

(5) TAX DEEDED PROPERTIES IN GRAFTON, NH AT ABSOLUTE AUCTION

HOMES • LOG CABIN • WOODED VACANT LOTS
SATURDAY, SEPTEMBER 15 AT 10:00 AM

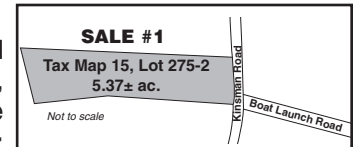
Sale to be held at Grafton Town Hall, 35 Turnpike Road, Grafton, NH
Registration from 9:00 AM

ID#18-216. We have been retained by the Town of Grafton to sell at **ABSOLUTE AUCTION** (no minimums! no reserves!) these (5) properties which were acquired by Tax Collector's Deed. These properties have a total assessed value of \$328,800 and appeal to investors, builders, sportsmen, abutters, or someone looking for a good deal!



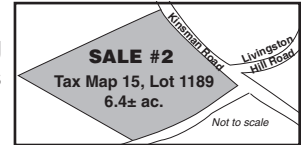
SALE #1: Tax Map 15, Lot 275-2, 487 Kinsman Road

Cape style home with attached barn/garage privately set at the end of a long driveway on a 5.37± acre lot • Home offers 2,416± SF GLA, 3 BR & 2 BA • Detached shed with fenced area for animals & tree house • Assessed value: \$170,700. 2017 taxes: \$4,778. **Deposit:** \$5,000. **Directions:** From the jct. of Route 4 & Prescott Hill Road in Grafton, follow Prescott Hill Road for 2.2 miles to a right onto Kinsman Road for 2.3 miles. Home is on the left.



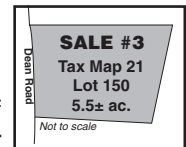
SALE #2: Tax Map 15, Lot 1189, 427 Kinsman Road

Conventional style home in poor condition on a 6.4± acre corner lot along a dirt road • Home offers 864± SF GLA, 2 BR, 1 BA, and outbuildings • Assessed value: \$84,300. 2017 taxes: \$2,360. **Deposit:** \$5,000. **Directions:** From the jct. of Route 4 & Prescott Hill Road in Grafton, follow Prescott Hill Road for 2.2 miles to a right onto Kinsman Road for 2 miles. Home is on the left.



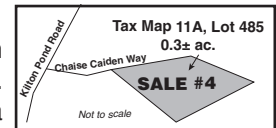
SALE #3: Tax Map 21, Lot 150, 338 Dean Road

Log cabin privately set on a wooded 5.5± acre lot along a quiet dirt road • 320± SF, 1 BR home features woodstove hook-up, slider to deck, and outhouse • Assessed value: \$56,200. 2017 taxes: \$1,573. **Deposit:** \$2,500. **Directions:** From the jct. of Route 4 & Prescott Hill Road in Grafton, follow Prescott Hill Road for .3 mile. Bear left onto Slab City Road for 1.3 miles; stay left onto Dean Road for .7 mile. Home is on the left.



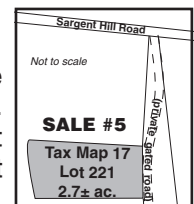
SALE #4: Tax Map 11A, Lot 485, Chaise Caiden Way

Vacant wooded 0.3± acre lot located on a private road close to Kilton Pond • Assessed value: \$14,000. 2017 taxes: \$392. **Deposit:** \$2,500. **Directions:** From Grafton Town Hall, follow Route 4 west for 2 miles to a left onto Kilton Pond Road for .6 mile. Chaise Caiden Way is on the right.



SALE #5: Tax Map 17, Lot 221, Off Sargent Hill Road

Vacant, wooded 2.7± acre lot located along a private gated road close to the Danbury town line • Assessed value: \$3,600. 2017 taxes: \$101. **Deposit:** \$2,500. **Directions:** From the jct. of Route 4 & Sargent Hill Road in Grafton, follow Sargent Hill Road for .9 mile to a gated driveway on the left. Property is located down that driveway on the right.



TERMS: All deposits by cash, certified check, bank check, or other form of payment acceptable to the Town of Grafton at time of sale, balance due within 45 days. Conveyance by Quitclaim Deed. **All properties sold "AS IS, WHERE IS" subject to all outstanding liens, if any.** 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 relevant.

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

James R. St. Jean
AUCTIONEERS

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