

(5) TAX DEEDED PROPERTIES IN CHARLESTOWN, NH AT PUBLIC AUCTION

**(2) HOMES & (3) PARCELS OF LAND
SATURDAY, DECEMBER 9 AT 10:00 AM**

**Sale to be held at Charlestown Town Hall, 19 Summer Street, Charlestown, NH
(behind Ralph's Supermarket)**

Registration begins at Town Hall at 9:00 AM on day of sale

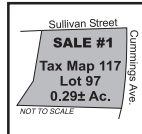
ID #17-279 • WE HAVE BEEN RETAINED BY THE TOWN OF CHARLESTOWN TO SELL AT PUBLIC AUCTION THESE (5) PROPERTIES WHICH WERE ACQUIRED BY TAX COLLECTOR'S DEED

**■ Sale #1 — 5-Bedroom Colonial
Tax Map 117, Map 97, 38 Sullivan St.**



12-room Colonial style home and oversized 2-stall garage on a 0.29± acre corner lot in center of town • Assessed value:

\$161,800. **Directions:** From the Jct. of Route 12 and Sullivan Street (Jiffy Mart) in the Center of Charlestown, follow Sullivan Street easterly for less than .1 mile; property on the right. **Deposit:** \$5,000.

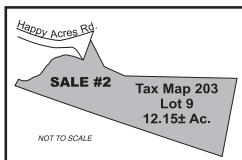


**■ Sale #2 — 2-BR Cape on 12.15± Acres
Tax Map 203, Lot 9
124 Happy Acres Road**



2007-built home has 840± SF GLA, 3 RMS, 2 BR, 1 BA, and unfinished 2nd floor • Ad valorem assessed value: \$97,400.

Directions: From the Jct. of Route 12 & Happy Acres Road (Dean Hill Pet Center) in North Charlestown, follow Happy Acres Road easterly for .2 mile, home is last on the right down a long driveway. **Deposit:** \$5,000.



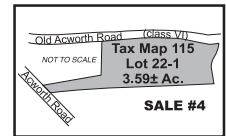
**■ Sale #3 — 20.5± Acre Parcel
Tax Map 237, Lot 1, 1110 Acworth Road**

20.5± acres of back land with mobile home & 2 misc. outbuildings accessed via a 1/4 mile long 50' wide R-O-W • Assessed value: \$50,600. **Directions:** From the Jct. of Route 12 and Sullivan Street (Jiffy Mart) in the Center of Charlestown, follow Sullivan Street easterly (becomes Old Claremont Road) for .7 mile, right onto Acworth Road for .2 mile then bear right to stay on Acworth Road for an additional 1.9 miles, right of way to access lot is just after #1104 Acworth Road. **Deposit:** \$2,500.



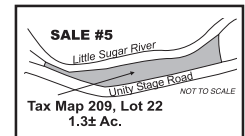
**■ Sale #4 — 3.59± Acre Lot
Tax Map 115, Lot 22-1, Acworth Road**

Vacant 3.59± acre wooded lot with 54± FF along Acworth Road and 627± FF along Old Acworth Road (Class VI) • Assessed value: \$25,700. **Directions:** From the Jct. of Route 12 & Sullivan St. (Jiffy Mart) in the Center of Charlestown, follow Sullivan St. easterly (becomes Old Claremont Road) for .7 mile, right onto Acworth Road for .2 mile then bear right to stay on Acworth Road; land is located on the left between #'s 221 & 243 Acworth Road. **Deposit:** \$2,500.



**■ Sale #5 — 1.3± Acre Lot
Tax Map 209, Lot 22, Unity Stage Road**

Vacant 1.3± acre lot with 815± FF along Unity Stage Road and extensive frontage along Little Sugar River. Lot is unbuildable • Assessed value: \$2,700. **Directions:** From the Jct. of Route 12 and Unity Stage Road in Charlestown, follow Unity Stage Road easterly for 1.1 miles, land is on the left between 1121 Morningside Lane and 931 Unity Stage Road. **Deposit:** \$500.



PLOT PLANS, PHOTOS, AND MORE DETAILS ARE AVAILABLE ON OUR WEBSITE

PREVIEW for Sales 1 & 2 by appointment with Auctioneers and from 9:00 AM on day of sale. Sales 3, 4, and 5 lots are marked; a drive-by is recommended.

TERMS: Deposits for each property by cash, certified check, bank check, or other form of payment acceptable to the Town of Charlestown at time of sale, balance due within 45 days. Conveyance by Quitclaim Deed. Other terms may be announced at time of sale.

— **The Town of Charlestown reserves the right to accept or reject any and all bids —**

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

The Town of Charlestown 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, the buildability/non-buildability of any lot, or the availability of any utilities. No personal property is being sold. The real estate is sold "AS IS, WHERE IS."

James R. St. Jean
AUCTIONEERS

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

603-734-4348 ■ www.jsjauctions.com

