

# (3) TAX DEEDED PROPERTIES IN CHARLESTOWN, NH AT PUBLIC AUCTION



## TWO MANUFACTURED HOMES & 11± ACRE VACANT PARCEL SATURDAY, OCTOBER 2 BEGINNING AT 10:00 AM

Sale to be held at 77 Cobb Road, Charlestown, NH  
(Registration from 9:00 AM)

**ID#21-154.** We have been retained by the Town of Charlestown to sell at **PUBLIC AUCTION** these (3) properties which were acquired by Tax Collector's deed.

### Sale #1: 3-Bedroom Mobile Home on Land 77 Cobb Road



1972 single wide mobile home located on a 0.83± acre lot. Home features 5 rooms, 3 bedrooms, 1 bath with 896 ± SF of living area, FHA oil heat, town water, front canopy and rear deck. Tax Map 103, Lot 15. Assessed value: \$38,500. Directions: From the Charlestown Town Hall on Main Street, follow Main Street (Rte. 12) North toward Claremont for 2.9 miles, hard left onto Cobb Road for .1 mile, home on the left.

### Sale #2: 3-Bedroom Mobile Home in Twin Valley Estates 151 Morways Park

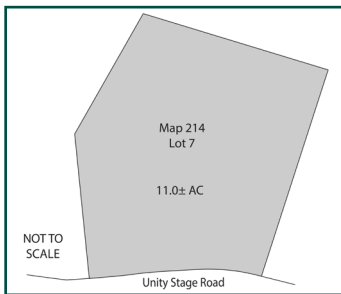
2000 single wide mobile home located on a leased lot in Twin Valley Estates. Home features 6 rooms, 3 bedrooms, 2 baths with 1,064± SF GLA, FHA oil heat, small side



deck & detached shed. Tax Map 109, Lot 7/0MH/151. Assessed Value: \$25,900. Directions: From the Charlestown Town Hall on Main Street, follow Main Street (Rte. 12) North toward Claremont for 2 miles, right on Lovers Lane Road for .2 mile, right on Mayflower into Twin Valley Estates, first right on Oakwood follow around to a quick right onto Brookside to a right onto Gazebo to the intersection of Pebblewood, unit will be directly in front of you on Pebblewood.

### Sale #3: Vacant 11± Acre Parcel Tax Map 214, Lot 7, Unity Stage Road

Vacant 11± acre parcel contains 537± FF along the west side of Unity Stage Road. Heavily wooded parcel slopes up dramatically from the road. Onsite well & septic would be required. Assessed Value: \$34,200. Directions: From the junction of Routes 12 & 12A (River Rd.) in Charlestown follow Rte. 12 North toward Claremont for .7 mile, right onto Unity Stage Road for .9 mile then right onto Morningside (Unity Stage) for .3 mile; land is on the right across from #931 Unity Stage Road.



**PREVIEW:** Sales 1 & 2 by appointment with Auctioneers. Sale #3 – lot is marked; a drive-by is recommended.

**TERMS:** \$2,500 deposit for each property by cash, certified or bank 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 are 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 make an independent investigation of all matters they deem relevant.

PLOT PLANS, PHOTOS & MORE DETAILS ARE AVAILABLE ON OUR WEBSITE

**James R. St. Jean**  
AUCTIONEERS

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