

PUBLIC AUCTION



Town Owned Property MANUFACTURED HOME ON 1.1± ACRE LOT

Saturday, July 16, 2022 AT 10:00 AM

(Registration from 9:00am)



25 Snow Road, Hill, NH

Sale to be held at: HILL TOWN HALL, 30 Crescent Street, Hill, NH

ID#22-168 · We have been retained by the Town of Hill, NH to sell at PUBLIC AUCTION this town-owned property · 1996 built manufactured home located on a 1.1± acre lot located on a dead-end road · Home features 800± SF GLA, 2 BR, 1 BA, detached 1 ½ story 2-bay garage w/ loft, metal roof, metal siding, detached shed and FHA/Oil heat. Served by private well & septic · Tax Map: R10, Lot 24. Assessed Value: \$81,200. 2021 Taxes: \$2,083.



10% BUYERS PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

TERMS: \$5,000 Deposit by cash, certified check/bank check or other tender acceptable to the Town of Hill at time of sale, balance of purchase due within 30 days from the sale date. Conveyance by deed without covenants. Sale is subject to Town of Hill confirmation. The Town of Hill 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 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.

ADDITIONAL INFORMATION & PHOTOS ARE AVAILABLE ON OUR WEBSITE



JSJ Auctions
SINCE 1982



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

AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this _____ day of _____, 2022, by and between the Town of Hill, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 30 Crescent Street, Suite 1, Hill, NH 03243, (hereinafter referred to as the “SELLER”), and the BUYER _____ having _____ an _____ address _____ of _____.

WITNESSETH: That the SELLER agrees to sell and convey, and the BUYER agrees to buy certain land with the improvements thereon, located in Hill, New Hampshire, known as:

Map: ____ Lot: ____ Address: _____

PRICE: The SELLING PRICE is \$_____.

The BUYER’S DEPOSIT, receipt of which is hereby acknowledged, in the sum of \$5,000.

The BALANCE OF THE SELLING PRICE shall be payable at closing and tendered in cash or certified check in the amount of \$_____.

BUYER’S PREMIUM DUE: The SELLING PRICE does not include the BUYER’S PREMIUM of ten percent (10%) of the SELLING PRICE, due to the Auctioneer at closing.

SELLING PRICE \$_____ at 10 % equals BUYERS PREMIUM \$_____.

Payment of such an amount by the BUYER in accordance with the previous clause, by cash or certified check at closing, is a prior condition of the Town’s obligation to convey title. This BUYER’S PREMIUM is in addition to the SELLING PRICE and is payable directly to the Auctioneer.

DEED: The SELLER agrees to furnish, at its own expense, a duly executed DEED, without covenants, to the property.

POSSESSION AND TITLE: The property is sold in its AS IS, WHERE IS condition, without any warranty as to its use of condition whatsoever, subject to all tenants and rights of use or possession, limitations of use by virtue of prior land use approvals and/or interests secured or inuring to the benefit of abutters, third parties or members of the general public, outstanding municipal charges for sewer, water of betterment assessments/connection or capacity charges for the same, or other matters of record which may impact the use of, or title to, the property, if any, including mortgages, equity lines of credit, liens, attachments, orders to cease and desist, and any State and Federal tax liens which have survived the Town’s acquisition of the property.

TRANSFER OF TITLE: Shall be given on or before thirty (30) days after the date of this AGREEMENT. The place and time of TRANSFER OF TITLE shall be determined by mutual

agreement. Failing such mutual agreement, the time of transfer shall be as designated by the SELLER and shall occur at 30 Crescent Street, Suite 1, Hill, NH 03243. Time is of the essence.

TITLE: If the BUYER desired an examination of the title, BUYER shall pay the cost thereof, BUYER acknowledges that TITLE shall be transferred by DEED without covenants. DEED and BUYER'S TITLE shall be subject to matters of record and as described in the section entitled POSSESSION AND TITLE above.

LIQUIDATED DAMAGES: If the BUYER shall default in the performance of his/her obligations under this AGREEMENT, the amount of the deposit and any additional deposit given by the BUYER may, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages. Further, all of the BUYER'S rights and interests in and to the AGREEMENT shall, without further notice or further consideration, be assigned to SELLER. Upon BUYER'S default or failure to close SELLER reserves this unqualified right to sell the property to the next highest qualified bidder. Alternatively, the BUYER may demand specific performance of this contract to which the SELLER will acquiesce.

ACKNOWLEDGES AND AGREES: That the sale of the property as provided for herein is made on an "AS IS" condition and basis with faults, latent or patent.

PRIOR STATEMENTS: All representations, statements, and agreements heretofore made between the parties hereto are merged in the AGREEMENT, which along fully and completely expressed the respective obligations, and the AGREEMENT is entered into by each party after opportunity for investigation, neither party relying on any statements or representation not embodied in this AGREEMENT shall not be altered or modified except by written agreement signed and dated by both BUYER and SELLER.

STATUTORY DISCLOSURE: In compliance with the requirements of RSA 477:4-a, the following notification is provided to the Buyer(s):

Radon Gas: Radon gas, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through the water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.

Lead Paint: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

The Seller has no information concerning the water supply system, the sewage disposal system or the type and location of insulation. (RSA 477:4-d)

The Seller has no knowledge or information concerning whether methamphetamine production has occurred on the property. Information regarding methamphetamine production is available upon request from the Department of Environmental Services. The Seller has no knowledge whether the property may be subject to a public utility tariff pursuant to RSA 374:61.

ADDITIONAL PROVISIONS:

WITNESS: The signatures of the above-mentioned parties on the dates as noted below.

TOWN OF HILL

By: _____

Its: _____

Duly authorized

Date: _____

Witness: _____

BUYER

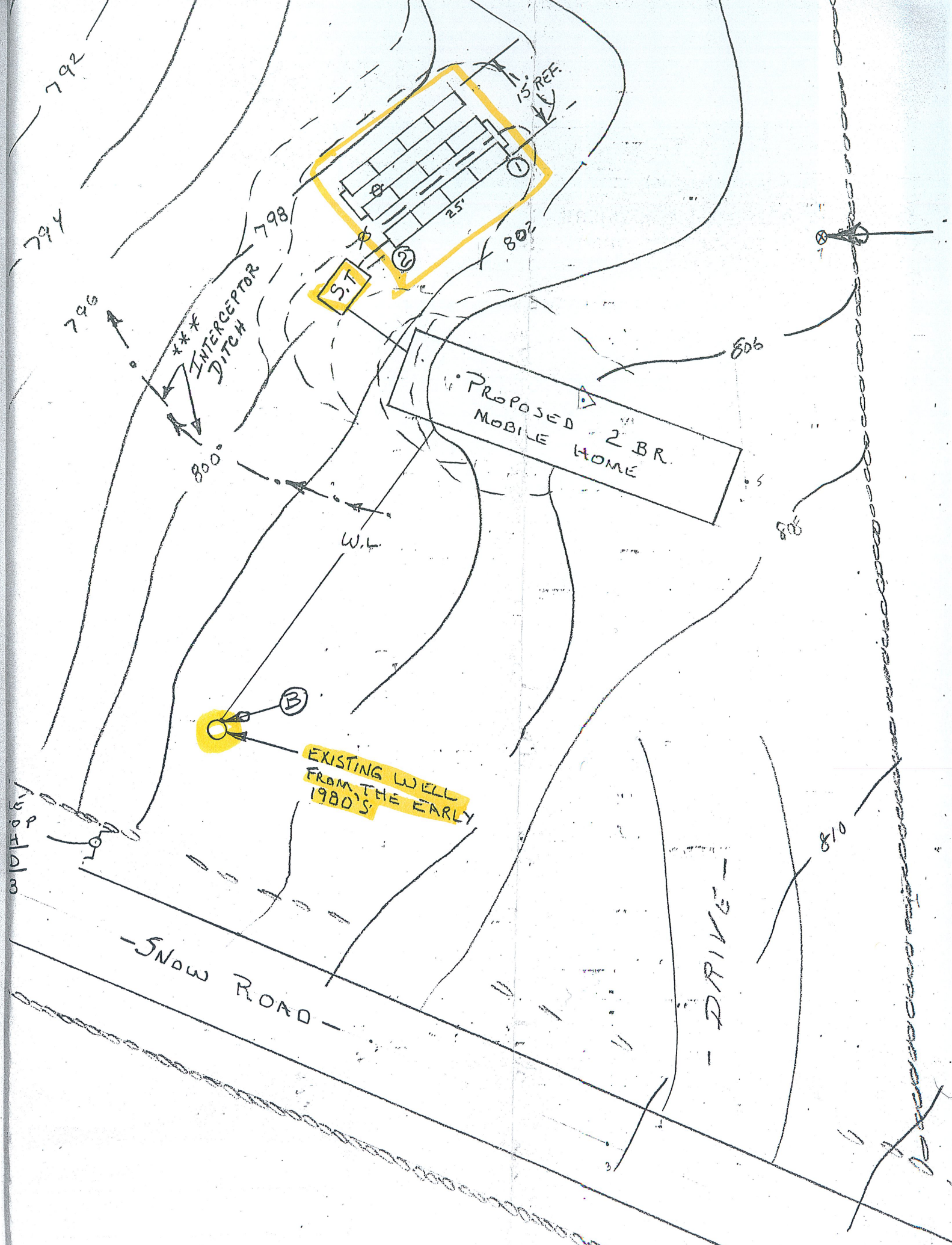
By: _____

Its: _____

Duly authorized

Date: _____

Witness: _____



792

794

796

798

800

802

805

806

810

PROPERTY

SNOW ROAD

DRIVE

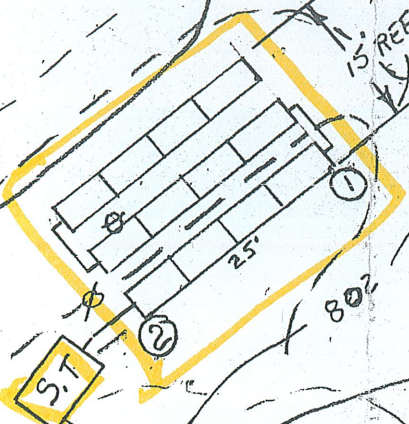
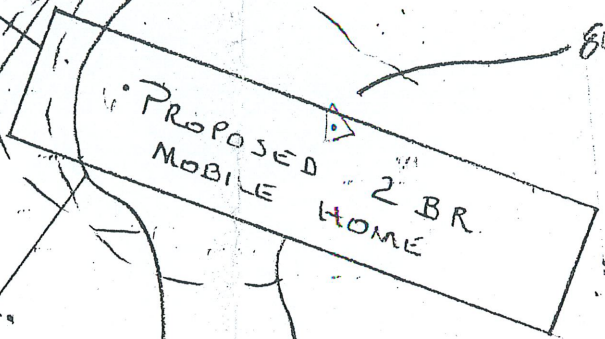
PROPOSED 2 BR. MOBILE HOME

EXISTING WELL FROM THE EARLY 1980'S

*** INTERCEPTOR DITCH

15' REF.

W.L.



B

8

2

1

25'

TEST & SOIL DATA

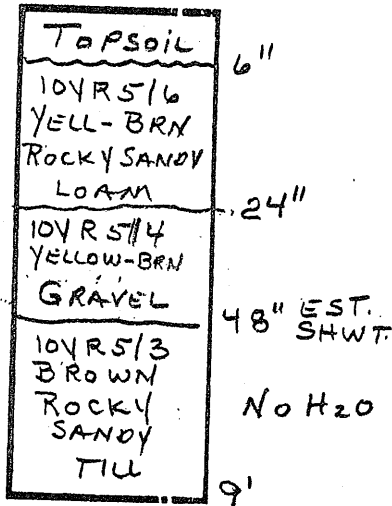
PIT ϕ 9/8/95

PERC TEST ϕ 9/8/95

RATE: 5 MIN/IN DEPTH: 40"

LOAD: 2 BR = 438 FT²
CHAMBER - TRENCH

L.F. SIZE: 12 @ 22 FT² = 264 FT² (60%)



No H₂O OBS.

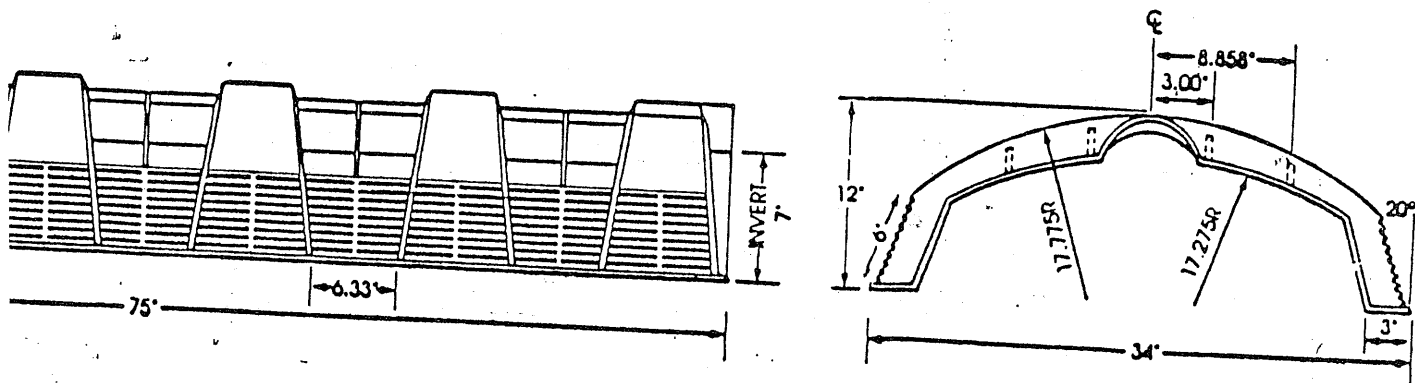
SOIL SERIES & SYMBOL

MERRIMACK COUNTY SOILS PG 4
HnC HERMON SOIL SERIES

THE STANDARD INFILTRATOR™ CHAMBER

No Scale

Fig. #2



: A) LAID LEVEL, B) 4" PERF. - COLLARS (P.V.C. OR EQUIV.), C) ENDS CAPPED.

TRENCHES TO BE: A) MINIMUM OF 4' ABOVE THE SEASONAL HIGH WATER MINIMUM OF 8' ABOVE ANY IMPERMEABLE SUBSTRATUM, C) ORIGINAL GROUND ON THE UPSLOPE SIDE

MINIMUM OF 75' FROM SURFACE WATER AND/OR WELLS.

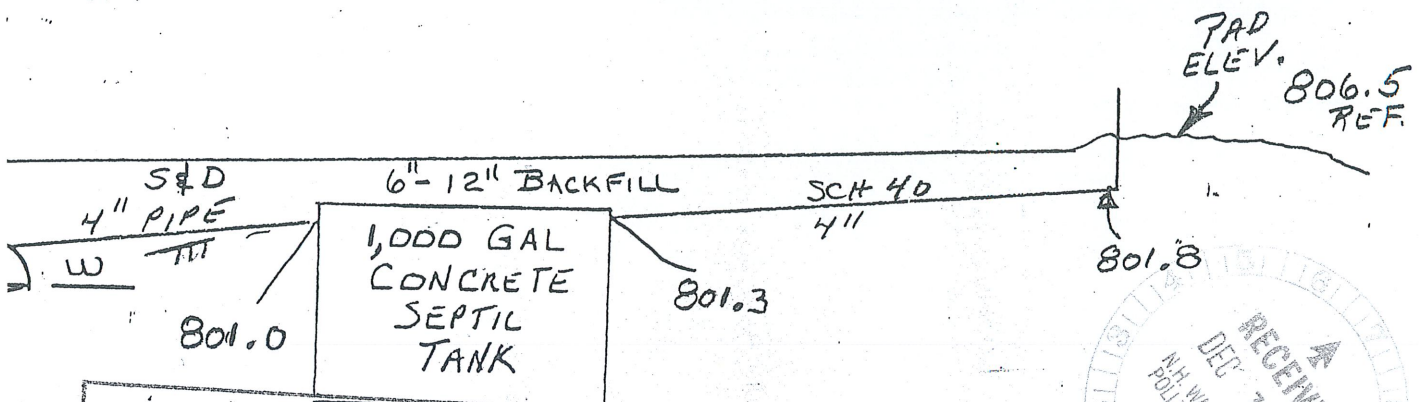
CONCRETE DIST. ...

IS REQUIRED IT MUST BE CLEAN SOIL, FREE OF TOPSOIL OR HUMUS, OR STONES MORE THAN 6" IN ANY DIMENSION. ALL TOPSOIL, ROOTS AND ATTER UNDER THE LEACHING SYSTEM MUST BE REMOVED BEFORE FILL FILL TO BE A MEDIUM TO COARSE GRIT SAND.

PROFILE SECTION

THESE MAPS HAVE BEEN UPDATED TO REFLECT CHANGES AS OF DEC 1 1995

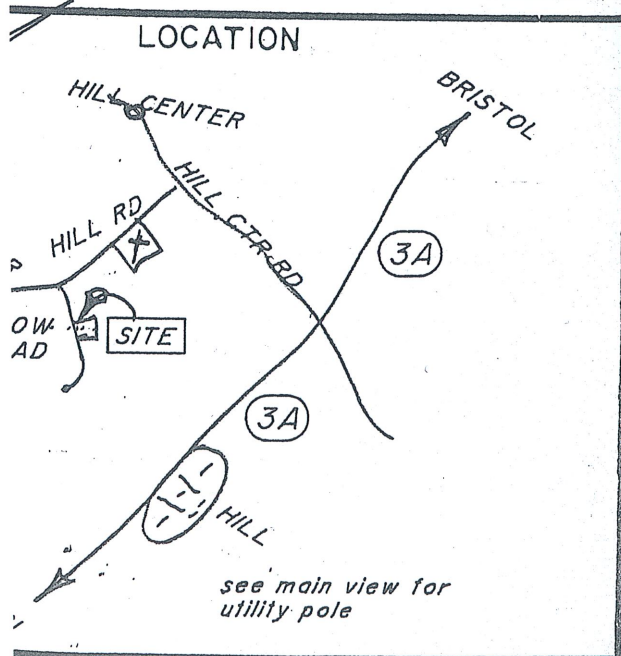
NEW HAMPSHIRE
 Designer of
 Subsurface Disposal
 Systems
 Bruce A. Barnard
 No. 37
 Water Supply & Pollution Control



RECEIVED
 DEC 7 1995
 N.H. WATER SUPPLY & POLLUTION CONTROL DIVISION

AMENDED
 IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE
 N.H. DEPT. OF ENVIRONMENTAL SERVICES
 WATER SUPPLY & POLLUTION CONTROL DIVISION
 Signed Paul Monopede
 Date 12-8-95

AMENDED PLAN DEC 1995 - BAB KX
 ADDED INTERCEPTOR DITCH UPSLOPE OF SYSTEM



BARNARD, ENT.

FOR MAJORIE WALLACE

SITE SEPTIC SYSTEM

LOCATION SNOW ROAD HILL, N H

SCALE 1" = 20' main view only

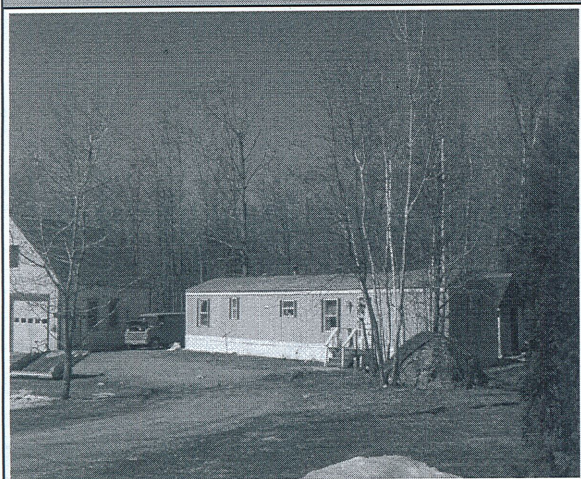
DRAWN BAB SEPT 1995

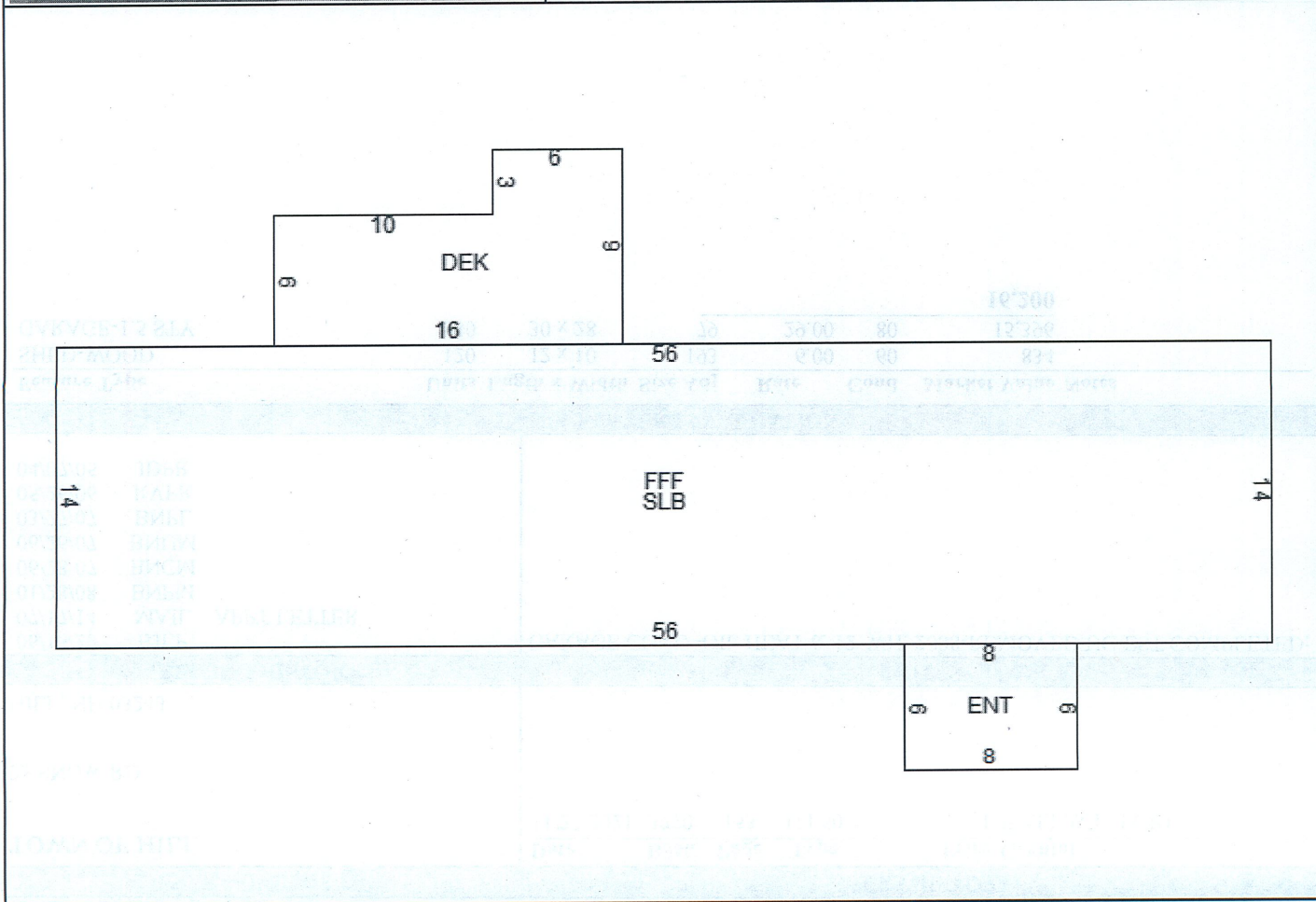
OWNER INFORMATION	SALES HISTORY	PICTURE												
TOWN OF HILL 25 SNOW RD HILL, NH 03243	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>11/22/2021</td> <td>3770</td> <td>153</td> <td>UI 50</td> <td></td> <td>1 WALLACE, LORI</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	11/22/2021	3770	153	UI 50		1 WALLACE, LORI	
Date	Book	Page	Type	Price	Grantor									
11/22/2021	3770	153	UI 50		1 WALLACE, LORI									

LISTING HISTORY	NOTES
06/16/20 BJLP 07/17/14 MAIL APPT LETTER 01/28/08 BNPM 06/28/07 BNCM 06/26/07 BNUM 03/27/07 BNPL 05/26/06 RVPR 04/07/05 JDPR	GARAGE COND=OIL HEAT & 12' WH; 2008-REMOVED UC-EST COMPLETED;

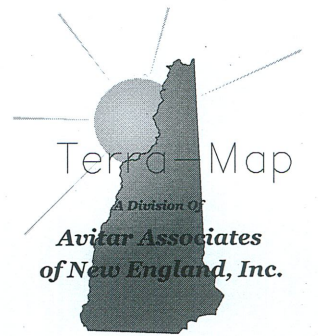
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR					
								HILL ASSESSING OFFICE					
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes						
SHED-WOOD	120	12 x 10	193	6.00	60	834							
GARAGE-1.5 STY	840	30 x 28	79	29.00	80	15,396							
						16,200							
								PARCEL TOTAL TAXABLE VALUE					
								Year	Building	Features	Land		
								2020	\$ 31,300	\$ 16,200	\$ 33,400	Parcel Total: \$ 80,900	
								2021	\$ 31,300	\$ 16,200	\$ 33,400	Parcel Total: \$ 80,900	
								2022	\$ 31,600	\$ 16,200	\$ 33,400	Parcel Total: \$ 81,200	

LAND VALUATION												LAST REVALUATION: 2019		
Zone: RURAL Minimum Acreage: 3.00 Minimum Frontage: 200												Site: FAIR Driveway: DIRT/GRAVEL Road: DIRT		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.110 ac	37,165	D	90	100	100	100	100 -- GOOD/MIL	100	33,400	0	N	33,400	
	1.110 ac									33,400			33,400	

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS							
	<p>TOWN OF HILL</p> <p>25 SNOW RD</p> <p>HILL, NH 03243</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			<p>Model: 1.00 STORY FRAME MH</p> <p>Roof: GABLE OR HIP/METAL/TIN</p> <p>Ext: PREFIN METAL</p> <p>Int: PLYWOOD PANEL</p> <p>Floor: CARPET/LINOLEUM OR SIM</p> <p>Heat: OIL/FA DUCTED</p>				
	District	Percentage									
PERMITS		<p>Bedrooms: 2 Baths: 1.0 Fixtures:</p>									
<table border="1"> <thead> <tr> <th>Date</th> <th>Permit ID</th> <th>Permit Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Date	Permit ID	Permit Type	Notes					<p>Extra Kitchens: Fireplaces:</p> <p>A/C: No Generators:</p> <p>Quality: A0 AVG</p> <p>Com. Wall:</p> <p>Size Adj: 1.0506 Base Rate: MHS 55.00</p> <p>Bldg. Rate: 0.9455</p> <p>Sq. Foot Cost: \$ 52.00</p>		
Date	Permit ID	Permit Type	Notes								

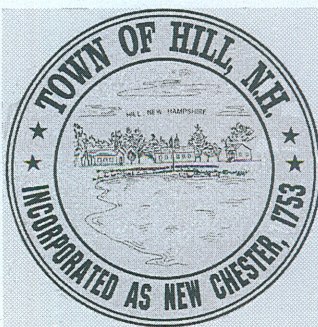


BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	784	1.00	784
SLB	SLB	784	0.00	0
ENT	ENTRANCE	48	0.10	5
DEK	DECK/ENTRANCE	114	0.10	11
		1,730		800
2019 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 41,600		
Year Built:		1996		
Condition For Age:	AVERAGE	24 %		
Physical:				
Functional:				
Economic:				
Temporary:				
Total Depreciation:		24 %		
Building Value:		\$ 31,600		



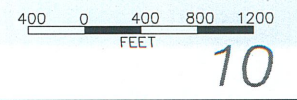
Legend

Parcel Numbers	22	
Adjacent Maps	11	
Match Line	---	
Dimensions	145'	
Sub Divisions	2	
Parcel Boundary	---	
Town Boundary	---	
Private Road	---	
Right-Of-Way	---	
Stone Wall	o-o-o-o	



For Assessment Purposes
 Not to be used
 for Conveyances

PROPERTY MAP
 TOWN OF HILL
 MERRIMACK COUNTY
 NEW HAMPSHIRE
 April 1, 2008



50 A±

P/O 11-19

P/O

P/O 11-24

23
14 A±

HM ELECTRIC CO-JP

22
1 A±

1158'

P/O 11-20

P/O 11-20-5

P/O 11-20-4

P/O 11-20-3

P/O 11-20-2

30
33 A±

31-1
0.49 A±

31-2
8.97 A±

31-3
7.41 A±

31-4
7.12 A±

P/O 11-29

31
42.29 A±

Map R10 - lot 24
enlarged

28

