

4 TAX DEEDED PROPERTIES IN WINCHESTER, NH AT ABSOLUTE AUCTION

**Multifamily Homes • 4.75± Acre Lot • Manufactured Home on Land
SATURDAY, JANUARY 19 AT 10:00 AM**

Sale to be held at: Winchester Town Hall, 1 Richmond Road, Winchester, NH

Registration from 9:00 AM

ID# 19-105. We have been retained by the Town of Winchester to sell at **ABSOLUTE AUCTION (no minimums! no reserves!)** these (4) properties which were acquired by Tax Collector's Deed. These properties have a total assessed value of \$276,400, and appeal to investors, builders, abutters, or someone looking for a good deal!

SALE #1: Tax Map 30, Lot 14, 140 Keene Road



3-unit multifamily property located on a 0.46± acre lot along Route 10 • Improvements include c.1900 2-family New Englander with 1,823± SF GLA, 3BR, 2 BA, FHW/oil heat, large deck overlooking the Ashuelot River, and fenced in front yard : 3rd unit is a detached 522± SF heated cabin • Central Business zoning district • Public water & sewer • Assessed value \$ 131,500. 2018 taxes \$4,567. • DEPOSIT: \$5,000 • Directions: From Winchester Town Hall, follow Route 10 North for .7 Mile. Property is on the left.

SALE #2



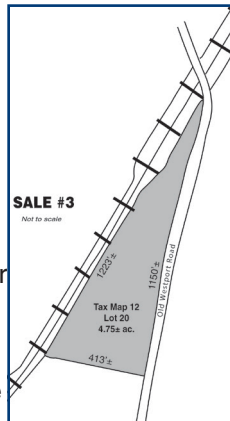
Tax Map 26, Lot 45 7 Ashuelot Road

C.1800 Cape style 2-family home and detached 46'x23' barn located on a 0.16± acre lot close to downtown • Home features 2,168± SF GLA, 6 BR, 2 BA, open porches, and slate roof • Public water & sewer • Commercial zoning district • Assessed value \$73,400 . 2018 taxes \$2,549 • **DEPOSIT: \$5,000** • Directions: From Winchester Town Hall, go through the intersection to head west onto Elm Street (go over the bridge), then take first left onto Ashuelot Street. Property is 3rd on right.

SALE #3

Tax Map 12, Lot 20 510 Old Westport Road

Wooded 4.75± acre lot with the remains of a burnt mobile home located along a paved road • Property is triangular shaped and borders a power line easement • Agricultural zoning district • Assessed value \$38,400. 2018 taxes \$1,334 • **DEPOSIT: \$2,500** • Directions: From Winchester Town Hall, head westerly on Elm Street (go over the bridge) for .1 mile to a right onto Howard Street for .7 mile. Turn right onto Old Westport road for 2.3 miles. Property is on the left.



SALE #4



Tax Map 27, Lot 22 6 Willow Court

1987 Pingrove manufactured home, 14'x66', located on a 0.23± acre lot close to downtown • 924± SF GLA, 2BR, 1 BA, FHA/oil heat, and detached shed • Residential zoning district • Public water and private septic • Assessed value \$33,100. 2018 taxes \$1,150 • **DEPOSIT: \$2,500** • Directions: From Winchester Town Hall, head westerly on Elm Street (go over the bridge) for .4 mile to a right on Willow Court. Home is on the left.

PREVIEW:

Sales # 2 & # 4: By appointment with Auctioneers.

Sale #3: Lot is marked, a drive-by is recommended.

TERMS: All deposits by cash, certified check, bank check, or other form of payment acceptable to the Town of Winchester at time of sale, balance due within 45 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, AND MORE DETAILS ARE AVAILABLE ON OUR WEBSITE.

James R. St. Jean
AUCTIONEERS

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

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