

PUBLIC AUCTION

ISLAND PROPERTY ON LAKE SUNAPEE
Saturday, June 25, 2022 at 10:00 AM



18 Great Island, Newbury, NH

Sale to be held at Newbury Town Hall

ID#22-156 · We have been retained by the Town of Newbury, NH to sell at PUBLIC AUCTION this town-owned property that was acquired via tax collector's deed. · Camp style home located on a 1.03± acre island lot located on Lake Sunapee · Lot has westerly exposure, commanding lake and mountain views · Home offers 834± SF GLA, 5 RMS, 2 BRS, and 2 BA. Features include screened in porch, dock, boathouse (in need of repair) and wood heat. Served by shared septic. Tax Map 5, Lot 27-88. Assessed Value: \$792,900. 2021 Taxes: \$9,023.



10% BUYER'S PREMIUM DUE AT CLOSING

PREVIEW: Contact Auctioneer for details. **TERMS:** \$25,000 deposit by cash, certified check, cashier's or treasurer's check, or other form of payment acceptable to Town of Newbury at time of sale. An additional deposit together with original deposit to equal 10% of the bid price due within 5 business days, closing within 30 days. Conveyance by Deed, without covenants, sale is subject to town confirmation. The Town of Newbury reserves the right to reject any and all bids. The property will be sold "AS IS, WHERE IS" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

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.

ADDITIONAL INFORMATION & PHOTOS ARE AVAILABLE ON OUR WEBSITE



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