

4 TAX DEEDED PROPERTIES IN DERRY, NH AT PUBLIC AUCTION



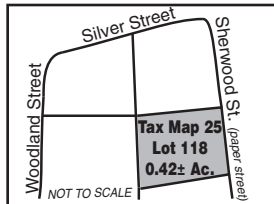
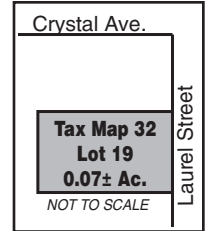
3-BEDROOM HOME & 3 VACANT LOTS FRIDAY, APRIL 20 AT 3:00 PM

SALE TO BE HELD AT 12 LAUREL STREET, DERRY, NH
Registration begins on site at 2:00 PM on day of sale

ID 18-153. WE HAVE BEEN RETAINED BY THE TOWN OF DERRY TO SELL AT PUBLIC AUCTION THESE (4) PROPERTIES WHICH WERE ACQUIRED BY TAX COLLECTOR'S DEED.

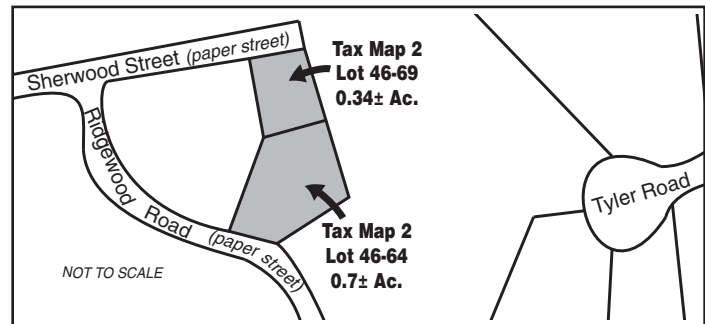


Sale 1: 3-BR Home, Tax Map 32, Lot 19, 12 Laurel Street • c.1910 conventional style home on a GC, General zoned 0.07± acre lot just off busy Crystal Ave. and walking distance to Downtown • 1½ story home offers 1,060± SF GLA, 5 RMS, 3 BR, 1 BA, unfinished basement & FHA/oil heat • Town water & sewer • 2018 Assessed value: \$149,800. 2017 taxes: \$4,162 • **Directions:** From the intersection of Crystal Ave. (Route 28) & East Broadway (Route 102) in Downtown Derry, follow Crystal Ave. northerly for .3 mile to a left onto Laurel Street. Home is second on the right. **Deposit:** \$5,000.



Sale 2: Vacant 0.42± Acre Lot, Tax Map 25, Lot 118, 3.5 Woodland Street • Vacant 0.42± acre lot in a quiet residential neighborhood close to South Range Elementary School • The lot is situated behind Silver Street with frontage along a paper street k/a Sherwood Street • MDR, Medium Density Residential zoning • Assessed value: \$11,000. 2017 taxes: \$317 • **Directions:** From the Derry Traffic Circle (jct. of Routes 102 & ByPass 28), follow ByPass 28 south for 1.1 miles to a right onto Rockingham Road (Route 28N) for .5 mile. Turn left onto Bradford Street for .3 mile to a left onto Silver Street. Lot is located behind #5 Silver Street. **Deposit:** \$1,000.

Sale 3: Vacant 0.34± Acre Lot, Tax Map 2, Lot 46-69, 15 Tyler Road • Vacant 0.34± acre wooded lot close to South Range Elementary School • The lot is landlocked and has frontage along a paper street k/a Sherwood Street • MDR zoning • Assessed value: \$10,900. 2017 taxes: \$315 • **Deposit:** \$1,000.



Sale 4: Vacant 0.7± Acre Lot, Tax Map 2, Lot 46-64, 17 Tyler Road • Vacant 0.7± acre wooded lot abuts Sale #3 • This landlocked lot has frontage along a paper street k/a Ridgewood Street • MDR zoning • Assessed value: \$11,400. 2017 taxes: \$329 • **Deposit:** \$1,000.

Directions for Sales #3 & #4: From the Derry traffic circle (jct. of Routes 102 & ByPass 28), follow ByPass 28 south for 1.1 miles to a right on Rockingham Road (Route 28N) for .8 mile. Turn left onto Windham Road for .7 mile to a left onto Tyler Road. Lots are behind #14 Tyler Road.

Preview for Sale #1: By appointment with Auctioneers and day of sale from 1:00 PM.

Sales 2, 3 & 4 are marked: A drive-by is recommended.

TERMS: All deposits 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. **Sales are subject to Town Confirmation. The Town of Derry reserves the right to reject any and all bids. Conveyance by deed without covenants. Sold "AS IS, WHERE IS" subject to all outstanding liens, if any.** 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 do their own due diligence relative to the buildability/non-buildability of any lot and all matters they deem relevant.

FOR PHOTOS, PLOT PLANS & MORE INFORMATION, PLEASE VISIT OUR WEBSITE

James R. St. Jean
AUCTIONEERS

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

603-734-4348 ■ www.jsjauctions.com

