

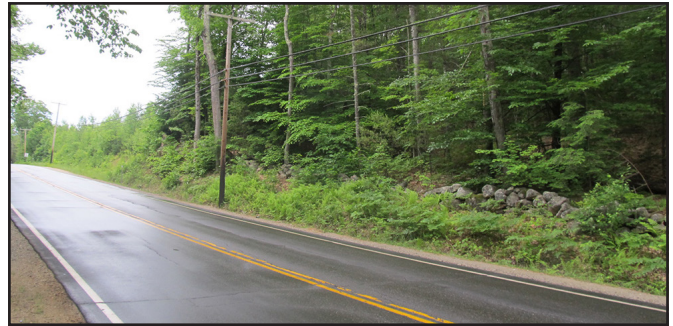
(3) TAX DEEDED PROPERTIES IN PITTSFIELD, NH AT ABSOLUTE AUCTION



**(3) VACANT LOTS ALONG ROUTE 107
TOTALING 4.146± ACRES
ZONED LIGHT INDUSTRIAL/COMMERCIAL
FRIDAY, JULY 20 AT 4:00 PM**

— SALES TO BE HELD ON SITE —

ID #18-194 • We've been retained by the Town of Pittsfield to sell at **ABSOLUTE AUCTION** (*no minimums! no reserves!*) these (3) vacant lots situated in the Light Industrial/Commercial zoning district along Route 107 (Laconia Road) close to Route 28. These contiguous, wooded lots have a total of 4.146± acres with 507.3± feet of combined road frontage.



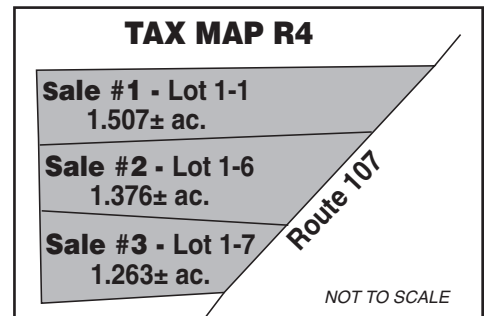
SALE #1	SALE #2	SALE #3
TAX MAP R4, LOT 1-1	TAX MAP R4, LOT 1-6	TAX MAP R4, LOT 1-7
1.507± acres with 150± FF	1.376± acres with 212.36± FF	1.263± acres with 144.94± FF
Assessed value: \$16,300	Assessed value: \$17,000	Assessed value: \$16,700
2017 taxes: \$545	2017 taxes: \$569	2017 taxes: \$559

THE LOTS WILL BE OFFERED INDIVIDUALLY AND AS AN ENTIRETY

PREVIEW: The lots are marked, a drive-by is recommended.

DIRECTIONS: From the traffic light at the intersection of Routes 28 & 107 in Pittsfield, follow Route 107 North (Barnstead Rd.) for .2 mile, then turn left to stay on Route 107 (Laconia Rd.) for .2 mile; lots are on the left.

TERMS: \$2,000 deposit for each lot or \$5,000 deposit for the entirety by cash, certified check, bank check, or other form of payment acceptable to the Town of Pittsfield 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

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 relative.

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

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

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

603-734-4348 ■ www.jsjauctions.com



AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this _____ day of July, 2018 by and between the Town of
Pittsfield, a municipal corporation organized under the laws of the State of New Hampshire,
having a principal place of business at 85 Main Street, Pittsfield, New Hampshire 03263,
(hereinafter referred to as the “SELLER”), and the BUYER

_____ having an address of
_____.

WITNESSETH: That the SELLER agrees to sell and convey, and the BUYER agrees to buy
certain land with the improvements thereon, located in _____, New Hampshire,
known as:

Map: _____ Lot(s) _____: Location: _____

PRICE: The SELLING PRICE is \$_____.

The BUYER’S DEPOSIT, receipt of which is hereby acknowledged, is in the sum of
\$_____.

The BALANCE of the SELLING PRICE shall be payable at closing, and tendered in cash or
certified check in the amount of \$_____.

BUYER’S PREMIUM DUE: The SELLING PRICE does not include the BUYER’S
PREMIUM of ten percent (10%) of the SELLING PRICE, due to the Auctioneer at closing.

SELLING PRICE \$ _____ at _____% equals BUYER’S PREMIUM \$_____.

Payment of such an amount by the BUYER in accordance with the previous clause, by cash or
certified check at closing, is a prior condition of the Town’s obligation to convey title. This
BUYER’S PREMIUM is in addition to the SELLING PRICE and is payable directly to the
Auctioneer.

DEED: The SELLER agrees to furnish, at its own expense, a duly executed DEED, without
covenants, of the property.

POSSESSION AND TITLE: The property is sold in its AS IS, WHERE IS condition, without
any warranty as to its use or condition whatsoever, subject to all tenants and rights of use or
possession, limitations of use by virtue of prior land use approvals and/or interests secured or
inuring to the benefit of abutters, third parties or members of the general public, outstanding
municipal charges for sewer, water or betterment assessments/connection or capacity charges for

**TOWN OF PITTSFIELD, NH
AGREEMENT AND DEPOSIT RECEIPT (Cont'd)**

the same, or other matters of record which may impact the use of, or title to, the property, if any, including mortgages, equity lines of credit, liens, attachments, orders to cease and desist, and any State and Federal tax liens which have survived the Town's acquisition of the property.

TRANSFER OF TITLE: Shall be given on or before forty five (45) days after the date of this AGREEMENT. The place and time of TRANSFER OF TITLE shall be determined by mutual agreement. Failing such mutual agreement, the time of transfer shall be as designated by the SELLER and shall occur at Pittsfield Town Hall, 85 Main Street, Pittsfield. Time is of the essence.

TITLE: If the BUYER desires an examination of the title, BUYER shall pay the cost thereof. BUYER acknowledges that TITLE shall be transferred by DEED without covenants. DEED and BUYER'S TITLE shall be subject to matters of record and as described in the section entitled POSSESSION AND TITLE above.

LIQUIDATED DAMAGES: If the BUYER shall default in the performance of his/her obligations under this AGREEMENT, the amount of the deposit and any additional deposit given by BUYER may, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages. Further, all of the BUYER'S rights and interests in and to the AGREEMENT shall, without further notice or further consideration, be assigned to SELLER. Upon BUYER'S default or failure to close SELLER reserves this unqualified right to sell the property to the next highest qualified bidder. Alternatively, the BUYER may demand specific performance of this contract to which the SELLER will acquiesce.

ACKNOWLEDGES AND AGREES: That the sale of the property as provided for herein is made on an "AS IS" condition and basis with faults, latent or patent.

PRIOR STATEMENTS: All representations, statements, and agreements heretofore made between the parties are merged in this AGREEMENT, which alone fully and completely expresses their respective obligations, and the AGREEMENT is entered into by each party after opportunity for investigation, neither party relying on any statements or representation not embodied in this AGREEMENT. This AGREEMENT shall not be altered or modified except by written agreement signed and dated by both BUYER and SELLER.

ADDITIONAL PROVISIONS:

WITNESS: The signatures of the above-mentioned parties on the dates as noted below.

TOWN OF PITTSFIELD

BUYER

By: _____

By: _____

Its:
Duly Authorized

Its:
Duly Authorized

Date: _____

Date: _____

Witness: _____

Witness: _____

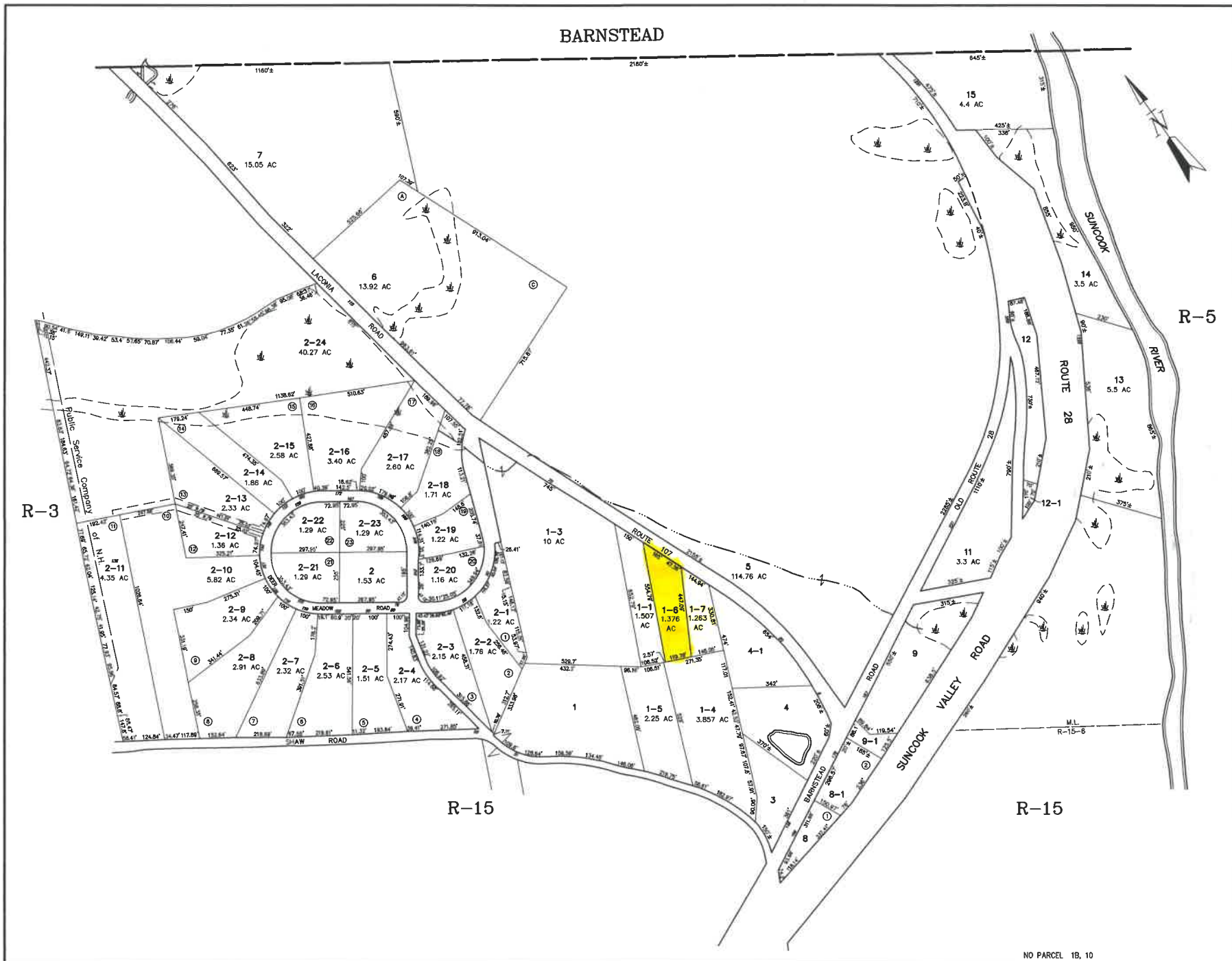
OWNER INFORMATION		SALES HISTORY					PICTURE
PITTSFIELD, TOWN OF 85 MAIN STREET PITTSFIELD, NH 03263		Date	Book	Page	Type	Price	Grantor
		10/11/2017	3573	159	U V 50		1 LOCKE, BRYAN R
		07/08/2014	3447	22	U V 35		TOWN OF PITTSFIELD
		11/22/2013	3421	867	U V 50	4,855	LOCKE, BRYAN R
LISTING HISTORY		NOTES					
01/28/14	JBPL	VACANT, WOODED, SMALL TREES PREV CLEARED, DRVWY ROUGH ONLY. VALUE; 1/14 NC TO LOT					
12/05/12	JBVL						
11/02/12	INSP MARKED FOR INSPECTION						
01/11/08	TNRL						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	PITTSFIELD ASSESSING OFFICE			

PARCEL TOTAL TAXABLE VALUE								Year	Building	Features	Land
								2016	\$ 0	\$ 0	\$ 17,000
								Parcel Total: \$ 17,000			
								2017	\$ 0	\$ 0	\$ 17,000
								Parcel Total: \$ 17,000			
								2018	\$ 0	\$ 0	\$ 17,000
								Parcel Total: \$ 17,000			

LAND VALUATION														
Zone: LIGHT IND/COMM Minimum Acreage: 1.00 Minimum Frontage: 150										Site: UND/WDS Driveway: UND Road: PAVED				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	1.000 ac	47,000	E	100	40	100	90	95 -- MILD	100	16,100	0	N	16,100	
EXEMPT-MUNIC	0.380 ac	x 2,500	X	100				95 -- MILD	100	900	0	N	900	
	1.380 ac									17,000			17,000	

BARNSTEAD



FOR ASSESSMENT PURPOSES ONLY
 NOT FOR PROPERTY CONVEYANCES
 PREPARED BY PHOTODIAGRAMMETRIC METHODS BY
 JOHN E. O'DONNELL & ASSOCIATES
 RURAL MAINE
 1977

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Formerly: Mapping Technology Solutions
 11 PLEASANT STREET, LITTLETON, NH 03051
 603.254.9490 - WWW.CAITECH.COM

PROPERTY MAP
PITTSFIELD
 NEW HAMPSHIRE

LEGEND
 ADJACENT SHEET NO. 12
 HOUSE NUMBER 107
 COMMON OWNERSHIP
 DEVELOPMENT LOT NO.
 SCALED DIMENSION

NO PARCEL 1B, 10
 SCALE IN FEET
 0 200 400

R-4