

(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

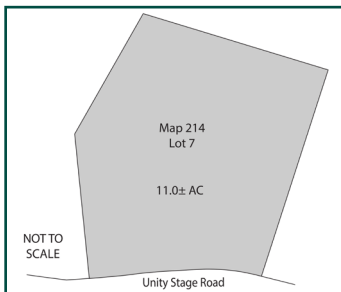
2000 single wide mobile home located on a leased lot in Twin Valley Estates. Home features 6 rooms, 3 bedrooms, 2 baths with 1,064± SF GLA, FHA oil heat, small side



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

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

603-734-4348 ■ www.jsjauctions.com



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

AGREEMENT made this ____ day of _____, 2021 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 _____, 2021 at 12:00 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) 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:**

[Jeffrey Lessels, Chair]

[Nancy Houghton]

[William Rescsanski]

[Shelly Andrus]

[Jeremy Wood]

BUYER(S):

Print Name: _____

Print Name: _____

Property Location: UNITY STAGE RD

MAP ID: 214/ 7/ 0/ 0/

Bldg Name:

State Use: 9030

Vision ID: 541

Account #624

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 10/18/2016 10:02

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				2402 CHARLESTOWN, NH		VISION							
CHARLESTOWN, TOWN OF						Description	Code	Appraised Value	Assessed Value										
26 RAILROAD STREET PO BOX 385 CHARLESTOWN, NH 03603 Additional Owners:						EXM LAND	9030	34,200	34,200										
SUPPLEMENTAL DATA						Total				34,200	34,200								
Other ID: 09022 Zone BMSI Act Num 354 Ward Prec. GIS ID:		Rec ASSOC PID#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
CHARLESTOWN, TOWN OF		1270/ 62	08/28/2001			0		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
								2016	9030	34,200	2015	9030	35,500	2013	9030	35,500			
								Total:		34,200	Total:		35,500	Total:		35,500			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.											
Total:																			
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY											
NBHD/ SUB		NBHD NAME		STREET INDEX NAME		TRACING		BATCH		Appraised Bldg. Value (Card)									
0001/A										Appraised XF (B) Value (Bldg)									
										Appraised OB (L) Value (Bldg)									
										Appraised Land Value (Bldg)									
										Appraised Land Value (Bldg)									
										Special Land Value									
										Total Appraised Parcel Value									
										Valuation Method:									
										Adjustment:									
										Net Total Appraised Parcel Value									
										34,200									
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					
									05/04/2016			KH	52	Review					
									07/27/2011			JG	52	Review					
									08/25/2006			TV	52	Review					
									03/03/2006			AC	80	Data Entry					
									01/07/2006			MW	00	Measur+Listed					
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	9030	MUNICIPAL MDL-00				43,560 SF	0.59	1.0000	5	0.75	200	1.00	TOPO	N	0.000			19,200	
1	9030	MUNICIPAL MDL-00				10.00 AC	2,000.00	1.0000	0	0.75		0.00	TOPO	N	0.000			15,000	
Total Card Land Units:						11.00	AC	Parcel Total Land Area:						11 AC	Total Land Value:				34,200

Property Location: UNITY STAGE RD
Vision ID: 541

Account #624

MAP ID: 214/ 7/ 0/ 0/

Bldg #: 1 of 1

Bldg Name:
Sec #: 1 of 1

Card 1 of 1

State Use: 9030
Print Date: 10/18/2016 10:02

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description						
Model	00		Vacant										
MIXED USE													
Code	Description			Percentage									
9030	MUNICIPAL MDL-00			100									
COST/MARKET VALUATION													
Adj. Base Rate:				0.00									
Replace Cost				0									
AYB													
EYB				0									
Dep Code													
Remodel Rating													
Year Remodeled													
Dep %													
Functional ObsInc													
External ObsInc													
Cost Trend Factor													
Condition													
% Complete													
Overall % Cond													
Apprais Val													
Dep % Ovr				0									
Dep Ovr Comment													
Misc Imp Ovr				0									
Misc Imp Ovr Comment													
Cost to Cure Ovr				0									
Cost to Cure Ovr Comment													
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			
Tot Gross Liv/Unacc Areas		0		0									

No Photo On Record



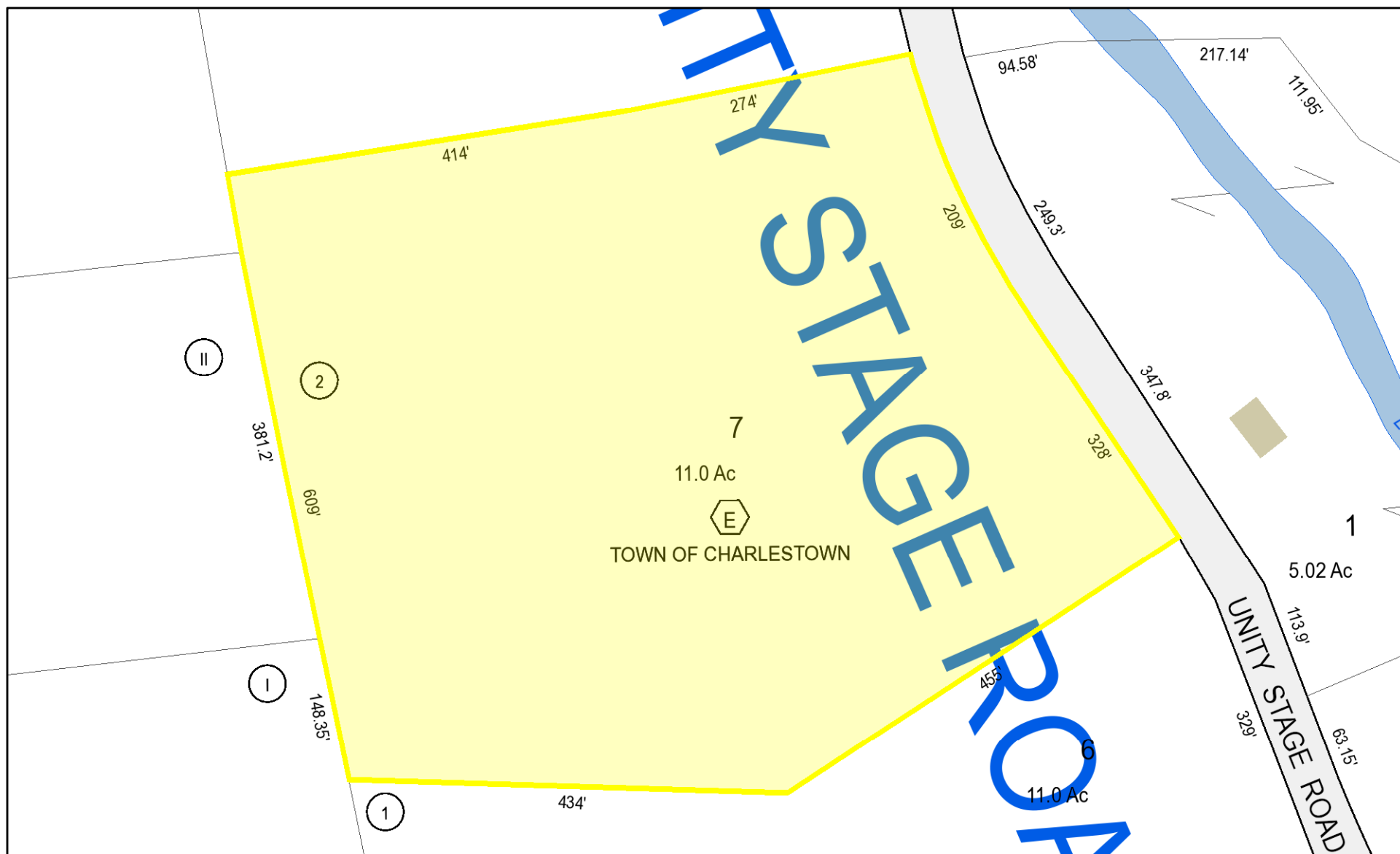
August 26, 2021

Charlestown, NH

1 inch = 137 Feet



www.cai-tech.com



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