

# (9) TAX DEEDED PROPERTIES IN GRAFTON, NH AT ABSOLUTE AUCTION

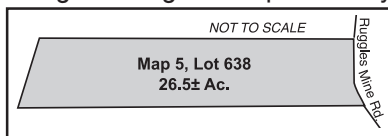
★ ★ ★ TOTAL OF 127.76± ACRES ★ ★ ★  
SATURDAY, SEPTEMBER 28 AT 10:00 AM

SALE TO BE HELD AT GRAFTON TOWN HALL, 35 TURNPIKE ROAD, GRAFTON, NH  
Registration begins at Grafton Town Hall at 9:00 AM on day of sale.

**ID 13-622** • We have been retained by the Town of Grafton to sell at Public Auction these (9) properties which were acquired by Tax Collector's Deed. These properties will be sold at **ABSOLUTE AUCTION** (no minimums! no reserves!) and appeal to investors, developers, builders, sportsmen, loggers, abutters, or someone just looking for a good deal!

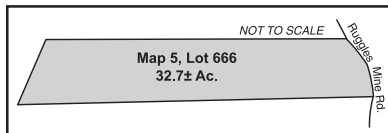
**Sale 1: Vacant 26.5± Acre Parcel, Map 5, Lot 638, Ruggles Mine Rd.**

• Large rectangular shaped heavily wooded 26.5± acre parcel located on access road to Ruggles Mine • Hilltop lot slopes westerly and is used for 4x4 off road vehicles • Assessed value: \$39,800. 2012 taxes: \$811. **Deposit: \$5,000.**



**Sale 2: Vacant 32.7± Acre Parcel, Map 5, Lot 666, Ruggles Mine Rd.**

• Large rectangular shaped heavily wooded 32.7± acre parcel located on access road to Ruggles Mine; abuts above-mentioned parcel • Westerly sloping hilltop lot • Assessed value: \$46,600. 2012 taxes: \$950. **Deposit: \$5,000.**



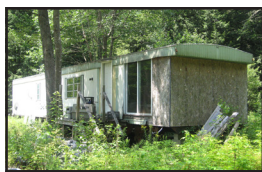
**Sale 3: Camp and Outbuildings on 16± Acres, Map 11, Lot 1045, 348 Cherry Hill Road**

• 675± SF, 1-story camp and outbuildings in poor condition on a heavily wooded 16± acre parcel • Assessed value: \$85,800. 2012 taxes: \$1,749. **Deposit: \$2,500.**



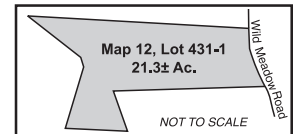
**Sale 4: Manufactured Home Near Kilton Pond, Map 11A, Lot 588, 6 Doten Lane**

• 1970 single wide 3-bedroom manufactured home on a 0.56± acre lot close to Kilton Pond • Assessed value: \$29,500. 2012 taxes: \$601. **Deposit: \$2,500.**



**Sale 5: Vacant 21.3± Acre Parcel, Map 12, Lot 431-1, Wild Meadow Rd.**

• Vacant 21.3± acre parcel located approx. 1 mile from Route 4 • Lot is mostly wooded with small cleared area & slopes upward from road • Electricity is available • Assessed value: \$57,200. 2012 taxes: \$1,166. **Deposit: \$2,500.**



**Sale 6: Camp on 2.9± Acres, Map 13, Lot 363, 478 Wild Meadow Road**

• 896± SF, 1-story camp in poor condition located on a 2.9± acre lot in a remote rural setting down the road from Grants Pond • Assessed value: \$56,900. 2012 taxes: \$1,159. **Deposit: \$2,500.**



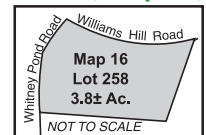
**Sale 7: Camp & Manufactured Home on 4± Acres, Map 16, Lot 115, 224 Prescott Hill Road**

• 672± SF, 1-story 2-bedroom camp & 1981, 2-bedroom manufactured home located on a 4± acre lot approximately 1 mile from Route 4 • Assessed value: \$84,700. 2012 taxes: \$1,726. **Deposit: \$2,500.**



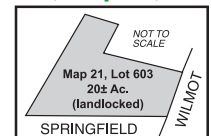
**Sale 8: Vacant 3.8± Acre Parcel Close to Pond, Map 16, Lot 258, Williams Hill Rd.**

• Vacant wooded 3.8± acre corner lot located along a quiet dirt road close to Whitney Pond • Assessed value: \$31,200. 2012 taxes: \$636. **Deposit: \$2,500.**



**Sale 9: Vacant 20± Acre Landlocked Parcel, Map 21, Lot 603, Dean Road**

• Landlocked 20± acre parcel of land located in southwest corner of Grafton on the Wilmot & Springfield town lines • Assessed value: \$25,500. 2012 taxes: \$520. **Deposit: \$2,500.**



**Terms:** Deposits by cash, certified check, bank check, or other form of payment acceptable to the Town of Grafton at time of sale, balance due within 45 days. Conveyance by deed without covenants. Other terms may be announced at time of sale.

**DIRECTIONS, PLOT PLANS & PHOTOS ARE AVAILABLE ON OUR WEBSITE**

**10% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING**

All information herein is believed but not warranted to be correct. All interested parties are advised to make independent investigation of all matters they deem relevant.

**James R. St. Jean**  
AUCTIONEERS

45 Exeter Road, Epping, NH 03042, NH Lic. #2279

**603-734-4348 ■ www.jsjauctions.com**

