



(10) TAX DEEDED PROPERTIES IN ALTON, NH AT PUBLIC AUCTION

★ CHALET & MOBILE HOME ON 5.5± ACRES ★ ALTON SHORES HOME & LOTS ★
★ UNDEVELOPED WOODED LOTS ★ RIVERFRONT LOT ★

SATURDAY, SEPTEMBER 21 AT 10:00 AM

**Sale to be held at Alton Town Hall, 1 Monument Square, 2nd Floor Meeting Room, Alton, NH
REGISTRATION FROM 9:00 AM**

ID#19-227 • We have been retained by the Town of Alton to sell at PUBLIC AUCTION these (10) properties which were acquired by Tax Collector's Deed. These properties have a total assessed value of \$453,800, and appeal to investors, builders, sportsmen, or abutters!



SALE # 1: Tax Map 15, Lots 21-1 & 21-1-1, 7 & 15 Bender Ln.
Chalet style home and mobile home located on a 5.56± acre lot on a private lane just a short drive to Alton Bay • Chalet features 1,219± SF GLA, 2 BR, 1 BA, & FHA/oil heat • Mobile home includes 1,044± SF GLA, 2 BR, 1 BA, & FHA/oil heat • Total assessed value: \$144,200. 2018 total taxes: \$2,017.
DEPOSIT: \$5,000

SALE # 2: Tax Map 72, Lot 76, 36 Scott Drive
Single family cottage located on a 0.23± acre lot in the private Alton Shores Community with deeded beach rights to Hills Pond • Home contains 576± SF GLA, 2 BR, 1 BA, & screen porch • Private well & septic system • Assessed value: \$50,300. 2018 taxes: \$704. **DEPOSIT: \$5,000**

SALE # 3: Tax Map 39, Lot 45, Leigh Drive
1± acre wooded lot located on a private road just minutes to Alton Bay • Lot contains an existing foundation & slopes up from the road • Assessed value: \$64,900. 2018 taxes: \$908.
DEPOSIT: \$2,500

SALE # 4: Tax Map 2, Lot 20, Arianna Drive
Undeveloped 3.19± acre lot located in a quiet subdivision cul-de-sac close to Halfmoon Lake & Barnstead Town Line • Lot is wooded & slopes down from the road • RU-Rural zoning district • Assessed value: \$60,100. 2018 taxes: \$841.
DEPOSIT: \$2,500

SALE # 5: Tax Map 2, Lot 20-5, Arianna Drive
Undeveloped 3.23± acre lot located in a quiet subdivision cul-de-sac close to Halfmoon Lake & Barnstead Town Line • Lot is wooded & slopes down from the road • RU-Rural zoning district • Assessed value: \$60,200. 2018 taxes: \$842.
DEPOSIT: \$2,500

SALE # 6: Tax Map 25, Lot 13, Baxter Place
Undeveloped 0.46± acre lot located along a private class VI road just minutes from the Alton traffic circle • Lot is wooded & level in topography • Water frontage along Merrymeeting River • Assessed value: \$20,600. 2018 taxes: \$288. **DEPOSIT: \$2,500**

SALE # 7: Tax Map 25, Lot 35, Baxter Place
Undeveloped 0.2± acre lot located on a private class VI road just minutes from the Alton traffic circle • Lot is wooded and level in topography • Close to the Merrymeeting River & Rte. 28 • Assessed value: \$16,600. 2018 taxes: \$232. **DEPOSIT: \$2,500**

SALE # 8: Tax Map 12, Lot 76, Bear Pond Road
Undeveloped 0.7± acre lot along a quiet dead end class VI road • Lot is wooded & gently rolling in topography • According to the plan created in 1969 was outlined as Common Land picnic area with r.o.w. between #81 & #82 to the beach • Assessed value: \$17,700. 2018 taxes: \$248. **DEPOSIT: \$2,500**

SALE # 9: Tax Map 71, Lot 229, Parandes Drive
Undeveloped 0.27± acre lot located in the private Alton Shores Community with beach rights to Hills Pond • Lot sits low from the road then levels in topography • Assessed value: \$9,800. 2018 taxes: \$137. **DEPOSIT: \$1,000**

SALE # 10: Tax Map 71, Lot 73, Stephanie Drive
Undeveloped 0.28± acre lot located on a dead end class VI road in the private Alton Shores Community • Beach rights to Hills Pond • Lot is heavily wooded & rolling in topography • Assessed value: \$9,400. 2018 taxes: \$132. **DEPOSIT: \$1,000**

PREVIEW: Sales 1 & 2 by appointment with auctioneer. **Sales 3 through 10** 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 Alton at time of sale, balance due within 30 days. Conveyance by Quit Claim 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

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
AUCTIONEERS

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