

TAX DEEDED PROPERTY IN ROCHESTER, NH
AT PUBLIC AUCTION

2-BR MANUFACTURED HOME

FRIDAY, DECEMBER 6 AT 4:00 PM
24 CHEROKEE WAY, ROCHESTER, NH



— SALE TO BE HELD ON SITE —

ID #19-279 • We have been retained by the City of Rochester to sell at PUBLIC AUCTION, this residential property which was acquired by Tax Collector's Deed • Manufactured home located in the Cocheco River Estates, a 55+ community • Home built in 1986 includes 1,211± SF GLA, 5 rooms, 2 bedrooms, & 1 ¾ bath • Wood deck, screen porch, vinyl siding, storage shed, & FHA/oil heat • Served by city water & septic system.



Real Estate & Tax Data: Tax Map 216, Block 26, Lot 46. Assessed Value: \$38,900. 2018 Taxes: \$1,071.

Preview: Day of sale from 3:00 PM or by appointment with auctioneer.

Terms: \$5,000 deposit by cash, certified check, bank treasurer's check or other payment acceptable to the City of Rochester at time of sale, balance due within 30 days. SALE IS SUBJECT TO CITY CONFIRMATION. THE CITY OF ROCHESTER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS. Conveyance by deed without covenants. Property 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 make independent investigations of all matters they deem relevant.

ADDITIONAL INFORMATION & PHOTOS ARE AVAILABLE ON OUR WEBSITE

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

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