

PUBLIC AUCTION

Executor's Sale

FIVE BEDROOM HOME

Friday, November 5 AT 2:00 PM



34 High Street, Claremont, NH

ID#21-175 · Two story conventional style home located on a 0.17± acre corner lot close to city hall · 1907 built offering 3,039± SF GLA, 13 RMS, 5 BRs, 2 ½ BA · Wood clapboard siding, slate roof, enclosed front porch, open side porch, unfinished basement, ample off-street parking, and FHW/Oil Heat · Served by public water & sewer.

Tax Map: 120, Lot 210. **Assessed Value:** \$140,800.

2020 Taxes: \$5,733. **Deed Ref:** Sullivan County Registry of Deeds Book 2035, Page 0542. **Sale**

per order of Executor by his Attorneys: Norton & Abert, P.C., Keene, NH; Michael T. Jordan, Esq.

Preview: One hour prior to sale or by appointment with Auctioneer.

7.5% BUYER'S PREMIUM DUE AT CLOSING

Terms: \$10,000 deposit by cash, certified check, bank check or other form of payment satisfactory to Executor at time of sale, balance due within 45 days. Conveyance of the premises, or an agreed portion thereof, shall be by fiduciary deed. Other terms may be announced at time of sale. **Auctioneers Note:** *The successful bidder shall be responsible for paying all delinquent property taxes.*

All information herein is believed but not warranted to be correct. The Executor does not warrant the condition or existence of any feature described above.

FOR MORE INFORMATION, PLEASE VISIT OUR WEBSITE



JSJ Auctions
SINCE 1982



45 Exeter Road, Epping, NH 03042, NH Lic. #2279
603-734-4348 • www.jsjauctions.com