

# (2) ESTATE SALES AT PUBLIC AUCTION

**Oil Storage & Filling Facility**  
**Friday, October 14 At 1:00 PM**  
**10 Depot Road, Keene, NH**



**ID #11-1406** • Heating oil storage & filling facility located on an Industrial zoned 1.19± acre lot with 338.2± FF along Depot Road • Prime Monadnock Region location close to Rtes. 101 & 12 • Improvements consist of (4) 20,000 gallon vertical storage tanks, piping and pumps, catwalks, electrical shed, Quonset hut maintenance building, and 3,800± SF of paved area • Property abuts discontinued railroad bed, now a rails-to-trails system • Excellent investment opportunity! • Tax Map 75, Lot 2-2. 2010 taxes: \$3,569.



*The property is a fully operational oil storage facility and has been actively in use until earlier this year when the owner died. The New Hampshire Department of Environmental Services has issued a Groundwater Management Permit for this site. Provided that the facility maintains compliance with NHDES rules and regulations, the cost of groundwater sampling and reporting is covered by the NHDES Petroleum Reimbursement Fund.*

■ **Directions:** From the traffic light at the jct. of Main St. (Rte. 12) & Rte. 101 in Keene, follow Rte. 101 east toward Marlborough for 1.6 miles. Turn right on Swanzey Factory Road for .3 mile to a left on Depot Road. Property on left.

■ **Counsel:** Sales per order of Jeffrey R. Crocker, Esquire, Jaffrey, NH; Administrator of the Estate of Bradley C. Jackson.

■ **Terms for each property:** \$10,000 deposit by cash or certified check at time of sale, balance due within 30 days. *The administrator reserves the right to accept or reject all bids.* Conveyance by Fiduciary Deed. Other terms may be announced at time of sale.

*James R. St. Jean Auctioneers has attempted to provide accurate information and descriptions. We do not represent, warrant, or insure the accuracy of the information. Bidders must rely on their own independent evaluation and all bids submitted shall be based solely upon such evaluation.*

**For more information, please call (603) 734-4348**  
**or visit our website: [www.jsjauctions.com](http://www.jsjauctions.com)**

NH Lic.  
#2279

**James R. St. Jean**  
AUCTIONEERS

**2,436± SF Commercial Garage**  
**Friday, October 14 At 2:30 PM**  
**139 Old Sharon Road, Jaffrey, NH**



**ID #11-1407** • 2,436± SF Commercial Garage located on an Industrial zoned 2.34± acre lot close to Route 202 • 1-story wood frame building on a concrete slab built in 1989 features 16' wall height, (2) 14' drive-in overhead doors, and FHA/oil heat • Private well & septic system • Property is currently used as a welding shop. Tax Map 255, Lot 4. 2010 taxes: \$3,809.

## **SALE OF TRAILERS:**

In addition to the Real Estate, we will offer separately a 10'x40' office trailer with heat & AC and a 40' storage trailer.



■ **Directions:** From the traffic lights at the jct. of Routes 124 & 202 in the center of Jaffrey, follow Route 202 north for 1.6 miles. Turn right on Old Sharon Road for .7 mile. Property is on the left.

