

# 150 Wetherby Road, Charlestown, NH



1995 built double-wide manufactured home located on a 3.40± acre rural lot • Home features 1,512± SF GLA with 5 RMS, 2 BR, 2 BA • Additional features include detached shed, vinyl siding, bump out to rear, slider to front deck, FHA/Oil heat • Private water & septic.

**AUCTIONEERS NOTE:** *There are 15± older mobile homes and other equipment on the site, the Town of Charlestown will take no steps to remove any of these items, property is sold “as-is, where-is”.*

**DIRECTIONS:** From the Charlestown Town office on Main Street follow Rte 12 South for 3.2 miles to a right onto Route 12A South for .8 mile then left onto Wetherby Rd. to the end. At end turn right to stay on Wetherby for add'l .1 mile; property is on the left.

**Tax Map 255, Lot 7**

**Assessed Value: \$102,800**

**2020 Taxes: \$3,973**

**Deposit: \$5,000**

**TERMS:** All deposits by cash, certified check, bank treasurer's check, or other form of payment acceptable to the Town of Charlestown at time of sale, balance due within 45 days. Conveyance by Quitclaim Deed. Sales are subject to confirmation by the Town of Charlestown, the town reserves the right to reject any and all bids. All properties sold “as is, where is” subject to all outstanding liens, if any. Other terms may be announced at time of sale.

**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 the buildability/  
non-buildability of any lot and all matters they deem relevant.*

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

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

**603-734-4348 ■ [www.jsjauctions.com](http://www.jsjauctions.com)**

**PURCHASE AND SALE AGREEMENT  
TO ACQUIRE TOWN-OWNED LAND**

AGREEMENT made this \_\_\_\_ day of \_\_\_\_\_, 21\_\_\_\_ by and between:

TOWN OF CHARLESTOWN, a New Hampshire municipal corporation, of Charlestown, New Hampshire, having a principal place of business at 233 Main Street, Charlestown, NH 03603, (hereinafter called "SELLER")

and \_\_\_\_\_, having an address of \_\_\_\_\_,

(hereinafter called "BUYER")

1. The SELLER agrees to sell and convey to the BUYER by Quitclaim Deed, all of the SELLER's right, title and interest in and to the following described property (hereinafter referred to as "Premises").

Being a certain parcel of land [with the buildings thereon] located on \_\_\_\_\_ Road/Street in the Town of Charlestown, Sullivan County, State of New Hampshire, as shown on the Tax Map \_\_\_\_\_ as Lot \_\_\_\_\_; meaning and intending to convey all and the same premises described in the Town of Charlestown's Tax Collector's Deed to the Seller herein, dated \_\_\_\_\_ and recorded in the Sullivan Registry of Deeds at Book \_\_\_\_, Page \_\_\_\_.

Subject to all applicable provisions of the SELLER's zoning ordinance and building regulations that may be in effect as of this date and subject further to any applicable conditions of approval that may have been set forth or may be set forth in the future by SELLER's Planning Board, Zoning Board of Adjustment or any other government entity with jurisdiction related thereto.

2. Purchase Price (and Buyer's Premium): The purchase price for the above-described Premises is \$\_\_\_\_\_ (\_\_\_\_\_ Dollars). A deposit of \$\_\_\_\_\_ (\_\_\_\_\_ Dollars) shall be payable at the time of signing this Agreement and the balance of the purchase price and transfer of title to take place no later than forty five (45) days from the signing of this Agreement. Said balance of the purchase price \$\_\_\_\_\_ (\_\_\_\_\_ Dollars) shall be payable only by bank or certified check.

The purchase price does not include the **buyer's premium** of ten percent (10%) of the purchase price, due to the Auctioneer at closing.

The purchase price of \$\_\_\_\_\_ at 10% equals the buyer's premium of \$\_\_\_\_\_.

3. Transfer of Title and Time for Performance: Transfer of title, delivery of the deed, and payment of the balance of the purchase price as provided herein shall be made at the Charlestown Town Office on or before \_\_\_\_\_, 21\_\_\_\_ at \_\_\_\_:00 a.m./p.m. The place and time of day may be changed by mutual agreement of the parties.

4. Adjustments: The parties acknowledge that there shall be no pro ration of real estate taxes for the tax year beginning April 1, 2018 and ending March 31, 2021. The SELLER, as a municipal corporation, is exempt from the New Hampshire Real Estate Transfer Tax (RSA 78-B:2, I). The BUYER shall be responsible for payment for his/her portion of the Real Estate Transfer Tax.

5. Defect in Title: It shall be the responsibility of the BUYER to determine the merchantability and marketability of the subject Premises. In the event of a defect in title, the sole remedy of the BUYER shall be the termination of this Agreement, without payment of any cost by the SELLER.

6. Delivery of Possession: BUYER shall obtain possession of the Premises described in paragraph 1 as of the date of delivery of the deed.

7. "As Is" Condition: The Premises shall be conveyed in "as is" condition, without any warranties or guarantees, express or implied, with regards to location, boundaries or condition of the property or its fitness for any purpose. The purchase of the property is at BUYER'S own risk.

8. Water and Sewage Disposal Systems: Information regarding the quality or condition of the water supply or sewage disposal systems, and of the insulation to the building, is unknown.

9. Radon Gas, Arsenic and Lead Paint: In compliance with the requirements of RSA 477:4-a, the following information is provided to BUYER relative to Radon Gas, Arsenic and Lead Paint:

Radon: Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

Arsenic: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire Department of Environmental Services private well testing recommendations ([www.des.nh.gov](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

Lead Paint: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

10. Complete Agreement; Construction: All representations, statements and agreements heretofore made between the parties are merged in this Agreement which alone fully and completely expresses their rights and obligations. This Agreement is entered into by each party

after opportunity for investigation; neither party relying on any statements or representations not embodied in this Agreement by the other or on the other's behalf. This Agreement shall be construed as a New Hampshire contract.

11. Legal Fees: SELLER shall have no liability for any legal fees pertaining to the sale or conveyance of the Premises or the possession thereof by BUYER.

12. Default; Liquidated Damages: If BUYER defaults pursuant to the terms of this Agreement, SELLER may retain the deposit as liquidated damages.

13. Binding Effect: This Agreement shall be for the benefit of and shall bind each of the parties, their heirs, administrators, executors, successors and assigns.

14. Assignment: BUYER shall not assign any interest in this Agreement or in the Premises until after the deed described in Section 1 shall have been executed, accepted and recorded consistent with the provisions of this Agreement.

15. Waiver: The waiver of any breach of any provision of this Agreement by either party shall not operate as, or be construed as, a waiver of any subsequent breach thereof.

DATED the day, month and year first above written.

**TOWN OF CHARLESTOWN, SELLER  
BOARD OF SELECTMEN:**

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[Scott Wade]

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[Jeffrey Lessels]

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[William Rescsanski]

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[Shelly Andrus]

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[Jeremy Wood]

**BUYER(S):**

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Print Name:\_\_\_\_\_

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Print Name:\_\_\_\_\_

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT																	
CHARLESTOWN, TOWN OF  PO BOX 385  CHARLESTOWN, NH 03603 Additional Owners:												Description		Code		Appraised Value		Assessed Value											
												EXEMPT		9030		48,600		48,600											
												EXM LAND		9030		54,200		54,200											
SUPPLEMENTAL DATA												Total		102,800		102,800		VISION											
Other ID: 40010						Rec																							
Zone																													
BMSI Act Num 354						ASSOC PID#																							
Ward																													
Prec.																													
GIS ID:																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
CHARLESTOWN, TOWN OF POISSON, FREDERICK				2056/2200		11/19/2018		U	I	0		51	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
													2018	1030	48,600		2017	1030	48,600		2016	3920	54,200						
													2018	1030	54,200		2017	1030	54,200										
Total:												102,800		Total:		102,800		Total:		54,200									
EXEMPTIONS				OTHER ASSESSMENTS																									
Year	Type	Description		Amount		Code	Description		Number		Amount		Comm. Int.		This signature acknowledges a visit by a Data Collector or Assessor														
Total:																													
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY																	
NBHD/ SUB		NBHD NAME		STREET INDEX NAME		TRACING		BATCH																					
0001/A																													
NOTES												APPRAISED VALUE SUMMARY																	
04-19 N/C APPARET = FUNC DEP																													
JUNK YARD 12/18: ADJ SKETCH, SHD=NV, RECK 2019																													
8/09-REM BLDG, FIRE 4/1/08 FOR DEMO OF MH'S TO THE REAR OF 150																													
OLD MOBILE HOMES ON SITE - APPEAR VACANT WETHERBY RD																													
'11 04-19 ADJ USE CODE																													
7/17-ADJ AYB PER OWNER, ORIGINAL INT																													
BUILDING PERMIT RECORD												VISIT/ CHANGE HISTORY																	
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments				Date	Type	IS	ID	Cd.	Purpose/Result												
2016-70				0		0		INSTALL DOUBLE WII				04/17/2019			STM	60	BUILDING PERMIT EXT												
												04/03/2019			SM	45	Change Value Chang												
												12/13/2018			STM	52	Review												
												04/28/2017			STM	60	BUILDING PERMIT EXT												
												05/09/2016			KH	52	Review												
LAND LINE VALUATION SECTION																													
B #	Use Code	Use Description		Zone	Frontage	Depth	Units	Unit Price	I. Factor	S A		C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing		Adj. Unit Price	Land Value								
1	904M	MUNICIPA MDL 02					43,560 SF	0.59	1.0000	A		1.00	500	1.00	SITE	N	0.000				25,700								
1	904M	MUNICIPA MDL 02					1.00 AC	25,700.00	1.0000	0		1.00		0.00		N	0.000				25,700								
1	904M	MUNICIPA MDL 02					1.40 AC	2,000.00	1.0000	0		1.00		0.00		N	0.000				2,800								
Total Card Land Units:							3.40 AC	Parcel Total Land Area:					3.4 AC	Total Land Value:										54,200					



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	65		Double Wide				
Model	01		Residential				
Grade	03		Average				
Stories	1						
Occupancy	1						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	01		Metal				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Flr 1	14		Carpet				
Interior Flr 2	06		Inlaid Sht Gds				
Heat Fuel	02		Oil				
Heat Type	04		Forced Hot Air				
AC Type	01		None				
Total Bedrooms	02		2 Bedrooms				
Total Bthrms	2						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms	5						
Bath Style	02		Typical				
Kitchen Style	02		Typical				
MHP							

FEP		24	9
BAS SLB			
WDK		56	27
		16	
		6	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	1,512	1,512		53.54	80,949	
FEP	Porch, Enclosed	0	216		37.43	8,084	
SLB	Slab	0	1,512		0.00	0	
WDK	Deck, Wood	0	96		5.58	535	
Ttl. Gross Liv/Lease Area:		1,512	3,336			89,568	





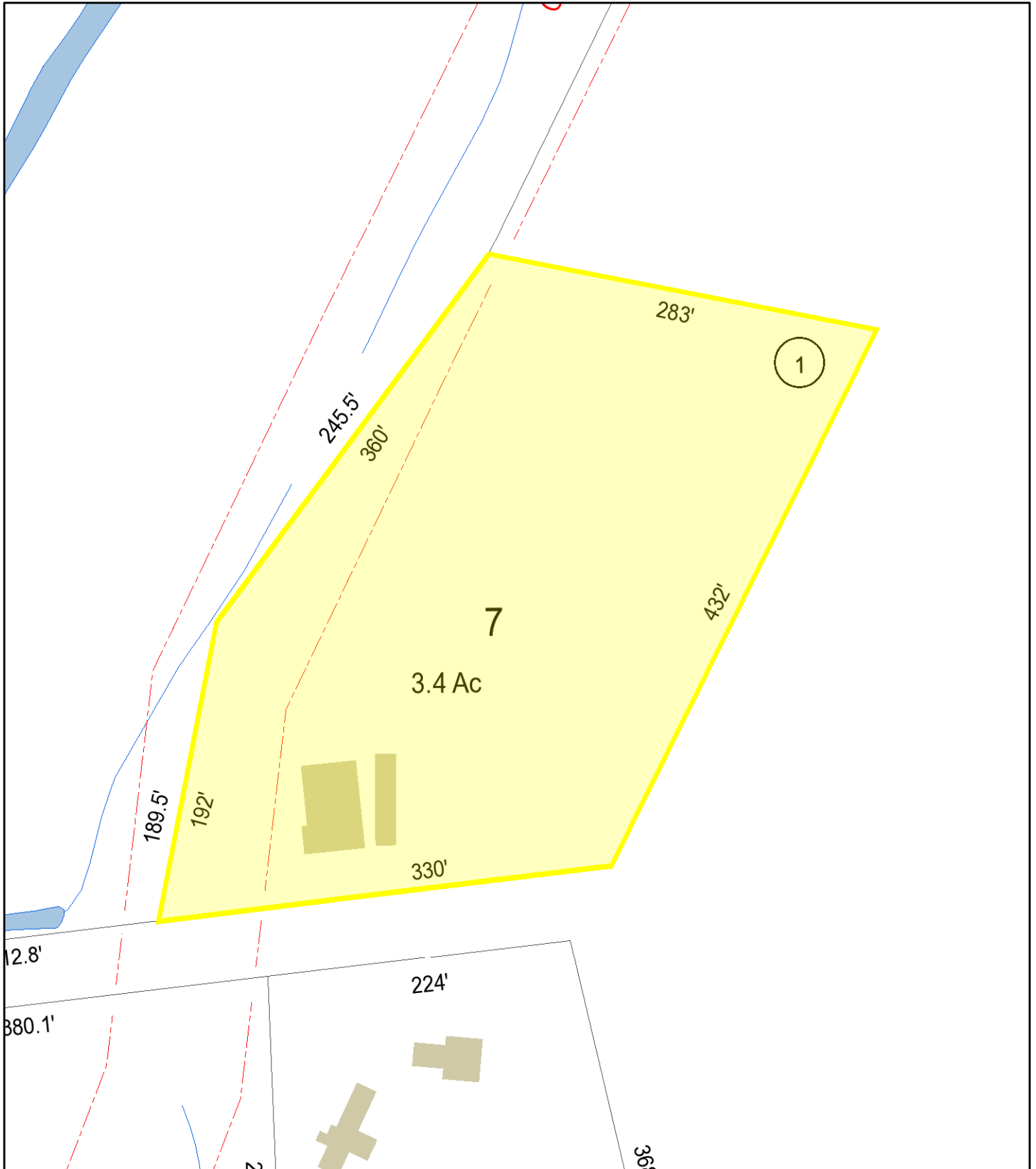
# 255-007 Wetherby Road

Charlestown, NH

1 inch = 100 Feet



December 1, 2020



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