

TAX DEEDED PROPERTY IN PEMBROKE, NH AT PUBLIC AUCTION

TWO-FAMILY HOME

THURSDAY, FEBRUARY 13 AT 3:00 PM
2-4 PROSPECT STREET, PEMBROKE, NH



— SALE TO BE HELD ON SITE —

ID#20-124 • 2½ Story two-family home located on a residential zoned 0.17 ± acre corner lot close to the center of Pembroke • 1903 built home offers a total of 3,640± SF GLA, 4 BR, 3.5 BA & a unfinished basement • Vinyl siding, detached 2-car garage, open front porches, enclosed side porches, finished attic space, side patio, heat is provided by FHW/Oil heat • Served by public water and sewer.

Real Estate & Tax Data: Tax Map VW, Lot 97,
Assessed value: \$308,900, 2019 taxes: \$7,284.

Preview: Friday February 7 from 2-4pm and 1
hour prior to sale.

Terms: \$5,000 deposit by cash, certified check, or bank check at time of sale, additional deposit to increase total deposit to 10% of bid price due within 5 business days, balance of purchase due within 30 days from the sale date. The Town of Pembroke reserves the right to reject any and all bids. *Auctioneer's Note:* Conveyance by Quitclaim Deed. 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.

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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