

PUBLIC AUCTION

TOWN OWNED PROPERTIES IN WARNER, NH

(2) SINGLE FAMILY HOMES & VACANT LOT

Saturday, June 25, 2022 at 10:00 AM (Registration from 9:00 am)

Sale to be held at: Warner Town Hall, 5 E Main Street, Warner, NH

ID# 22-161: We have been retained by the Town of Warner, NH to sell at PUBLIC AUCTION these (3) town-owned properties. These properties have a total assessed value of \$252,510 and appeal to first time home-buyers, investors, builders, or abutters.

Sale #1: 198 Horne Street (Tax Map 12, Lot 36)



1 3/4 story gambrel style home located on a 0.49± acre lot • 1987 built home features 1,350± SF GLA, 5 RMS, 3 BR, 1 BA, metal roof, fireplace, detached shed and FHW/Gas heat. Served by private well & septic • Assessed Value: \$128,490. 2021 Taxes: \$3,381. **DEPOSIT \$5,000**

Sale #2: 38 Willey Lane (Tax Map 34, Lot 26)



Single wide manufactured home w/ addition located on a 1.9± acre lot • 1980 built home offers 780± SF GLA, 5 RMS, 3 BR, 1 1/2 BA, enclosed front porch, detached shed and FHW/Oil heat. • Served by private well & septic • Assessed Value: \$84,420. 2021 Taxes: \$2,221. **DEPOSIT \$5,000**

Sale #3: Off Schoodac Road (Tax Map 11, Lot 15) • Vacant landlocked 33± acre lot located near I-89. Land is heavily wooded and located closer to Burnt Hill Rd. • Assessed Value: \$39,600. 2021 Taxes: \$1,042. **DEPOSIT \$2,500**

10% BUYER'S PREMIUM DUE AT CLOSING

Previews: SALE #1: Saturday June 18th from 9-11AM. SALES 2 & 3: Properties are marked, a drive-by is recommended.

Terms: Deposits by cash, certified check/bank check or other tender acceptable to the Town of Warner at time of sale, balance of purchase due within 45 days from the sale date. Conveyance by Deed, without covenants. Sales are subject to Town of Warner confirmation. The Town of Warner 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.

PHOTOS, BROCHURE, AND MORE DETAILS ARE AVAILABLE ON OUR WEBSITE

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..



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