

(7) TAX DEEDED PROPERTIES IN ALEXANDRIA, NH AT **ABSOLUTE AUCTION**

**UNDEVELOPED WOODED LOTS ■ MANUFACTURED HOMES
LOT ON NEWFOUND LAKE**

SATURDAY, AUGUST 3 AT 10:00 AM

Sale to be held at Alexandria Town Hall, 47 Washburn Road, Alexandria, NH

REGISTRATION FROM 9:00 AM

ID#19-215 We have been retained by the Town of Alexandria 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 \$292,900, and appeal to investors, builders, sportsmen, or abutters!



SALE #1: Tax Map 418, Lot 18, 123 Moonlight Road
1-story manufactured home with an addition located on a 6.93± acre lot on a private cul-de-sac road • Home features 1,946± SF GLA, 3 BR, & 1 BA • FHA/gas heat, vinyl siding, front & rear decks • Assessed value: \$76,500. 2018 taxes: \$1,743. **DEPOSIT: \$5,000**

SALE #2: Tax Map 414, Lot 72, 205 Cass Mill Road
1960 1 BR, 1 BA mobile home with addition located on a 3.9± acre lot • Property contains 412± SF GLA, attached carport, sheds, & screen house • Assessed value: \$60,600. 2018 taxes: \$1,381. **DEPOSIT: \$5,000**

SALE #3: Tax Map 202, Lot 62, West Shore Road
Undeveloped 0.01± acre lot located along a paved road & has 20' of water frontage along Newfound Lake • Excellent water access lot with mountain views • Assessed value: \$78,500. 2018 taxes: \$1,788. **DEPOSIT: \$5,000**

SALE #4: Tax Map 418, Lot 20, Moonlight Road
Undeveloped 6.09± acre lot along a private cul-de-sac road • Lot is wooded & slopes up from the road • Easy access to Route 104 • Assessed value: \$30,500. 2018 taxes: \$695. **DEPOSIT: \$2,500**

SALE #5: Tax Map 418, Lot 76, McMurphy Road
Undeveloped 5± acre lot with 147± FF along a dead end dirt road • Lot is wooded and level in topography • Assessed value: \$29,600. 2018 taxes: \$674. **DEPOSIT: \$2,500**

SALE #6: Tax Map 414, Lot 92, Morrison Road
Undeveloped 2.67± acre lot located in a quiet cul-de-sac neighborhood • Lot is heavily wooded and slopes down from the road • Assessed value: \$15,000. 2018 taxes: \$342. **DEPOSIT: \$2,500**

SALE #7: Tax Map 202, Lot 47, Off West Shore Road
Undeveloped 0.14± acre lot with access via right of way • Lot is wooded and rolling in topography • Assessed value: \$2,200. 2018 taxes: \$50. **DEPOSIT: \$500**

PREVIEW: The properties are marked, a drive-by is recommended. **TERMS:** All deposits by cash, certified check, bank treasurer's check, or other form of payment acceptable to the Town of Alexandria 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, NH Lic. #2279

603-734-4348 ■ www.jsjauctions.com

