



THE STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION



William Cass, P.E.  
Commissioner

RECEIVED

David Rodrigue, P.E.  
Assistant Commissioner

January 02, 2026

JAN 12 2026  
Initial: JS

Michelle L. Winters  
Deputy Commissioner

Harry Seidel  
Selectboard

Town of Warner  
PO Box 265  
Warner, NH 03278

Re: **Sale of State-Owned Land in Warner**

Dear Mr. Seidel:

The New Hampshire Department of Transportation is proposing to sell 0.30 +/- acres of State-owned land, located on the easterly side of Route 103 in the Town of Warner. This parcel is identified on the Warner tax records as Tax Map 28, Lot 33.

The Department is proceeding with the sale of this parcel with a value of \$10,000. In addition to the sale price, the Department will also charge an administrative fee of \$1,100.00. The sale will include the following conditions:

- The Buyer must commission a Land Surveyor licensed in New Hampshire to prepare a perimeter boundary plan illustrating the existing Right of Way or any mutually agreed-upon adjustments. All survey work must adhere to
- the New Hampshire Code of Administrative Rules 503.09 and encompass all elements outlined in the NHDOT Right of Way Layout Plan checklist. The Preliminary plans, submitted for review and approval by the NHDOT Bureau of Right of Way, must include all missing and proposed boundary lines, as well as Right-of-way deflection points, PTs, and PCs, appropriately monumented. Following approval from the Department, the buyer is obligated to record the plan in the Merrimack County Registry of Deeds. Upon request, the buyer shall furnish a full-size copy of the recorded plan along with a draft legal description of the parcel to be conveyed.
- The Grantee shall be responsible for obtaining any and all local and State approvals, including but not limited to subdivision approval.
- Excepting and reserving a slope easement to the State of New Hampshire to extend and maintenance such slopes and embankments beyond the limits of the land as may be

necessary to construct slopes and embankments at such an angle as will hold the material of said slope in repose against ordinary erosion as depicted in Book 735, Page 160 at the Merrimack County Registry of Deeds.

- Excepting and reserving a drainage easement to the State of New Hampshire to as depicted on WARNER, F-243(8), P2120.

Pursuant to RSA 4:39-c: I, the Department is inquiring whether the Town of Warner has any interest in the property, prior to it being offered to the public. I request that the Town please respond to me in writing within thirty (30) days concerning their interest in the purchase of this property for the appraised value noted above.

If you have any questions, please feel free to contact Elizabeth Billings, Property Agent for the Department, by email [Elizabeth.m.Billings@dot.nh.gov](mailto:Elizabeth.m.Billings@dot.nh.gov) or by phone, 603-271-3987.

Sincerely,



Shannon Donnelly  
Chief of Property Management

SMD/EMB

Enclosures

- Location Map

**Certified Mail**

Cc: Eric Sargent, Bureau Administrator  
Adam Smith, Assistant Bureau Administrator



**CERTIFIED MAIL**  
REGISTER NH 030

Elizabeth Billings  
7 HAZEN DR RM 100  
NH DEPARTMENT OF TRANSPORTATION - F  
CONCORD NH 03301-6502

7 JAN 2026 AM 11 L

**\$8.86 US POSTAGE**  
FIRST-CLASS IMI  
Jan 06 2026  
Mailed from ZIP 03301  
1 OZ FIRST-CLASS MAIL LETTER  
RATE  
ZONE 1  
17923276



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**USPS CERTIFIED MAIL**



9414 8118 9876 5439 4525 92

Town of Warner Selectboard  
Harry Seidel  
PO BOX 265  
WARNER NH 03278-0265



EMB - Warner

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