

TAX DEEDED PROPERTY IN ROCHESTER, NH

TIMED ONLINE AUCTION

24 CHEROKEE WAY, ROCHESTER, NH



All registration and bidding activity will take place online at
www.jsjauctions.com

Bidding Closes on Tuesday, October 27, 2020 at 3:00 PM (EDT)

ID #20-170 • We have been retained by the City of Rochester to sell at ABSOLUTE AUCTION, this residential property which was acquired by Tax Collector's Deed • Manufactured home located in the Cochecho 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: \$39,900. 2019 Taxes: \$994

Buyer's Premium: \$750 or 10% of purchase price, whichever is greater, due at closing.

Terms: \$500 deposit; 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 Quitclaim Deed. Property sold "AS IS, WHERE IS" subject to all outstanding liens, if any. All registration and bidding activity will take place online.

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
AUCTIONEERS

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603-734-4348 ■ www.jsjauctions.com

