

(8) TAX DEEDED PROPERTIES IN MILTON, NH AT PUBLIC AUCTION

**(6) PROPERTIES WILL BE OFFERED AT ABSOLUTE AUCTION
SINGLE FAMILY HOMES, RESIDENTIAL BUILDING LOTS & VACANT LAND PARCELS
SATURDAY, MAY 4 AT 10:00 AM (REGISTRATION BEGINS AT 9:00AM)**

SALE TO BE HELD AT MILTON TOWN HALL,
424 WHITE MOUNTAIN HWY, ROUTE 125, MILTON, NH

ID# 19-148. We have been retained by the Town of Milton to sell at Public Auction these (8) properties which were acquired by Tax Collector's Deed. These properties have a total assessed value of \$410,800, and appeal to investors, builders, sportsmen or abutters!



SALE #1: Tax Map 22, Lot 19, 1121 White Mountain Highway • Cape style home on a 2.64± acre lot includes 3,256± SF GLA, 4BR, 2 BA, & FHW/oil heat • Attached garage & detached shed • Zoned Low Density Residential • Assessed value \$168,300. 2018 taxes \$4,289. **DEPOSIT: \$5,000**



SALE #2: Tax Map 9, Lot 2, 16 Spruce Lane • Single family home on 0.4± acre lot on a dead end street • Property features 968± SF GLA, 1 BR & 1 BA • Storage Shed, FHA/gas heat, & wood deck • Assessed value \$69,000. 2018 taxes \$1,759. **DEPOSIT: \$5,000**

detached shed • Zoned Low Density Residential • Assessed value \$168,300. 2018 taxes \$4,289. **DEPOSIT: \$5,000**

wood deck • Assessed value \$69,000. 2018 taxes \$1,759. **DEPOSIT: \$5,000**

Auctioneer's Note for Sales 1 & 2: The Grantee agrees that within 45 days of the date of the execution of the deed, the Grantee will apply to the Town for a building permit for all work necessary to return the property to livable condition. Further, the Grantee agrees that within 1 year from the date of execution of the deed all necessary work will be completed and a certificate of occupancy obtained.

The following sales 3 through 8 will be sold at ABSOLUTE AUCTION

SALE #3: ABSOLUTE - Tax Map 43, Lot 24-6, Campbell Road • Undeveloped 1.51± acre lot located on a cul-de-sac street in the Briar Ridge development • Lot is wooded and gently rolling in topography • Zoned Low Density Residential • Assessed value \$33,600. 2018 taxes \$857. **DEPOSIT: \$2,500**

SALE #4: ABSOLUTE - Tax Map 43, Lot 24-8, Campbell Road • Undeveloped 1.58± acre lot located on a cul-de-sac street in the Briar Ridge development • Lot is wooded and gently rolling in topography • Zoned Low Density Residential • Assessed value \$33,800. 2018 taxes \$862 **DEPOSIT: \$2,500**

SALE #5: ABSOLUTE -Tax Map 5, Lot 7, Willey Road • Undeveloped 11.98± acre lot along a quiet paved road • Lot is wooded and slopes down from the road • Zoned Low Density Residential • Assessed value \$45,000. 2018 taxes \$1,147. **DEPOSIT: \$2,500**

SALE #6: ABSOLUTE - Tax Map 47, Lot 27-1, White Mountain Highway • Undeveloped 10.83± acre lot along heavily traveled Rte. 125 • Lot is wooded, level to gently rolling and has water frontage along the Salmon Falls River • Zoned Commercial/Residential • Assessed value \$50,800. 2018 taxes \$1,295. **DEPOSIT: \$2,500**

SALE #7: ABSOLUTE -Tax Map 37, Lot 64, Ford Farm Road • Undeveloped 0.4± acre lot along a paved road in a quiet residential neighborhood • Lot is wooded and gently rolling in topography • Zoned Low Density Residential • Assessed value \$8,100. 2018 taxes \$207. **DEPOSIT: \$1,000**

SALE #8: ABSOLUTE - Tax Map 39, Lot 9, Middleton Road • Undeveloped 4± acre lot along a paved road close to the Farmington Town Line • Lot is rolling in topography and much of the lot is made of wetlands • Zoned Low Density Residential • Assessed value \$2,200. 2018 taxes \$56. **DEPOSIT: \$1,000**

PREVIEW: Sales 1 & 2: By appointment with auctioneer. **Sales 3 through 8:** The lots are 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 Milton at time of sale, balance of purchase price due within 45 days after date of sale. 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

Prospective buyers must have done their title investigations prior to bidding as, unlike a regular conveyance, acceptance of high bids should not be conditioned on a title search done after the fact.

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

James R. St. Jean
AUCTIONEERS

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