

PUBLIC AUCTION

(6) TAX DEEDED SALES IN WARREN, NH

SATURDAY, DECEMBER 11, 2021 AT 10:00 AM

Registration from 9:00 AM

MOBILE HOMES & VACANT LOTS

Sale to be held at: **Warren Town Hall, 19 Water Street, Warren, NH**

ID#21-182 · We have been retained by the Town of Warren to sell at PUBLIC AUCTION these properties which were acquired by Tax Collector's Deed. These properties have a total assessed value of \$292,900, and appeal to investors, builders, sportsmen, or abutters!



SALE # 1: Tax Map 244, Lot 51 42 Chase Road & Simmons Drive



42 Chase Road: Single wide mfd. home located on a 0.97± acre lot features 972± SF GLA, 2 BR, 1 BA, detached shed & FHA/oil heat · Served by well & septic.

Simmons Drive: Single wide mfd. home w/ additions featuring 1,486± SF GLA, 2 BRS, 1 BA, open porch, & FHA/Oil Heat · Served by well & septic. Total Assessed Value: \$142,300. 2020 Taxes: \$3,284. **DEPOSIT: \$5,000.**

SALE # 2: Tax Map 225, Lot 9 Lake Tarleton Road



Vacant heavily wooded 7.49± acre lot abutting the White Mountain National Forest along NH Rte. 25C · Lot slopes up from the road then levels off, has stream running along part of lot, great

views · Assessed Value: \$47,100. 2020 Taxes: \$1,087. **DEPOSIT: \$2,500.**

SALE # 3: Tax Map 245, Lot 20, Beech Hill Road
Overgrown 0.94± acre lot w/ collapsing structure located in rural neighborhood with great mountain views · Structure offers 611± SF GLA and is in very poor condition · Assessed Value: \$44,200. 2020 Taxes: \$1,020. **DEPOSIT: \$2,500.**

SALE # 4: Tax Map 232, Lot 14, Eagle's Nest Road
Vacant wooded 1.49± acre lot located just off NH Rt.118 · Lot slopes down low from the road then levels in topography, located on private dirt road · Assessed Value: \$16,200. 2020 Taxes: \$374. **DEPOSIT: \$2,500.**

SALE # 5: Tax Map 244, Lot 53, Off Rabbit Run Road
Vacant landlocked 10.1± acre heavily wooded lot · Assessed Value: \$19,400. 2020 Taxes: \$448. **DEPOSIT: \$1,000.**

SALE # 6: Tax Map 218, Lot 44, On Baker River
Vacant 7± acre lot located along the Baker River, lot is heavily wooded · Assessed Value: \$23,700. 2020 Taxes: \$547. **DEPOSIT: \$1,000.**

10% BUYER'S PREMIUM DUE AT CLOSING

PREVIEW: Properties 1 - 4 are marked, a drive-by is recommended.

TERMS: All deposits by cash, certified check, bank treasurer's check, or other form of payment acceptable to the Town of Warren at time of sale, balance due within 45 days. Conveyance by Quit Claim Deed without convenience. All properties sold "as is, where is" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

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, BROCHURE, AND MORE DETAILS ARE AVAILABLE ON OUR WEBSITE



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