

PUBLIC AUCTION

48.2± ACRE COMPOUND ON OYSTER RIVER K/A SHANKHASSICK FARM

★ ★ ★ **3 HOMES & DOCK** ★ ★ ★

WEDNESDAY, FEBRUARY 22 AT 11:00 AM

ID #7-331

51-53 DURHAM POINT ROAD, DURHAM, NH

■ Main Residence

- Contemporary Colonial built in 2000
- 5,315± SF GLA, 9 RMS, 4 BR, 4½ BA
- Accessory 1,000± SF 1-BR apartment over 3-car garage
- Fieldstone fireplace & vaulted ceilings
- Cupola & greenhouse
- Screen porch & huge deck
- 3-bay carport • Two FHW/oil heating systems
- Drilled well & septic system (septic system needs to be replaced per town; however it has a state approved plan)



■ Two Family Home

- c.1685 Colonial Duplex
- 3,672± SF GLA, 12 RMS, 4 BR, 4½ BA
- Wood floors & plaster walls
- Screened porches
- Fireplaces
- Detached 4-car garage with 4-bay equipment shed
- Drilled well and septic system



■ Riverfront Cottage

- 2005-built Cape Cod style cottage
- Panoramic views of dock and Oyster River
- 1,014± SF GLA, 2 bedrooms & 1 bath
- Cedar shake exterior
- Hardwood floors • FHW/gas heat
- Patio with fieldstone fireplace
- 4'x40' pier with 8'x10' floating "T" dock
- Drilled well and septic system



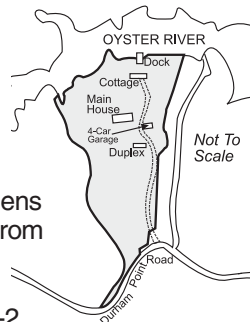
■ Site

- 48.2± acres (51 acres per Mortgage Deed)
- 350± feet of road frontage on Durham Point Road
- 1,950± feet of frontage on Oyster River
- Woodlands, stone walls, open fields & perennial gardens



- Property is accessed from Durham Point Road via a deeded right-of-way over Tax Map 11, Lot 35-2
- RC, Residential Coastal zoning district

For complete zoning details, please contact the Town of Durham at Durham Zoning Administration or other appropriate town official



Real Estate Assessment & Tax Data:

Tax Map 11, Lots 35-1, 1A & 1B. Assessed Value: \$1,511,508. 2011 taxes: \$44,624.

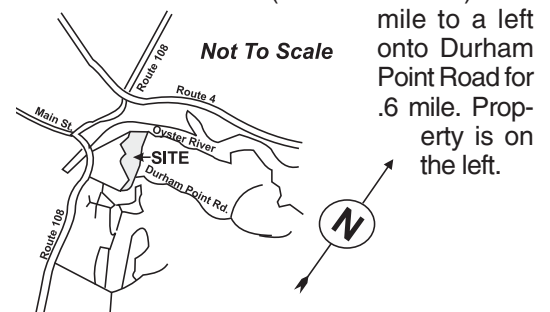
Mortgage Ref: Strafford County Registry of Deeds Book 2219, Page 206.

Terms of the Sale: A deposit of Fifty Thousand Dollars (\$50,000) in the form of cash, certified check, bank treasurer's check, or other check satisfactory to Mortgagee will be required to be delivered at or before the time a bid is offered. The successful bidder(s) will be required to execute a Purchase and Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within forty-five (45) days from the sale date, time being of the essence. The Mortgagee reserved the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. The property to be sold at the sale will be sold "**AS IS AND WHERE IS**" and subject to unpaid taxes, prior liens or other enforceable encumbrances of record, if any, entitled to precedence over the Mortgage.

— TITLE INSURANCE AVAILABLE —

Counsel for Mortgagee: Mark D. Kanakis, Esq. Merra & Kanakis, P.C., 159 Main Street, Nashua, NH 03060. (603) 886-5055. File Ref: #18,804

Directions: From the Durham Town Office, follow Newmarket Road (Route 108 south) for .3



mile to a left onto Durham Point Road for .6 mile. Property is on the left.

All information contained herein is believed but not warranted to be correct.

Interested parties are advised to make independent investigations of all matters they deem relevant.

For information, a bidder's packet, or preview dates & times, please contact Auctioneers at 603-734-4348 or visit our website at: www.jsjauctions.com

NH Lic.
#2279

James R. St. Jean
AUCTIONEERS

