

(3) TAX DEEDED PROPERTIES IN ATKINSON, NH AT
PUBLIC AUCTION

HOME & CAMP AT BIG ISLAND POND • VACANT RESIDENTIAL LOT

SATURDAY, JULY 15, 2017 BEGINNING AT 9:00 AM

EACH PROPERTY TO BE SOLD FROM ITS RESPECTIVE ADDRESS

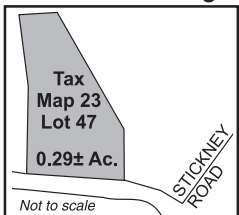
We have been retained by the Town of Atkinson to sell at Public Auction these (3) properties which were acquired by Tax Collector's Deed. These properties appeal to real estate investors, abutters, end users, or someone just looking for a good deal! **PLEASE JOIN US FOR THIS SUMMER CARAVAN STYLE AUCTION!**

SALE 1 @ 9:00 AM

**Home Near Big Island Pond
 12A Stickney Road, Atkinson, NH**



ID 17-201 • Gambrel style home located on a 0.29± acre lot with water access to Big Island Pond • 1½ story home in rough condition features 1,376± SF GLA, 1 BR, 1 BA, wood shingle siding, FHA/gas heat & detached shed • Tax Map 23, Lot 47 • Assessed value: \$189,500. 2016 taxes: \$3,388. **Directions:** From the intersection of Rtes. 111 & 121 (Stage Road Jct.) in Atkinson, follow Rte. 111 West for 1.7 miles to a right onto Water's Edge for .1 mile. Turn right onto Stickney Rd. for .1 mile. Home is up steep driveway on the right just after conservation land.

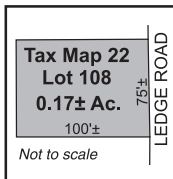


SALE 2 @ 10:00 AM

**Camp Near Big Island Pond
 4 Ledge Road, Atkinson, NH**



ID 17-202 • Seasonal camp located on a 0.17± acre lot in the Hemlock Heights Association at Big Island Pond • Walking distance to beach & boat launch • c.1950, 1-story camp in poor condition features 276± SF GLA, 1 BR, 1 BA & enclosed porch facing pond • Tax Map 22, Lot 108 • Assessed value: \$148,300. 2016 taxes: \$2,652. **Directions:** From the intersection of Rtes. 111 & 121 (Stage Road Junction) in Atkinson, follow Rte. 111 West for .8 mile to a right on West Road for .6 mile, left onto Hemlock Heights for .3 mile to a right on Palmer Pond Dr. (unmarked) to a quick left onto Ledge Road. Home is on the right.

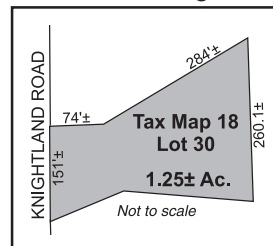


SALE 3 @ 10:30 AM

**Vacant Residential Lot
 Tax Map 18, Lot 30
 Knightland Road, Atkinson, NH**



ID 17-203 • 1.25± acre vacant wooded lot located in an established residential neighborhood just off Rte. 121 • Lot is mostly level & wet toward its front • RR2, Rural Residential Zoning • Tax Map 18, Lot 30 • Assessed value: \$134,200. 2016 taxes: \$2,399. **Directions:** From the intersection of Rtes. 111 & 121 (Stage Road Junction) in Atkinson, follow Rte. 121 South for .9 mile to a left onto Knightland Road for .1 mile; land is on the right between #'s 10 & 14 Knightland Road.



TERMS: \$5,000 deposit for each property by cash, certified check, bank check, or other form of payment acceptable to the Town of Atkinson at time of sale, balance due within 45 days. Conveyance by deed without covenants. Other terms may be announced at time of sale.

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

The Town of Atkinson and St. Jean Auctioneers make no warranties, either expressed or implied, as to the zoning of the property, the physical condition of the realty or the fixtures, or the availability of any utilities. No personal property is being sold. The real estate is sold "AS IS, WHERE IS".

PLOT PLANS, PHOTOS & MORE INFORMATION ARE AVAILABLE ON OUR WEBSITE

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

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