

The John P. Chase Farmhouse

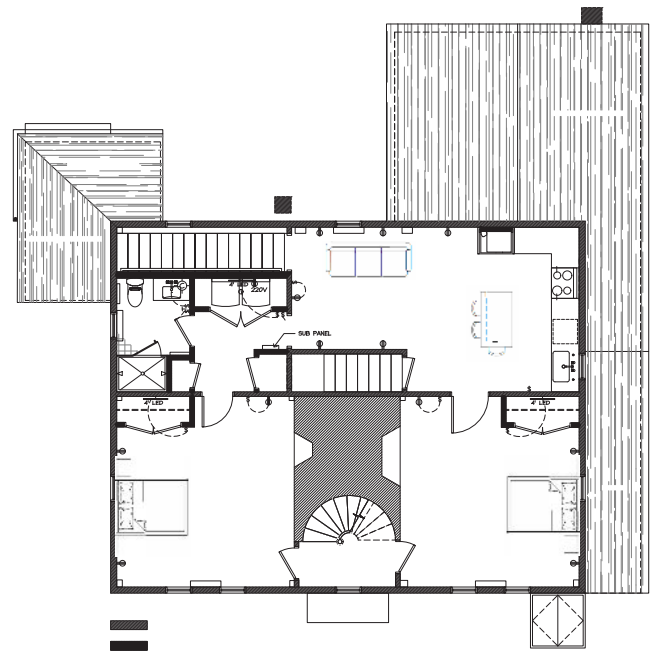
A Gem of History, Restored and Ready for the Next Generation of Residents

The John Prescott Chase Farmhouse is an important piece of New Hampshire farming history, originally built circa 1790 and listed on the New Hampshire Register of Historic Places. In March of 2023, SELT completed a two-year effort to historically rehabilitate the Farmhouse, where its historical character has been preserved and blended with the conveniences of modern living.

The Farmhouse contains two residential units for lease on the first and second floor. One year leases are being offered. Monthly rent includes heating and cooling, hot water, and electricity. Each unit is furnished with an induction range, dishwasher, refrigerator, washer and dryer. While all existing painted surfaces were repainted or replaced, like nearly all buildings built before 1978, the Farmhouse does contain lead paint and a full report of known lead hazards will be shared. Each unit is heated and cooled with air source heat pumps with electricity generated by on-site solar panels. On-site parking is available.

Income Eligibility

Consistent with our commitments to the NH Community Development Finance Authority to provide workforce housing, SELT has agreed to income eligibility requirement for each residential unit. Tenants must have income equal to or less than 60% of the HUD Median Area Income Adjusted for a family of three for the Portsmouth-Rochester, NH HUD Metropolitan area (PRMAI), **currently equal to or less than \$62,860**. Applicants will be asked to provide proof of income for verification.



First Floor Unit (245A N. River Road) \$1,550/month (security deposit of \$1,550)

- ~1,400 square feet
- 2 bedrooms
- Living/dining room
- 3/4 bathroom
- Kitchen with pantry
- Laundry area

Second Floor unit (245B N. River Road) \$1,450/month (security deposit of \$1,450)

- ~1,200 square feet
- 2 bedrooms
- 3/4 bathroom
- Kitchen with dining island and living area

Learn more at seltnh.org/farmhouse



Expectations of Tenants

As a condition of occupancy, Tenants are expected to respect and cooperate with the Southeast Land Trust of New Hampshire's efforts:

- To share Burley Farms with a diversity of individuals and groups as a welcoming place for the visiting public to learn more about SELT and deepen their connection to nature
- To protect and preserve the Farmhouse by respectfully utilizing the property and promptly reporting maintenance needs and repairs, possible or suspected criminal acts, and other dangers to the Southeast Land Trust of New Hampshire's property.



About the Property

The John Prescott Chase Farmhouse is situated on Burley Farms, a 237-acre property owned by SELT and home to the organization's headquarters, The Nan and George Mathey Center for People and Nature.

Burley Farms lies within a larger block of land along the Wild & Scenic Lamprey River, totaling more than 500 acres, owned by SELT, and open to the public for outdoor recreational activities, including hiking, hunting, fishing, and similar activities. A trailhead is located at the end of the large parking lot, providing access to the public for the trail system.

The Farmhouse utilizes a shared driveway that serves The Mathey Center. The Mathey Center is an active office building with daily weekday use by staff and partners, frequent evening and weekend presentations, field trips, visits by schools, private parties, large public events with more than 1,000 attendees (such as Trailfest), and unscheduled visits by the public.

A barn is located directly in front of the Farmhouse, which is utilized by SELT's staff, volunteers, and contractors for land management and other activities related to its mission. Such activities may take place early in the morning, in the evening, or on weekends.

In addition, SELT plans to reestablish a working farm at Burley Farms, which may or may not utilize the Barn for agricultural activities. Five solar trackers are located adjacent to the Farmhouse and barn. These independently rotate and tilt to follow the sun and most efficiently generate electricity.

