

PUBLIC AUCTION

(6) TAX DEEDED SALES IN NEW IPSWICH, NH



COMMERCIAL BUILDING SINGLE FAMILY HOMES & VACANT LOT

Saturday, January 22, 2022 @ 10:00 AM

Registration from 9:00 AM

Sale to be held at: New Ipswich Town Office, 661 Turnpike Road, New Ipswich, NH

ID#22-100 · We have been retained by the Town of New Ipswich to sell at **PUBLIC AUCTION** these (6) town-owned properties. These properties have a total assessed value of \$730,500 and appeal to investors, builders, sportsmen, or abutters.

SALE # 1: Tax Map 11, Lot 184, 54 Main Street



1½ story cape style home located on a 0.32± acre lot · 1775 built home features 2,279± SF GLA, 2 BRS, 1 BA, attached garage, enclosed porch, unfinished basement, fireplace, home is in need of repair · FHW/Oil heat, served by well & septic (condition unknown) · Assessed Value: \$199,300. 2021 Taxes: \$4,428. **DEPOSIT: \$5,000.**

SALE # 2: Tax Map 11, Lot 97, 497 Turnpike Road



1-story service shop style building (former town garage) located on a 1.5± acre lot · 1950 built (RD) Rural District zoned structure features 2,400± SF GLA, small office, two overhead doors, ample parking, cinder block exterior · FHA/Oil Heat, served by well & septic (condition unknown) · Assessed Value: \$159,300. 2021 Taxes: \$3,540. **DEPOSIT: \$5,000.**

SALE # 3: Tax Map 7, Lot 69, 29 Wheeler Road: 2-Story colonial style home located on a 1.1± acre lot · 2001 built home offers 2,785± SF GLA, 4 BRS, 2 BA and is in need of repair · FHA/Oil Heat, served by well & septic (condition unknown), property also includes an older style mobile home used for storage · Assessed Value: \$149,700. 2021 Taxes: \$3,326. **DEPOSIT: \$5,000.**



SALE # 4: Tax Map 15B, Lot 35, 36 Mill Street: Single story colonial style home on a 0.2± acre lot located along the Souhegan River · 1850 built home offers 1,866± SF GLA, 4 BRS, 1BA, vinyl siding, side deck w/slider, unfinished basement · Heated by wood stove and served by well & septic (condition unknown) · Assessed Value: \$104,600. 2021 Taxes: \$2,324. **DEPOSIT: \$5,000.**

SALE # 5: Tax Map 15B, Lot 7, 283 Greenville Road

Burned out home that was severely damaged by fire in 2019 (must be razed per the town) on 4.3± acre lot located on the Greenville town line · Lot is overgrown, level by road then slopes down dramatically to the rear, multiple abandoned vehicles on lot · Home had 4 BRS, 2BA & 1,472 ± SF GLA, served by municipal water & septic (cond. unk.) · Assessed Value: \$75,000. 2021 Taxes: \$1,667. **DEPOSIT: \$5,000.**

SALE # 6: Tax Map 15B, Lot 12 Highbridge Road

Vacant 5.8± acre lot located along Rt. 123 on the Greenville town line · Lot slopes up from road, heavily wooded, large rocks on lot, appears to be dry · Assessed Value: \$42,600. 2021 Taxes: \$947. **DEPOSIT: \$2,500.**

10% BUYER'S PREMIUM DUE AT CLOSING

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

TERMS: Deposits by cash, certified check/bank check or other tender acceptable to the Town of New Ipswich at time of sale, balance of purchase due within 30 days from the sale date. Conveyance by Quitclaim Deed. Sales are subject to Town confirmation. The Town of New Ipswich reserves the right to reject any and all bids. 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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