(7) TAX DEEDED PROPERTIES AT **ABSOLUTE AUCTION**

\star \star \star TOWN OF ANTRIM, NH \star \star \star

Undeveloped Wooded Lots • Manufactured Home • Lot With Pond



SATURDAY, DECEMBER 1 AT 10:00 AM

SALE TO BE HELD AT ANTRIM TOWN HALL, 66 MAIN STREET, ANTRIM, NH Registration from 9:00 AM

ID #18-252 • We have been retained by the Town of Antrim to sell at **ABSOLUTE AUC-TION** (*no minimums! no reserves!*) these (7) properties which were acquired by Tax Collector's Deed. These properties have a total assessed value of \$204,190, and appeal to investors, builders, sportsmen, abutters, or someone looking for a good deal!

SALE #1: Tax Map 233, Lot 8, Old Hancock Road

Undeveloped 17± acre lot with 876.02± feet of combined frontage along a paved road • Front of property is cleared and the remainder is wooded & slopes upward • Rural zoned • Assessed value: \$53,400. 2017 taxes: \$1,493 • **Deposit:** \$2,500.



SALE #2: Tax Map 212, Lot 21, 151 Reed Carr Road



1979, 3-BR single-wide manufactured home in poor condition & detached garage on a nice 3.5± acre lot just off Route 9 • Serviced by private well and septic • Rural zoned • Assessed value: \$53,590. 2017 taxes: \$1,499 • **Deposit:** \$2,500.

SALE #3: Tax Map 245, Lot 7, Bryers Lane

Undeveloped 1.01± acre lot located along a cul-de-sac in a nice residential neighborhood close to the center of town • Lot is wooded and rolling • Rural zoned • Assessed value: \$24,000. 2017 taxes: \$671 • **Deposit:** \$2,500.

SALE #4: Tax Map 202, Lot 10, Gibson Mountain Road Undeveloped 5.96± acre lot on a paved road near the Hillsborough town line • Lot is wooded, slopes upward, and has a small brook running through front of lot • Rural zoned • Assessed value: \$33,400. 2017 taxes: \$934 • **Deposit:** \$2,500.

SALE #5: Tax Map 226, Lot 11, Craig Road

Undeveloped 6± acre lot located along a dirt road close to Gregg Lake • Lot is wooded and slopes upward from the road • Rural Conservation zoned • Assessed value: \$29,200. 2017 taxes: \$817 • **Deposit:** \$2,500.



SALE #6: Tax Map 249, Lot 9, Private Road 90 (Bob Cat) Undeveloped 3.2± acre lot along a dirt road close to the Stoddard town line • Lot is heavily wooded and zoned Rural Conservation • Assessed value: \$4,800. 2017 taxes: \$134 • Deposit: \$1,000.

SALE #7: Tax Map 224, Lot 4, Salmon Brook Road



Undeveloped 2.2± acre lot located along a Class 6 road in a quiet rural neighborhood • Much of the lot is a beaver pond & the rest is wooded • Rural Conservation zoned • Assessed value: \$5,800. 2017 taxes \$162 • **Deposit:** \$1,000.

PREVIEW: THE LOTS ARE MARKED, A DRIVE-BY IS RECOMMENDED — Directions and plot plans are available on next page —

Terms: All deposits by cash, certified check, bank check, or other form of payment acceptable to the Town of Antrim at time of sale; balance due within 30 days. Conveyance by deed without covenants. **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

NH Lic. #2279



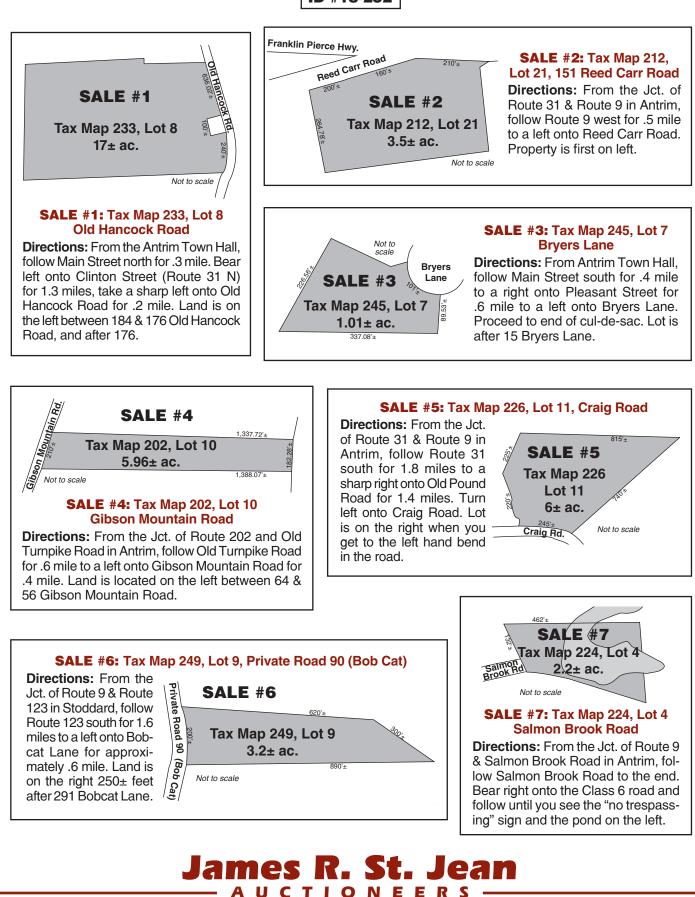
45 Exeter Road, Epping, NH 03042

AUCTIONEERS

mes R. St. Jean

DIRECTIONS TO THE (7) TAX DEEDED PROPERTIES IN ANTRIM, NH

ID #18-252



AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this day of, 2018, by and between the Town of Antrim, a
municipal corporation organized under the laws of the State of New Hampshire, having a principal place of
business at 66 Main Street, Antrim, New Hampshire 03440 (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 Antrim, New Hampshire, known as:
Map:Lot:Address:
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 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 10 % equals BUYERS 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, to the property.

POSSESSION AND TITLE: The property is sold in its AS IS, WHERE IS condition, without any warranty as to its use of 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 of betterment assessments/connection or capacity charges for 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 thirty (30) 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 Antrim Town Offices, 66 Main Street, Antrim, NH 03440. **Time is of the essence**.

TITLE: If the BUYER desired 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

AGREEMENT AND DEPOSIT RECEIPT (Cont'd)

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 the 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 hereto are merged in the AGREEMENT, which along fully and completely expressed the 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 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 ANTRIM By:	BUYER By:	
Its:	Its:	
Duly authorized	Duly authorized	
Date:	Date:	
Witness:	Witness:	

Cartation: BRYER LANE Parcel ID: 556 Cartation Image: Section of the s			RESID	Town of Antrim RESIDENTIAL PROPERTY ASSESSMENT RECORD	Town of Antrim PROPERTY ASSESSMEN	JT RECORD		Date Printed: Assessment Year:		1/02/2018 2012
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										700071

Map/Lot #: 245-007-000-000-0000	Location: BRYERS LANE	Owner: COOK JAMES L & LORD ROBIN Card: 1 Of 1
General Information	Building Computation	
Prop. Class	Base Value \$0	
Building Style	Size Adj. Factor 0.00	
Year Built 0		
Effective Year 0	tor 0	
Grade/Quality	Extra Features \$0	
	Replacement Cost \$0	
# of Rooms 0	Influences/Obsolescence	
Color	Functional Obs %	
Foundation	%	
Framing		
Insulation	Depreciated Value 0	
Roof Type	Location Adj.	
Roof Material	Building Value \$0	
Exterior Siding	Plumbing Fixtures	
Flooring		
Interior Walls		
Heating Fuel		
Heating Type	S	
Coolina Type		
	# Kitchen Sinks	
011.1		
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Description #/sf Amount	Amount Description #/sf Amount	
Building Segments	Segments	Outbuildings
	Rate /	Size or Size
Segment Sketch Li	Effective Sq. Ft. Base Value	Unf Description Year Units Base Value Adj. Grade/Adj. Depr. % % Unf. Value
Total Building Segments: 0	0 0	Main Building: \$0 Outbuildings: \$0 Total Buildings on Card: \$0

