

(2) TAX DEEDED PROPERTIES IN DERRY, NH
AT ABSOLUTE AUCTION

8-UNIT MULTI-FAMILY & 3-BR HOME NEAR BEAVER LAKE

FRIDAY, OCTOBER 3 BEGINNING AT 3:00 PM

— EACH SALE TO BE HELD ON SITE —

We have been retained by the Town of Derry to sell at **ABSOLUTE AUCTION** (*No minimums! No reserves!*) these town-owned properties which were acquired by Tax Collector's Deed.

Great opportunity for investors, abutters, or someone just looking for a good deal!

SALE 1 @ 3:00 PM



**8-Unit Multi-Family
2 Abbott Street, Derry, NH**

ID 14-417 • 8-unit apartment building located on a MHDR zoned 0.24± acre lot at the corner of Abbott Street and Route 102 in the center of town • 3,500± SF, 2-story home built around 1900 has (3) 2-BR units, (5) 1-BR units, and a full unfinished basement • Aluminum siding, open front porch, oil-fired steam heat, and ample paved parking • Town water and sewer • Tax Map 32, Lot 107. Assessed value: \$263,900. 2013 taxes: \$8,219. **PREVIEW:** Day of sale from 2:00 PM.

SALE 2 @ 4:00 PM



**3-BR Home Near Beaver Lake
20 Pond Road, Derry, NH**

ID 14-418 • Raised ranch style home located on a 0.95± acre lot in a nice East Derry neighborhood • 1-story home built in 1962 contains 1,430± SF GLA, 6 rooms, 3 bedrooms, 1½ baths, and a partially finished walkout basement • One-car under garage, vinyl siding, rear deck, fireplace, and FHW/oil heat • Large back yard with storage shed • Private well and septic system • Tax Map 39, Lot 16. Assessed value: \$172,200. 2013 taxes: \$5,422. **PREVIEW:** Day of sale from 3:00 PM.

TERMS: \$7,500 deposit for each property by cash, certified check, bank check, or other form of payment acceptable to the Town of Derry at time of sale, balance due within 30 days. Conveyance by deed without covenants. Other terms may be announced at time of sale.

7.5% 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.

FOR MORE INFORMATION, PLEASE VISIT OUR WEBSITE

James R. St. Jean
A U C T I O N E E R S

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