

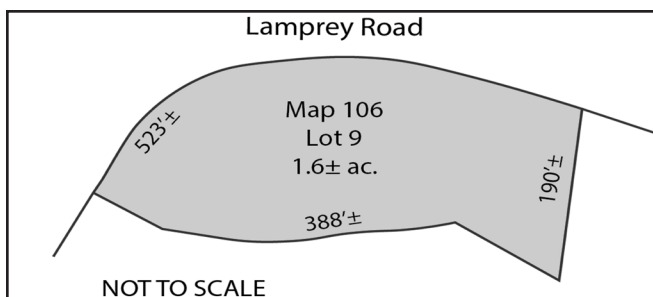
TAX DEEDED PROPERTY IN CANTERBURY, NH
AT ABSOLUTE AUCTION
TWO-BEDROOM HOME ON 1.6± ACRES

THURSDAY, DECEMBER 12 AT 4:00 PM
26 LAMPREY ROAD, CANTERBURY, NH

— SALE TO BE HELD ON SITE —



ID #19-234 • One story bungalow located on a RE-residential zoned 1.6± acre lot on a quiet dirt road close to the center of Canterbury • Circa 1900 home offers 793± SF GLA, 2 BR, 1 BA & clap board exterior • Detached 12'x 20' equipment shed, wood shed & lean-to, heat is provided by wood/coal stove and home has a partial basement • Private well and septic (Status of each – unknown). Tax Map 106, Lot 9. Assessed value: \$82,200. 2018 taxes: \$2,184.00.



Auctioneer's Note: Conveyance by Deed Without Covenants. The property will be sold **“AS IS, WHERE IS”** in all respects, including but not limited to, the physical condition of the premises and the rights, if any, of any occupants of the premises. The premises will be sold subject to all outstanding liens, if any.

Terms: \$5,000 deposit by cash, certified check, bank check, or other form of payment acceptable to the Town of Canterbury at time of sale, balance due within 45 days from the date of sale. Other terms may be announced at time of sale.

DIRECTIONS: From the intersection of Center Road & Old Tilton Road in the Center of Canterbury, follow Old Tilton Road (becomes Lamprey Road) northerly for .3 mile, home is on the right.

Preview: One hour prior to sale if permitted.

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 PLAN, PHOTOS & MORE DETAILS ARE AVAILABLE ON OUR WEBSITE

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

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