & M. R.R.	329	Rock	
10	7354	Quilt	Nov. 18, 1847	John M. Sullivan		329	Rock	
11	7383	Order	Dec. 15, 1847	B. & M. R.R.	Town of Grafton	329	Rock	Resubmitted to public use
12								Chasing Highway
13								Resubmitted to public use
14								Muscon Road Location
15								
16	3183	Table	Oct. 7, 1848	B. & M. R.R.	Town of Grafton	329	Rock	

GRAFTON, N.H.



REVISED TO	DATE
PHYSICAL FEATURES	May 1925
LAND LINES	May 1925
STATIONING	April 1925

Sheet No. 45 of seventy primary sheets and two supplemental sheets of Northern R.R. Southern Division. Main line, from survey station 2293+00 to survey station 2351+00.

J. K. Sullivan
Vice President

RIGHT-OF-WAY AND TRACK MAP
NORTHERN R.R.

Operated by the

BOSTON AND MAINE R.R.

STATION 2293+00 TO STATION 2351+00

SCALE: 1" = 100 FT. JUNE 30, 1925

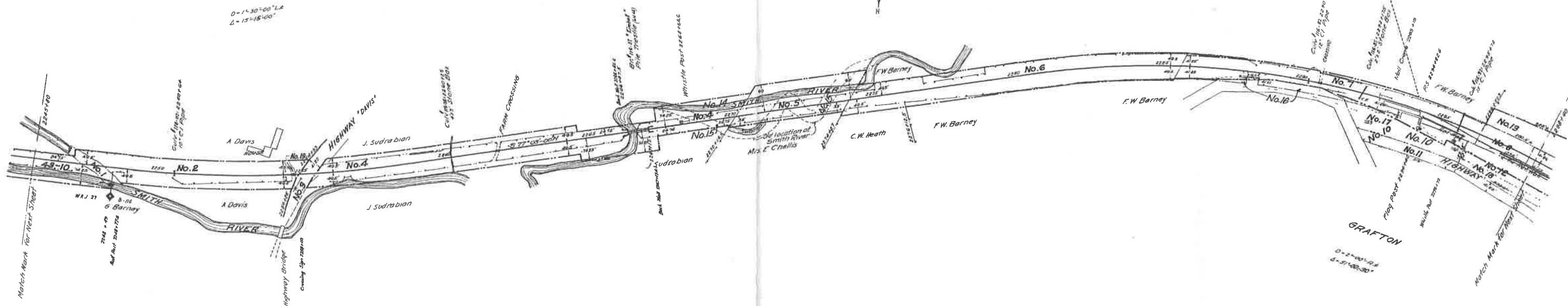
Office of Station Engineer
Boston, Mass.

1321
25

Parcel No.	Custodian No.	Kind of Instrument	Date of Instrument	Grantor	Grantee	Recorded Grafton County Book Page Date	Remarks
48-10	KDB 4-35	Quit	Sept 1897	Edmund Whittier	N.R.R.	230 13 Jan 31 1898	
1	KDB 4-31	Quit	May 29 1895	Edmund Whittier	"	229 189 126 24 1895	Old channel Smith River
2	N 1	Location	May 14 1895	Town of Grafton	"	229 of 1895 June 17 1895	
3	N 1	Quit	May 20 1895	Edmund Whittier	"	229 189 126 24 1895	1-31 Right to cross Highway
4	N 1	Quit	May 20 1895	Edmund Whittier	"	229 189 126 24 1895	
5	N 1	Quit	May 20 1895	Edmund Whittier	"	229 189 126 24 1895	
6	N 1	Quit	May 20 1895	Edmund Whittier	"	229 189 126 24 1895	
7	N 1	Quit	May 20 1895	Edmund Whittier	"	229 189 126 24 1895	
8	N 1	Quit	May 20 1895	Edmund Whittier	"	229 189 126 24 1895	
9	N 1	Quit	May 20 1895	Edmund Whittier	"	229 189 126 24 1895	
10	N 1	Quit	May 20 1895	Edmund Whittier	"	229 189 126 24 1895	
11	N 1	Quit	May 20 1895	Edmund Whittier	"	229 189 126 24 1895	
12	N 1	Quit	May 20 1895	Edmund Whittier	"	229 189 126 24 1895	
13	N 1	Quit	May 20 1895	Edmund Whittier	"	229 189 126 24 1895	
14	N 1	Quit	May 20 1895	Edmund Whittier	"	229 189 126 24 1895	
15	N 1	Quit	May 20 1895	Edmund Whittier	"	229 189 126 24 1895	
16	N 1	Quit	May 20 1895	Edmund Whittier	"	229 189 126 24 1895	
17	N 1	Quit	May 20 1895	Edmund Whittier	"	229 189 126 24 1895	
18	N 1	Quit	May 20 1895	Edmund Whittier	"	229 189 126 24 1895	
19	N 1	Quit	May 20 1895	Edmund Whittier	"	229 189 126 24 1895	

D = 14°30'00" E
L = 15°15'00"

GRAFTON, N.H.

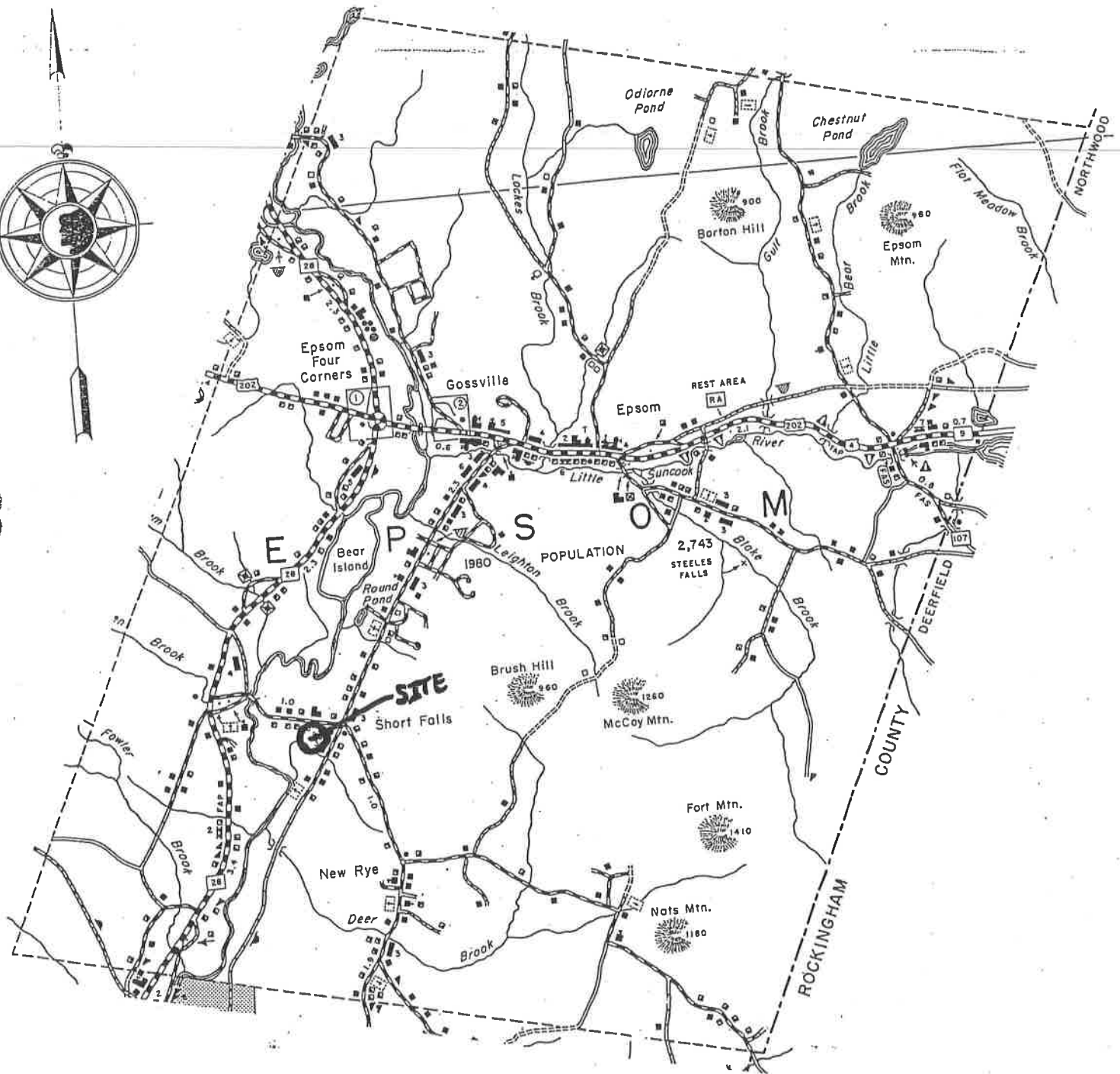
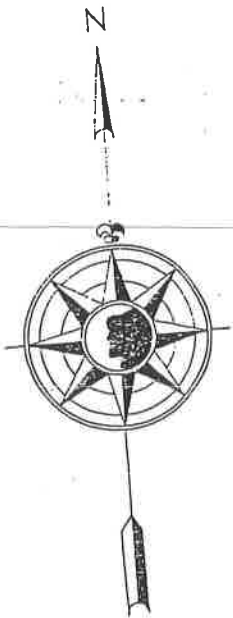


REVISED TO	
PHYSICAL FEATURES	LAND LINES
Nov. 1922	Oct. 1926
Dec. 1922	
April 1926	

Sheet No. 44 of seventy primary sheets and two supplemental sheets of Northern R.R. Southern Division, Main Line, from survey station 2245+80 to survey station 2295+00.

W. S. Sullivan
Hoboken Engineer

RIGHT-OF-WAY AND TRACK MAP
NORTHERN R.R.
Operated by the
BOSTON AND MAINE R.R.
STATION 2245+80 TO STATION 2295+00
SCALE: 1" = 100' FEET
JUNE 30, 1926
Office of Valuation Engineer
Boston, Mass.



1963

SHORT FALLS ROAD

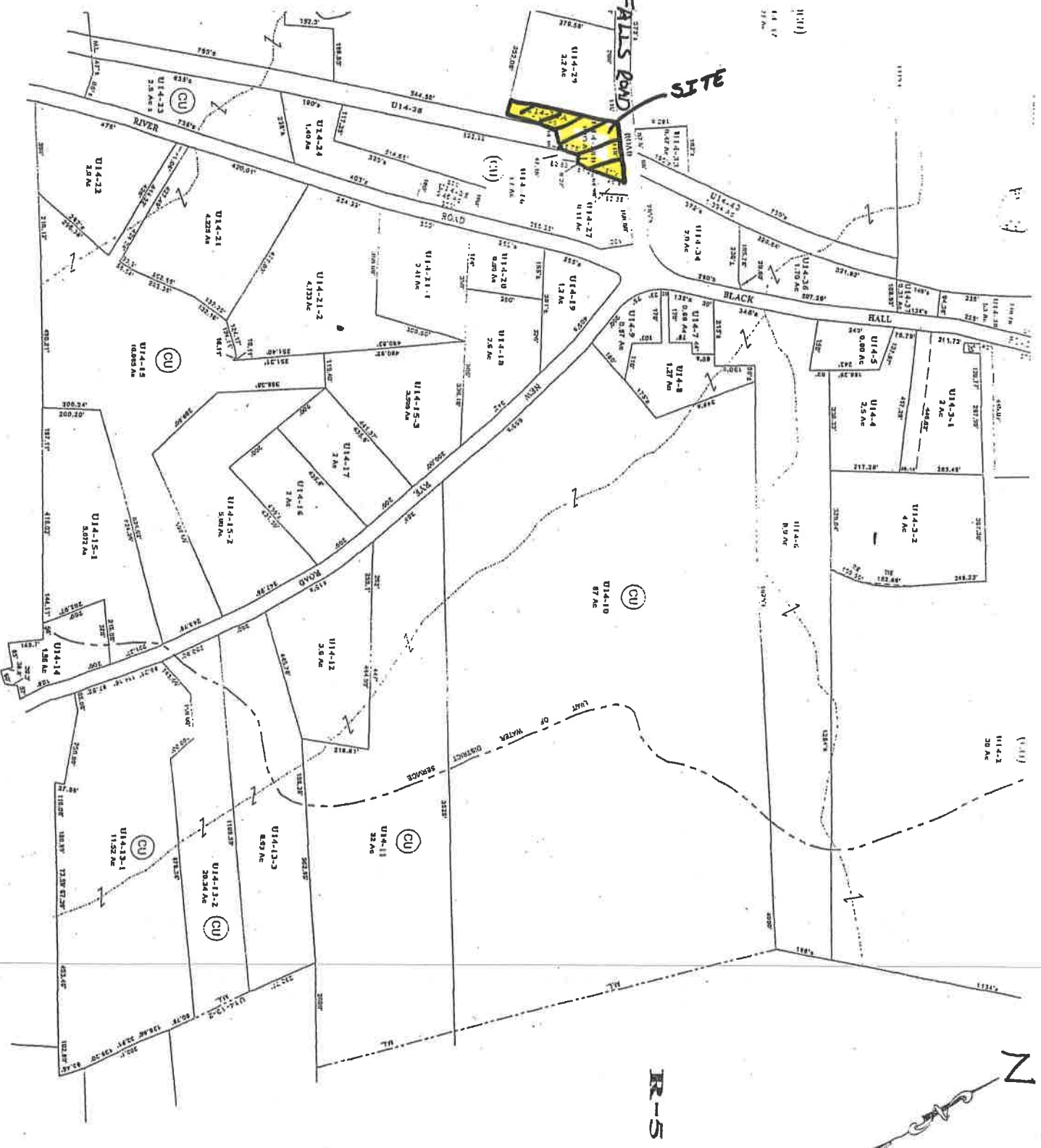
SITE

R-1

R-2

R-5

N



GRAPHIC SCALE

PROPERTY MAP
E. P. S. O. M.

The data on this map has been compiled from a variety of sources granted voluntarily by the owners and official sources and is not to be considered legal location of property bound.

U1

SHEET 11

SOLD TO
STEPHEN J. LOMBARD
OCT 31, 1956

No. 7

SITE

412'

HIGHWAY

43.5'

EARTH CROSSING

OLD R.R.

ODD FELLOWS

QUICK CLAIM TO
INDEP. LODGE OF ODD FELLOWS
MARCH 23, 1965

SHORT FALLS

No. 10

SHORT FALLS

RS. 437 ± 05

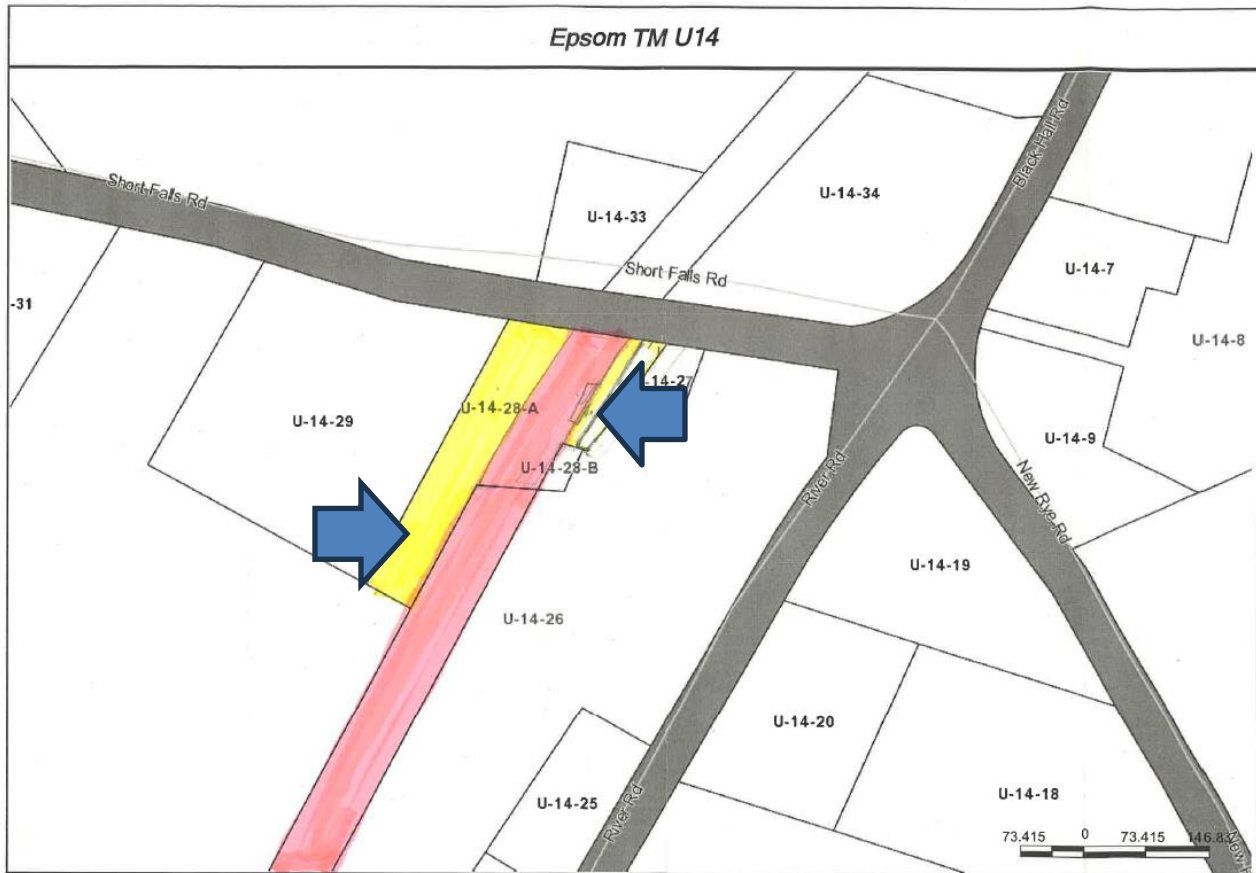
490

No. 11

SCALE: 1" = 100'



Site Plan



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys and historical analyses of sites may differ from the maps.

 = STATE OWNED LAND (REMAINDER OF 684/96) = TOWN OF EPSOM (2242/1065)