

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

★ ★ ★ **TOWN OF ANTRIM, NH** ★ ★ ★

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 AUCTION (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 #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 #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 #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.

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.

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

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

45 Exeter Road, Epping, NH 03042

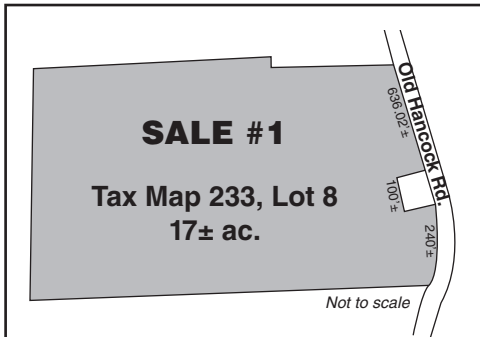
603-734-4348 ■ www.jsjauctions.com

NH Lic.
#2279



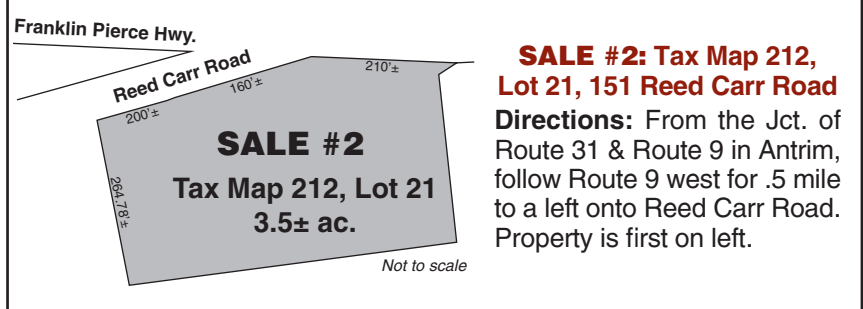
DIRECTIONS TO THE (7) TAX DEEDED PROPERTIES IN ANTRIM, NH

ID #18-252



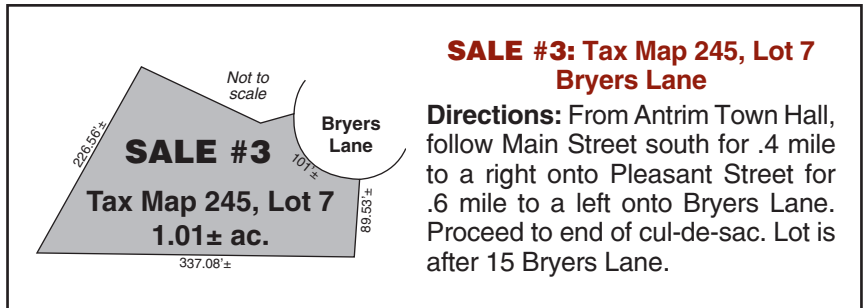
**SALE #1: Tax Map 233, Lot 8
Old Hancock Road**

Directions: From the Antrim Town Hall, follow Main Street north for .3 mile. Bear left onto Clinton Street (Route 31 N) for 1.3 miles, take a sharp left onto Old Hancock Road for .2 mile. Land is on the left between 184 & 176 Old Hancock Road, and after 176.



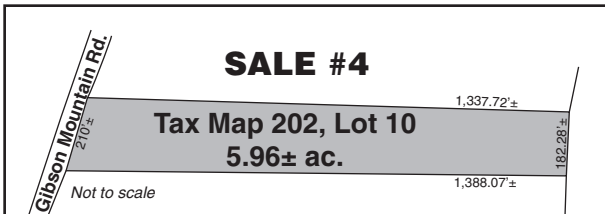
**SALE #2: Tax Map 212,
Lot 21, 151 Reed Carr Road**

Directions: From the Jct. of Route 31 & Route 9 in Antrim, follow Route 9 west for .5 mile to a left onto Reed Carr Road. Property is first on left.



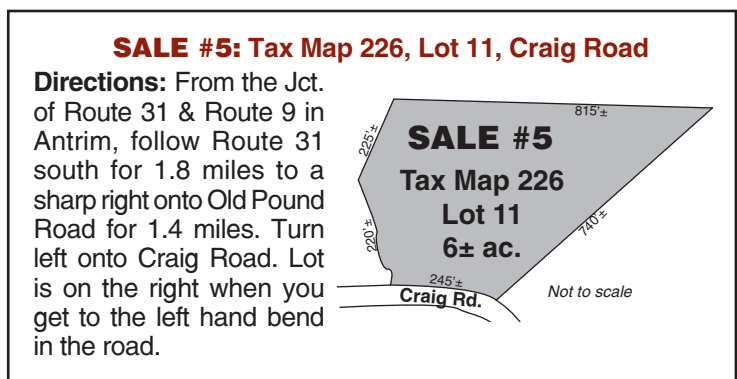
**SALE #3: Tax Map 245, Lot 7
Bryers Lane**

Directions: From Antrim Town Hall, follow Main Street south for .4 mile to a right onto Pleasant Street for .6 mile to a left onto Bryers Lane. Proceed to end of cul-de-sac. Lot is after 15 Bryers Lane.



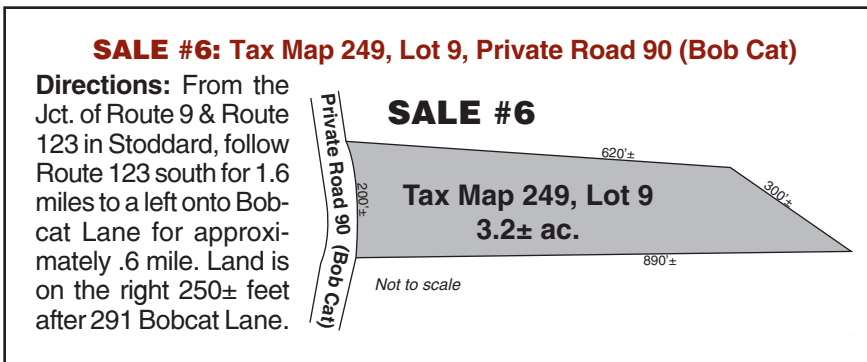
**SALE #4: Tax Map 202, Lot 10
Gibson Mountain Road**

Directions: From the Jct. of Route 202 and Old Turnpike Road in Antrim, follow Old Turnpike Road for .6 mile to a left onto Gibson Mountain Road for .4 mile. Land is located on the left between 64 & 56 Gibson Mountain Road.



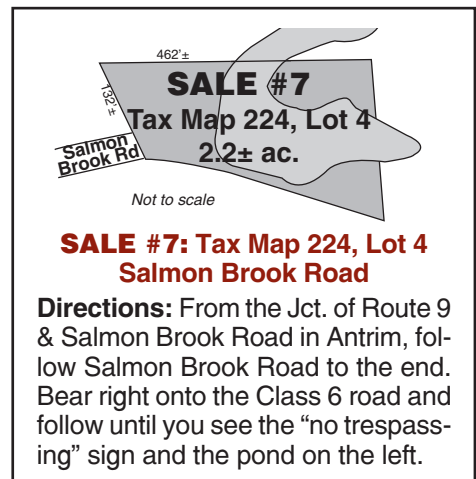
SALE #5: Tax Map 226, Lot 11, Craig Road

Directions: From the Jct. of Route 31 & Route 9 in Antrim, follow Route 31 south for 1.8 miles to a sharp right onto Old Pound Road for 1.4 miles. Turn left onto Craig Road. Lot is on the right when you get to the left hand bend in the road.



SALE #6: Tax Map 249, Lot 9, Private Road 90 (Bob Cat)

Directions: From the Jct. of Route 9 & Route 123 in Stoddard, follow Route 123 south for 1.6 miles to a left onto Bobcat Lane for approximately .6 mile. Land is on the right 250± feet after 291 Bobcat Lane.



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

Directions: From the Jct. of Route 9 & Salmon Brook Road in Antrim, follow Salmon Brook Road to the end. Bear right onto the Class 6 road and follow until you see the "no trespassing" sign and the pond on the left.

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: _____

Its: _____

Duly authorized

Date: _____

Witness: _____

BUYER

By: _____

Its: _____

Duly authorized

Date: _____

Witness: _____

Town of Antrim

RESIDENTIAL PROPERTY ASSESSMENT RECORD

Date Printed: 1/02/2018

Assessment Year: 2012

Map & Lot: 226-011-000-0000

Location: CRAIG ROAD

Parcel ID: 1376

Card: 1 of 1

Owner Information		Current Assessment Summary		Parcel Data	
ROCHE KEVIN & AMBER		NICU Acres	6.0000	Neighborhood	NEIGHBORHOOD #1
15 BEECH RD		CU Acres		Property Class	Residential
MERRIMACK, NH 03054		Total Acres	6.0000	Prime Use	Res Vacant Lot
		Living Area Sq. Ft.		Zone	Rural Conservation
				P/U Year	
Sale History		Assessed Values			
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	
		NICU Land	\$29,200		Rolling
		Current Use			Unpaved
		Total Land	\$29,200		Special District
		Improvements			
		Total Assessment	\$29,200		
		Total Market Value	\$29,200		
Notes					
LAND - WOODED LOT , CLOSE TO WETLANDS					

Assessed Land Valuation				Visit History	
Land Type	Area	#Units	Frontage	Date	Reason
HOMESITE VACAN	2.980		29,000	5/24/17	Land Only
REAR ACRES	3.020		4,530	1/23/13	Land Only
				9/11/01	Land Only
					JTO
					DJW
					MI

Current Use				Building Permits	
Land Type	Acres	Location	Grade	Date	Type
		Site	CU Rate/SPI		Number
		Rate/Acre	Rec/Adj		Status
		Ratio	CU Value		

Assessment History		
Date	Land	Curr. Use
4/01/17	29,200	Improvements
11/14/13	29,200	
11/02/09	42,780	
9/10/04	42,780	
10/08/02	22,020	
		Total
		29,200
		29,200
		42,780
		42,780
		22,020



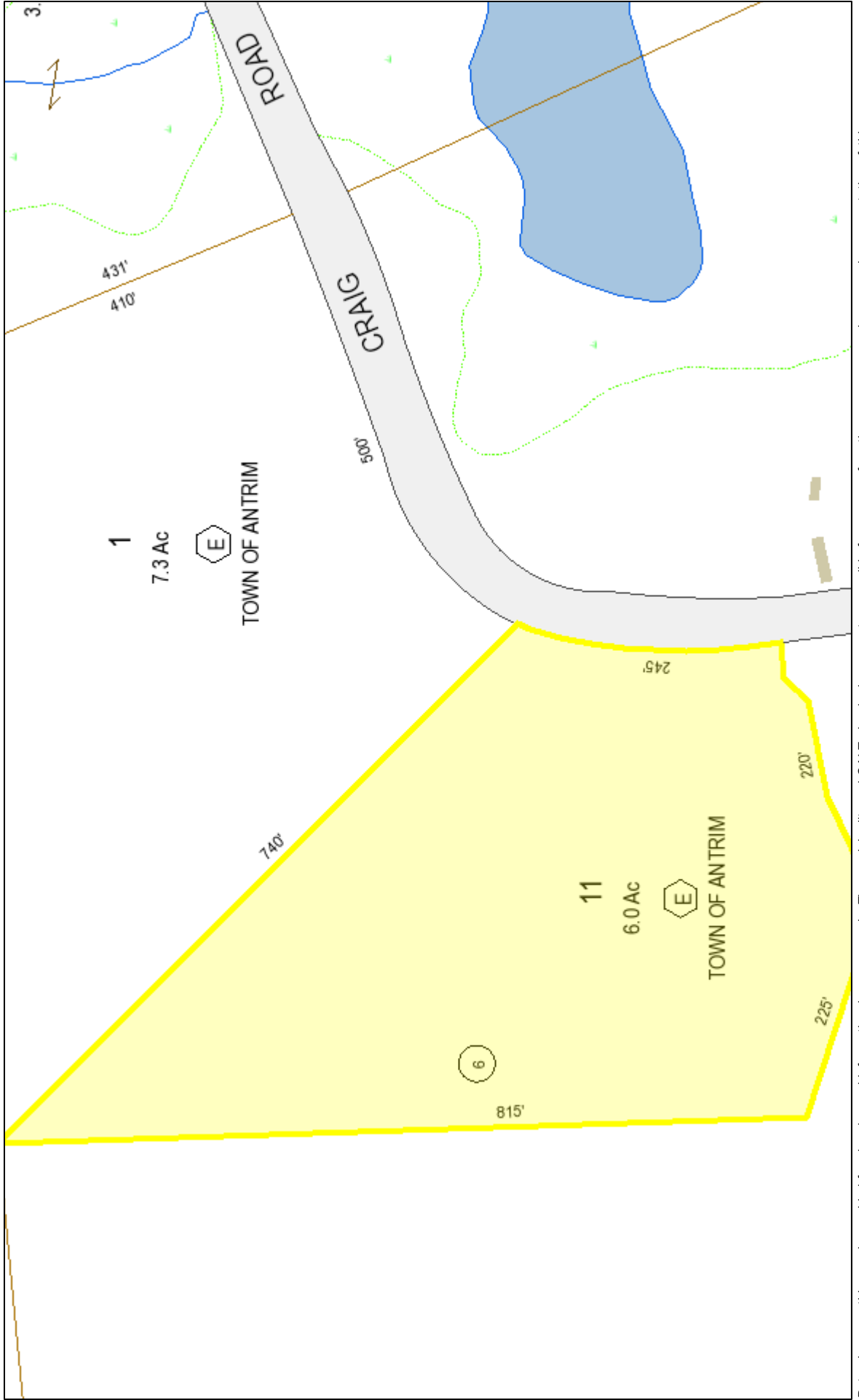
October 2, 2018

Antrim, NH

1 inch = 134 Feet



www.cai-tech.com



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