# (6) TAX DEEDED PROPERTIES IN HINSDALE, NH **AT PUBLIC AUCTION**

MULTI-FAMILY HOME · SINGLE FAMILY HOMES · VACANT LOTS SATURDAY, JULY 17 BEGINNING AT 10:00 AM



Sale to be held at Hinsdale Town Hall 11 Main Street, Hinsdale, NH (*Registration from 9:00 AM*)

**ID#21-143.** We are pleased to offer for the Town of Hinsdale at **PUBLIC AUCTION**, these (6) properties which were acquired by Tax Collector's Deed. These properties have a total assessed value of \$462,500 and appeal to investors, builders, or abutters!

SALE # 1: 11 Jackson Drive (Tax Map 16, Lot 8)



5-Unit multi family home located on a 1.16± acre lot • Building features one 2-BR, 1-BA unit; three 1-BR, 1-BA units and one efficiency, partially finished basement, covered entry, shed • FHA/Oil heat, served by private well and septic • Assessed Value: \$ 157,800. 2020 Taxes: \$5,389. **DEPOSIT: \$5,000** 

#### SALE # 4: Brattleboro Road (Tax Map 28, Lot 2)

0.93± Acre Commercially zoned lot along Rte. 119 • Lot slopes slightly down off road then becomes level • Town water available to site but will require private septic • Assessed Value: \$86,400. 2020 Taxes: 2,950. **DEPOSIT: \$5,000**  SALE # 2: 12 Oak Hill Road (Tax Map 24, Lot 66)



Ranch style single family home located on a 1.37± acre lot • 1963 built home offering 990± SF GLA, 5 RMS, 3 BRS, 1 ½ BA, unfinished basement, hardwood floors, wood shingle siding • FHA/Oil heat, served by town water and private septic • Assessed Value: \$112,900. 2020 Taxes: \$3,856. **DEPOSIT: \$5,000** 

SALE # 5: Monument Road (Tax Map 25, Lot 17) 4± Acre vacant lot that is mostly flat and is wet • Located close to Route

119 • Town water available to site but will require private septic • Assessed Value: \$24,800. 2020 Taxes: \$847. **DEPOSIT: \$2,500**  (Tax Map 48, Lot 2)

SALE # 3

33 Plain Road

Mobile home located on a 0.97± acre lot • 1988 built home offers 980± SF GLA, 5 RMS, 3 BRS, 1 ½ BA, vinyl siding, wood deck, detached shed, and FHA/Oil Heat, served by town water and sewer • Assessed Value: \$43,300. 2020 Taxes: \$1,479. **DEPOSIT: \$5,000** 

### SALE # 6: 45 Canal Street (Tax Map 50, Lot 33)

Vacant 0.2± acre building lot with partial foundation left from fire • Lot is centrally located within walking distance to town center • Town water & sewer available • Assessed Value: \$37,300. 2020 Taxes:\$1,274. **DEPOSIT: \$1,000** 

Preview: All properties are marked, a drive-by is recommended. Please note, sales 1, 2 & 3 are currently uninhabitable.

**TERMS:** All deposits by cash, certified check, bank treasurer's check or other payment acceptable to the Town of Hinsdale at time of sale, balance due within 30 days. **SALES ARE SUBJECT TO TOWN CONFIRMATION. THE TOWN OF HINSDALE RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.** Conveyance by deed without covenants. Properties sold "as is, where is" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

# **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 PLANS, PHOTOS & MORE DETAILS ARE AVAILABLE ON OUR WEBSITE





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

- 603-734-4348 • www.jsjauctions.com

## AGREEMENT AND DEPOSIT RECEIPT

<b>THIS AGREEMENT</b> made this day of, 2021, by and between the Town of
Hinsdale, a municipal corporation organized under the laws of the State of New Hampshire, having a principal
place of business at 11 Main Street, Hinsdale, New Hampshire 03451 (hereinafter referred to as the
"SELLER"), and the BUYER
having an address of
WITNESSETH: That the SELLER agrees to sell and convey, and the BUYER agrees to buy certain land with
the improvements thereon, located in Hinsdale, New Hampshire, known as:
Map: Lot: Address
PRICE: The SELLING PRICE is \$
The BUYER'S DEPOSIT, receipt of which is hereby acknowledged, in the sum of \$
The BALANCE OF THE SELLING PRICE shall be payable at closing, and tendered in cash or certified check
in the amount of \$
BUYER'S PREMIUM DUE: The SELLING PRICE does not include the BUYER'S PREMIUM of ten
percent (10%) of the SELLING PRICE, due to the Auctioneer at closing.
SELLING PRICE \$ at 10 % equals BUYERS PREMIUM \$
Payment of such an amount by the BUYER in accordance with the previous clause, by cash or certified check at
closing, is a prior condition of the Town's obligation to convey title. This BUYER'S PREMIUM is in addition
to the SELLING PRICE and is payable directly to the Auctioneer.
<b>DEED:</b> The SELLER agrees to furnish, at its own expense, a duly executed DEED, without covenants, to the
property.
POSSESSION AND TITLE: The property is sold in its AS IS, WHERE IS condition, without any warranty as
to its use or condition whatsoever, subject to all tenants and rights of use or possession, limitations of use by
virtue of prior land use approvals and/or interests secured or inuring to the benefit of abutters, third parties or
members of the general public, outstanding municipal charges for sewer, water or betterment
assessments/connection or capacity charges for the same, or other matters of record
which may impact the use of, or title to, the property, if any, including mortgages, equity lines of credit, liens,
attachments, orders to cease and desist, and any State and Federal tax liens which have survived the Town's
acquisition of the property.
TRANSFER OF TITLE: Shall be given on or before thirty (30) days after the date of this AGREEMENT. The
place and time of TRANSFER OF TITLE shall be determined by mutual agreement. Failing such mutual
agreement, the time of transfer shall be as designated by the SELLER and shall occur at Hinsdale Town Offices,

11 Main Street, Hinsdale, NH. Time is of the essence.

## AGREEMENT AND DEPOSIT RECEIPT (Cont'd)

**TITLE:** If the BUYER desires an examination of the title, BUYER shall pay the cost thereof. BUYER acknowledges that TITLE shall be transferred by DEED without covenants. DEED and BUYER'S TITLE shall be subject to matters of record and as described in the section entitled POSSESSION AND TITLE above.

**LIQUIDATED DAMAGES:** If the BUYER shall default in the performance of his/her obligations under this AGREEMENT, the amount of the deposit and any additional deposit given by the BUYER may, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages. Further, all of the BUYER'S rights and interests in and to the AGREEMENT shall, without further notice or further consideration, be assigned to SELLER. Upon BUYER'S default or failure to close SELLER reserves the unqualified right to sell the property to the next highest qualified bidder. Alternatively, the BUYER may demand specific performance of this contract to which the SELLER will acquiesce.

**ACKNOWLEDES AND AGREES:** That the sale of the property as provided for herein is made on an "AS IS" condition and basis with faults, latent or patent.

**PRIOR STATEMENTS:** All representations, statements, and agreements heretofore made between the parties hereto are merged in this AGREEMENT, which alone fully and completely expresses the respective obligations, and this AGREEMENT is entered into by each party after opportunity for investigation, neither party relying on any statements or representation not embodied in this AGREEMENT. This Agreement shall not be altered or modified except by written agreement signed and dated by both BUYER and SELLER. ADDITIONAL PROVISIONS:

WITNESS: The signatures of the above-mentioned parties on the dates as noted below.

TOWN OF HINSDALE	BUYER
By:	By:
Its:	Its:
Duly authorized	Duly authorized
Date:	Date:
Witness:	Witness:

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$\begin{bmatrix} 3900 & Devel Land & RC \\ & 40,590 & SF \\ & 0.87 & 1.00000 & A \\ & 0.75 & C2 & 3.250 \\ & & 1.0000 & 2.13 & 86, \\ & & & & & & & \\ & & & & & & & \\ & & & & & & & \\ & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & \\ & & & & & & & & \\ & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ & & & & & & & & \\ $						$\vdash$												-															
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