

TAX DEEDED PROPERTIES IN RINDGE, NH AT PUBLIC AUCTION

**2 PROPERTIES (1 WITH WATERFRONT LOT!)
SATURDAY, OCTOBER 6 AT 10:00 AM**

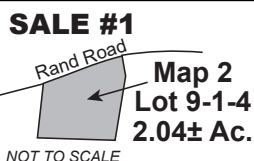
Sale to be held at Rindge Meeting House, 6 Payson Hill Road, Rindge, NH
Registration begins at 9:00 AM on day of sale

**ID 18-232. WE HAVE BEEN RETAINED BY THE TOWN OF RINDGE TO SELL AT PUBLIC AUCTION
THESE PROPERTIES WHICH WERE ACQUIRED BY TAX COLLECTOR'S DEED**

**SALE #1:
TAX MAP 2, LOT 9-1-4
265 RAND ROAD**



Split-entry raised ranch on a 2.04± acre lot • 1-story home built in 2003 offers 1,332± SF GLA, 6 RMS, 3 BR, 2 BA, finished basement, and 2-car under garage • RA, Residential Agricultural Zoning • Assessed value: \$174,400. 2017 taxes: \$4,742. **Directions:** From the intersection of Route 202 & Rand Road in Rindge, follow Rand Road west-erly for 1.1 miles; home is on the left.

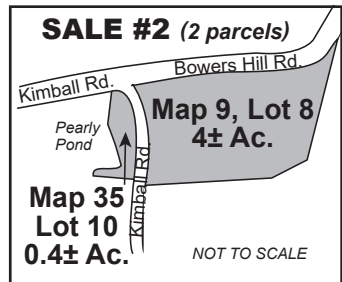


**SALE #2: The following 2 parcels
will be sold in the entirety only:
TAX MAP 9, LOT 8, 51 KIMBALL ROAD
& TAX MAP 35, LOT 10, KIMBALL ROAD**



4± acre lot at the corner of Kimball Road and Bowers Hill Road im-proved with a 4-BR Contemporary style home in very poor condition and a 0.4± acre lot across the street with water frontage on Pearly Lake • R, Residential zoning • Total assessed value: \$188,100. 2017 taxes: \$5,114.

Directions: From the intersection of Rtes. 119 & 202 in Rindge, follow Rte. 119 west for 1.7 miles. Turn right on Kimball Road for .1 mile; bear right to stay on Kimball Road. Home is first on the left; land is across the street on the right.



Preview for Sales 1 & 2: By appointment with Auctioneers and day of sale from 8:30 AM.

TERMS: \$5,000 deposit for both Sales 1 & 2 by cash, certified check, bank check, or other form of payment acceptable to the Town of Rindge at time of sale; additional deposit to increase total deposit to 10% of bid price due within 5 business days. Balance of purchase price due within 30 days after date of sale. *Sales are subject to Town Confirmation. The Town of Rindge reserves the right to reject any and all bids.* Conveyance by quit claim deed. **Both properties 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.

PHOTOS, PLOT PLANS & MORE INFORMATION 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 ____ of _____, 2018, by and between the Town of Rindge, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 30 Payson Hill Road, Rindge, New Hampshire 03461 (hereinafter the "Seller"), and _____, having an address of _____, (hereinafter, the "Buyer").

Witness: That the Seller agrees to sell and convey, and the Buyer agrees to buy certain land with the improvements thereon, located in Rindge, New Hampshire and known as:

Map ____, Lot ____ Location _____, Rindge, NH (hereinafter, the "Property").

Selling Price: The selling price is \$_____.

The Buyer's Deposit: receipt of which is hereby acknowledged, in the sum of \$_____.

The Balance of the selling price shall be due and payable at closing and tendered in cash or certified check in the amount of \$_____.

Buyer's Premium: The selling price does not include the Buyer's Premium of seven and one-half percent (7.5%) of the Selling Price which is due to the Auctioneer at closing.

Selling Price of \$_____ (not including 7.5% Buyer's Premium of \$_____).

The payment of the Buyer's Premium shall be a prior condition of the Seller's obligation to convey title and shall be by cash or certified check at closing. The 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 expense, a duly executed Deed without Covenants of the property.

Possession and Title: The property is being sold in its AS IS, WHERE IS condition, without any warranties as to its use or condition whatsoever, subject to all tenants and rights to use or possession, limitations on use by virtue of prior land use approvals or otherwise and/or interests secured or inuring to the benefit of abutters, third parties or members of the general public, or other matters of record which may impact the use of or title to the property, 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. Further, the Seller does not in any way warranty or guaranty the availability of any municipal land use permits including building permits, zoning approvals or any other similar permits. It shall be the responsibility of the Buyer to apply to the appropriate Departments of the Town of Rindge for any required permits. The Buyer 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.

Transfer of Title: The property shall be conveyed on _____ 2018 at _____ am/pm at the Rindge Town Office, 30 Payson Hill Road, Rindge, NH (the "Closing") unless such other time and/or place shall be mutually agreed to by the parties hereto. Time is of the essence of this Agreement.

Title: If the Buyer desires an examination of title to the property, Buyer shall pay the cost thereof. Buyer hereby acknowledges that title shall be transferred by Deed without Covenants. The Deed and Buyer's title shall be subject to matters of record and other matters as described herein.

Taxes and Utilities: Buyer shall be responsible for any and all taxes and utilities assessed or incurred as of the 2018 tax year.

Recording Fees and Transfer Taxes: Buyer shall be responsible for all recording fees and transfer taxes which may be assessed in connection with this transaction.

Risk of Loss: The risk of loss from any cause in connection with the property shall be upon the Seller until the transfer of the Property.

Liquidated Damages: If the Buyer shall default in the performance of Buyer's obligations under this Agreement, the amount of the deposit and any additional deposit given by the Buyer shall be retained by the Seller as liquidated damages. In such event, all of the Buyer's rights and interests under this Agreement shall, without further notice, cease and the Seller shall have the right, at Seller's sole option, to sell the property to the next qualified bidder.

RSA 477:4-A Notice:

Radon Gas: Radon gas, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.

Lead Paint: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead paint is present.

Prior Statements: Only this Agreement fully and completely expresses the respective obligations of the parties and this Agreement is entered into by each party after an opportunity for investigation with neither party relying on any statements or representations not embodied in this Agreement

Miscellaneous: This Agreement, which may be executed in duplicate, is to be construed as a New Hampshire contract. Any dispute under this Agreement shall be resolved within the venue of the Cheshire County Superior Court in the State of New Hampshire. This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, devisees, administrators, successors, agents and assigns. . This Agreement shall not be altered, amended, modified or cancelled except by a written agreement signed and dated by both the Buyer and the Seller.

Additional Provisions: _____

TOWN OF RINDGE

By: _____

Its: _____

Duly authorized

Date: _____

Witness: _____

BUYER

By: _____

Its: _____

Duly authorized

Date: _____

Witness: _____

51 KIMBALL RD**Location** 51 KIMBALL RD**Mblu** 9/ / 8/ /**Acct#****Owner** RINDGE, TOWN OF**Assessment** \$173,900**Appraisal** \$173,900**PID** 1322**Building Count** 1**Current Value**

| Appraisal | | | |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2016 | \$86,300 | \$87,600 | \$173,900 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2016 | \$86,300 | \$87,600 | \$173,900 |

Owner of Record

Owner RINDGE, TOWN OF
Co-Owner
Address 30 PAYSON HILL RD
 RINDGE, NH 03461

Sale Price \$17,626
Certificate
Book & Page 2876/0125
Sale Date 07/28/2014
Instrument 50

Ownership History

| Ownership History | | | | | |
|----------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| RINDGE, TOWN OF | \$17,626 | | 2876/0125 | 50 | 07/28/2014 |
| MA CERT OF DEATH - HOLLAND | \$0 | | 2135/0788 | 23 | 05/07/2004 |
| CLIFFORD, JOAN E & | \$1 | | 1212/ 392 | 00 | 09/21/1987 |
| BEEBE, JOAN E | \$0 | | 1109/ 515 | 38 | 10/23/1985 |

Building Information

Building 1 : Section 1

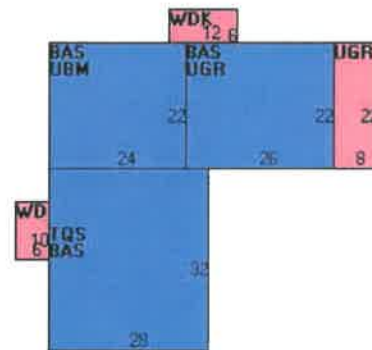
Year Built: 1960
Living Area: 2,668
Replacement Cost: \$169,140
Building Percent Good: 51
Replacement Cost Less Depreciation: \$86,300

| Building Attributes | |
|---------------------|----------------|
| Field | Description |
| Style | Modern Contemp |
| Model | Residential |
| Grade: | Average |
| Stories: | 1 3/4 Stories |
| Occupancy | 1 |
| Exterior Wall 1 | Pre-Fab Wood |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asphalt |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Flr 1 | Carpet |
| Interior Flr 2 | Inlaid Sht Gds |
| Heat Fuel | Electric |
| Heat Type: | Electr Basebrd |
| AC Type: | None |
| Total Bedrooms: | 4 Bedrooms |
| Total Bthrms: | 1 |
| Total Half Baths: | 1 |
| Total Xtra Fixtrs: | |
| Total Rooms: | 7 Rooms |
| Bath Style: | Average |
| Kitchen Style: | Modern |
| Antique Quality | |
| Func Code | |
| Extrnl Code | |

Building Photo

Building Photo

(<http://images.vgsi.com/photos/RindgeNHPhotos//\00\00\26\50.jpg>)

Building Layout

(http://images.vgsi.com/photos/RindgeNHPhotos//Sketches/1322_1322.jpg)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|---------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 1,996 | 1,996 |
| TQS | Three Quarter Story | 896 | 672 |
| UBM | Unfinished Basement | 528 | 0 |
| UGR | Garage (under) | 748 | 0 |
| WDK | Wood Deck | 132 | 0 |
| | | 4,300 | 2,668 |

Extra Features

| Extra Features | Legend |
|----------------------------|--------|
| No Data for Extra Features | |

Land**Land Use**

Use Code 903R
Description MUNICIPAL RES
Zone RES
Neighborhood 54
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 4
Frontage
Depth
Assessed Value \$87,600
Appraised Value \$87,600

Outbuildings

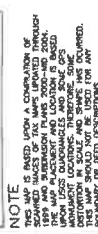
| Outbuildings | | Legend |
|--------------------------|--|--------|
| No Data for Outbuildings | | |

Valuation History

| Appraisal | | | |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2017 | \$86,300 | \$87,600 | \$173,900 |
| 2015 | \$97,000 | \$87,600 | \$184,600 |
| 2014 | \$123,200 | \$71,000 | \$194,200 |

| Assessment | | | |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2017 | \$86,300 | \$87,600 | \$173,900 |
| 2015 | \$97,000 | \$87,600 | \$184,600 |
| 2014 | \$123,200 | \$71,000 | \$194,200 |

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KIMBALL RD**Location** KIMBALL RD**Mblu** 35/ / 10/ /**Acct#****Owner** RINDGE, TOWN OF**Assessment** \$14,200**Appraisal** \$14,200**PID** 2286**Building Count** 1**Current Value**

| Appraisal | | | |
|----------------|--------------|----------|----------|
| Valuation Year | Improvements | Land | Total |
| 2016 | \$0 | \$14,200 | \$14,200 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2016 | \$0 | \$14,200 | \$14,200 |

Owner of Record**Owner** RINDGE, TOWN OF**Co-Owner****Address** 30 PAYSON HILL RD
RINDGE, NH 03461**Sale Price** \$5,309**Certificate****Book & Page** 2761/0682**Sale Date** 07/23/2012**Instrument** 50**Ownership History**

| Ownership History | | | | | |
|-------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| RINDGE, TOWN OF | \$5,309 | | 2761/0682 | 50 | 07/23/2012 |
| CLIFFORD, JOAN | \$0 | | 2135/0788 | 23 | 05/07/2004 |

Building Information

Building 1 : Section 1**Year Built:****Living Area:** 0**Replacement Cost:** \$0**Building Percent Good:****Replacement Cost****Less Depreciation:** \$0

| Building Attributes | |
|---------------------|-------------|
| Field | Description |
| Style | Vacant Land |
| Model | |
| Grade: | |
| Stories: | |
| Occupancy | |
| Exterior Wall 1 | |
| Exterior Wall 2 | |
| Roof Structure: | |
| Roof Cover | |
| Interior Wall 1 | |
| Interior Wall 2 | |
| Interior Flr 1 | |
| Interior Flr 2 | |
| Heat Fuel | |
| Heat Type: | |
| AC Type: | |
| Total Bedrooms: | |
| Total Bthrms: | |
| Total Half Baths: | |
| Total Xtra Fixtrs: | |
| Total Rooms: | |
| Bath Style: | |
| Kitchen Style: | |
| Antique Quality | |
| Func Code | |
| Extrnl Code | |

Building Photo

(http://images.vgsi.com/photos/RindgeNHPhotos//default.jpg)

Building Layout

(http://images.vgsi.com/photos/RindgeNHPhotos//Sketches/2286_2286.jpg)

| Building Sub-Areas (sq ft) | Legend |
|--------------------------------|--------|
| No Data for Building Sub-Areas | |

Extra Features

| Extra Features | Legend |
|----------------------------|--------|
| No Data for Extra Features | |

Land**Land Use**

Use Code 9030
Description MUNICIPAL MDL-00
Zone RES
Neighborhood 50
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.4
Frontage
Depth
Assessed Value \$14,200
Appraised Value \$14,200

Outbuildings

| Outbuildings | | Legend |
|--------------------------|--|--------|
| No Data for Outbuildings | | |

Valuation History

| Appraisal | | | |
|----------------|--------------|----------|----------|
| Valuation Year | Improvements | Land | Total |
| 2017 | \$0 | \$14,200 | \$14,200 |
| 2015 | \$0 | \$14,200 | \$14,200 |
| 2014 | \$0 | \$66,000 | \$66,000 |

| Assessment | | | |
|----------------|--------------|----------|----------|
| Valuation Year | Improvements | Land | Total |
| 2017 | \$0 | \$14,200 | \$14,200 |
| 2015 | \$0 | \$14,200 | \$14,200 |
| 2014 | \$0 | \$66,000 | \$66,000 |

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