

TAX DEEDED PROPERTY IN SWANZEY, NH at PUBLIC AUCTION

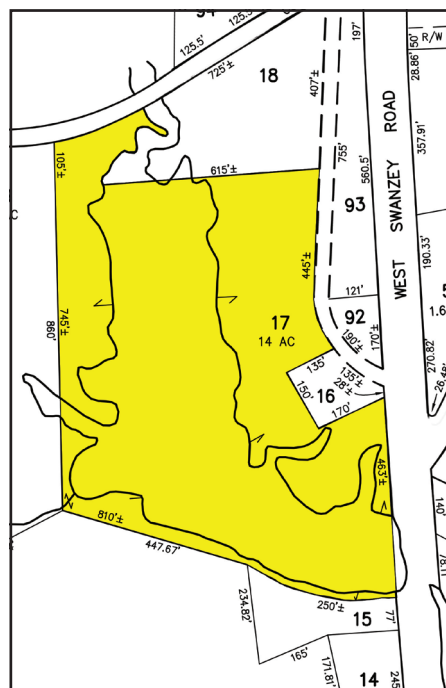
Thursday, December 10, 2020 at 2:00 PM

14± ACRES ALONG ROUTE 10

Map 71, Lot 17, Cobble Hill Road, Swanzey, NH

~ SALE TO BE HELD ON SITE ~

ID#20-228. We've been retained by the Town Of Swanzey to sell at PUBLIC AUCTION this 14± acre parcel with large shed that was acquired by tax deed in 2012. This partially wooded property has 250± FF along Cobble Hill Road, 463± FF along Route 10 and has California Brook flowing through it as well as a large pond. Location affords easy access to shopping and is just minutes from Keene. Zoning is Business District. Assessed Value: \$40,900. 2019 taxes: \$1,054.



TERMS: \$2,500 deposit on day of sale, additional deposit that when combined with original deposit will equal 10% of bid price due within 5 days from sale, balance due within 45 days. All deposits by cash, certified check, bank check, or other form of payment acceptable to the Town of Swanzey. Conveyance by Release Deed. Other terms may be announced at time of sale.

DIRECTIONS: From the rotary at Jct. 101/12/10 in Keene, take Route 10 South for 4.8 Miles, turn right at # 819 West Swanzey Road, (follow signs) stay right, then straight ahead to auction site (behind #813 West Swanzey Road).

AUCTIONEERS NOTE: The sale is subject to the Town of Swanzey retaining two easements on the property; one for a Bridge Structure and the other for a Fire Pond.

PREVIEW: The property is marked, a drive-by is recommended.

10% BUYERS 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 buildability/non-buildability, ability to obtain title insurance and financing, and all matters they deem relevant.

James R. St. Jean
AUCTIONEERS

45 Exeter Road, Epping, NH 03042, NH Lic. #2279

603-734-4348 ■ www.jsjauctions.com