

# PUBLIC AUCTION

## (3) TOWN OWNED PROPERTIES IN WINCHESTER, NH SINGLE FAMILY HOME COMMERCIAL GARAGE · VACANT LOT Saturday, August 20, 2022 at 10:00 AM

Registration from 9:00 AM

ID#22-178 · We have been retained by the Town of Winchester, NH to sell at PUBLIC AUCTION these (3) town-owned properties. These properties have a total assessed value of \$285,700 and appeal to first time homebuyers, investors, builders, or abutters.



Sale to be held at:  
Winchester Town Hall,  
1 Richmond Road, Winchester, NH

### SALE # 1:

168 Gunn Mountain Road (Tax Map 4, Lot 27)



1 ¾ story log style home located on a 4 ± acre lot · 2003 built home features 1,960 ± SF GLA, 7 RMS, 3 BR, 2 BA, open porch, patio, detached shed and FHW/Oil heat. Served by private well & septic · Assessed Value: \$154,800. 2021 Taxes: \$4,921. **Deposit \$5,000.**

### SALE # 2:

5 Broad Brook Road (Tax Map 17, Lot 19)



Central Business zoned garage located on a 0.05 ± acre lot · 1984 built building offers 1,826 ± SF GLA, ½ BA, three overhead doors, off street parking and FHA/Oil heat. · Served by town water & sewer · Assessed Value: \$77,600. 2021 Taxes: \$2,467. **Deposit \$5,000.**

**SALE # 3: 356 Bolton Road (Tax Map 4, Lot 30)** Vacant 9.2 ± acre mountain top lot located close to the Vermont & Massachusetts state lines. Lot contains an abandoned mobile home and is partially wooded & rolling in topography · Assessed Value: \$53,300. 2021 Taxes: \$1,694. **Deposit \$5,000.**

## 10% BUYER'S PREMIUM DUE AT CLOSING

**Previews:** Properties are marked – a drive-by is recommended.

**Terms:** Deposits by cash, certified check/bank check or other tender acceptable to the Town of Winchester 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 Winchester confirmation. The Town of Winchester 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**



**JSJ Auctions**  
SINCE 1982



45 Exeter Road, Epping, NH 03042, NH Lic. #2279  
603-734-4348 • [www.jsjauctions.com](http://www.jsjauctions.com)

**AGREEMENT AND DEPOSIT RECEIPT**

**THIS AGREEMENT** made this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between the Town of Winchester, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 1 Richmond Road, Winchester, New Hampshire 03470, (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 Winchester, New Hampshire, known as:

**Map: Lot: Location:** \_\_\_\_\_

**PRICE:** The SELLING PRICE is \$ \_\_\_\_\_.

The BUYER'S DEPOSIT, receipt of which is hereby acknowledged, in the sum of \$ \_\_\_\_\_.

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 \_\_\_\_\_ % 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 his/her own expense, a duly executed DEED, without covenants, of the property.

**POSSESSION AND TITLE:** The property is sold in its AS IS, WHERE IS condition, without any warranty as to its use or 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 or 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 forty five (45) 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 Winchester Town Hall, 1 Richmond Road, Winchester, NH 03470. Time is of the essence.

**TOWN OF WINCHESTER, NH  
AGREEMENT AND DEPOSIT RECEIPT (Cont'd)**

**TITLE:** If the BUYER desires 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 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.

ADDITIONAL PROVISIONS:

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

**TOWN OF WINCHESTER**

**BUYER**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: Town Clerk/Tax Collector

Its:

Duly authorized

Duly authorized

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

OWNER INFORMATION	SALES HISTORY	PICTURE
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**WINCHESTER, TOWN OF**  
  
1 RICHMOND RD.  
  
WINCHESTER, NH 03470

Date	Book	Page	Type	Price	Grantor
12/07/2021	3192	1171	U V 35		1 RING JR., FRANCIS M.
03/14/2016	2938	0033	U V 38		RING SR., FRANCIS M.
03/17/2006	2330	330	Q V	40,000	WOLOS, MAX A
05/24/1984	983	813	U V 99		JAY, RALPH/HELEN



LISTING HISTORY		
01/29/18	ADVL	
09/19/17	INSP	MARKED FOR INSPECTION
08/25/15	GRHC	NC CORRECTION
10/24/08	MVVL	
09/18/08	INSP	MARKED FOR INSPECTION
06/20/02	CM V	

**NOTES**  
ABANDONED MH ON LOT; DNPU TENT SHELTER=NV;

EXTRA FEATURES VALUATION	MUNICIPAL SOFTWARE BY AVITAR
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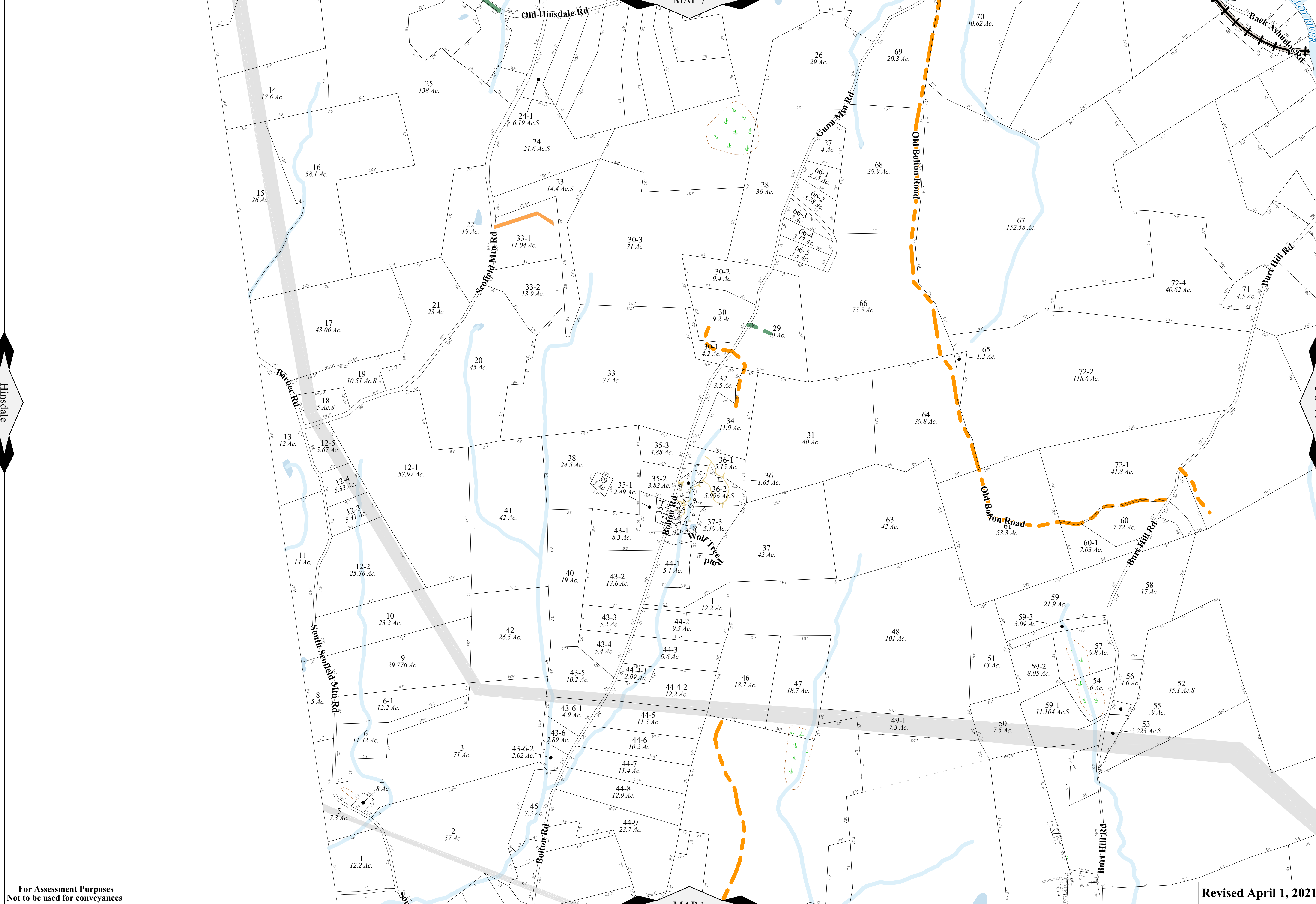
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes
CAMPER	208	26 x 8	137	48.00	70	9,575	EST REV
CAMPER	160	20 x 8	160	48.00	80	9,830	EST REV
						<b>19,400</b>	

**WINCHESTER ASSESSING  
OFFICE**

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2020	\$ 0	\$ 16,200	\$ 33,900
Parcel Total: \$ 50,100			
2021	\$ 0	\$ 16,200	\$ 33,900
Parcel Total: \$ 50,100			
<b>2022</b>	<b>\$ 0</b>	<b>\$ 19,400</b>	<b>\$ 33,900</b>
<b>Parcel Total: \$ 53,300</b>			

LAND VALUATION	LAST REVALUATION: 2020
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Zone: RURAL Minimum Acreage: 1.00 Minimum Frontage: 200										Site: UND/CLR Driveway: UNDEVELOPED Road: DIRT/GRAVEL				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	1.000 ac	56,000	F	110	60	95	90	85 -- MODERATE	100	26,900	0	N	26,900	
EXEMPT-MUNIC	8.200 ac	x 1,000	X	100				85 -- MODERATE	100	7,000	0	N	7,000	
	<b>9.200 ac</b>											<b>33,900</b>	<b>33,900</b>	



MAP 7

MAP 1

**Terra-Map**  
A Division Of  
**Avitar Associates**  
of New England, Inc.  
www.avitarassociates.com  
Terramap@avitarassociates.com

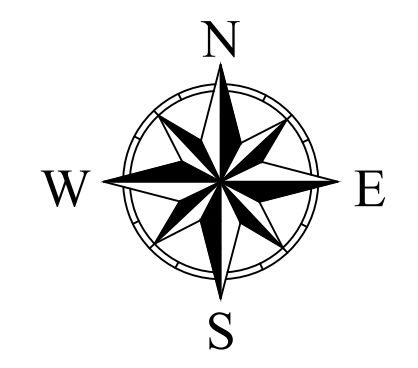
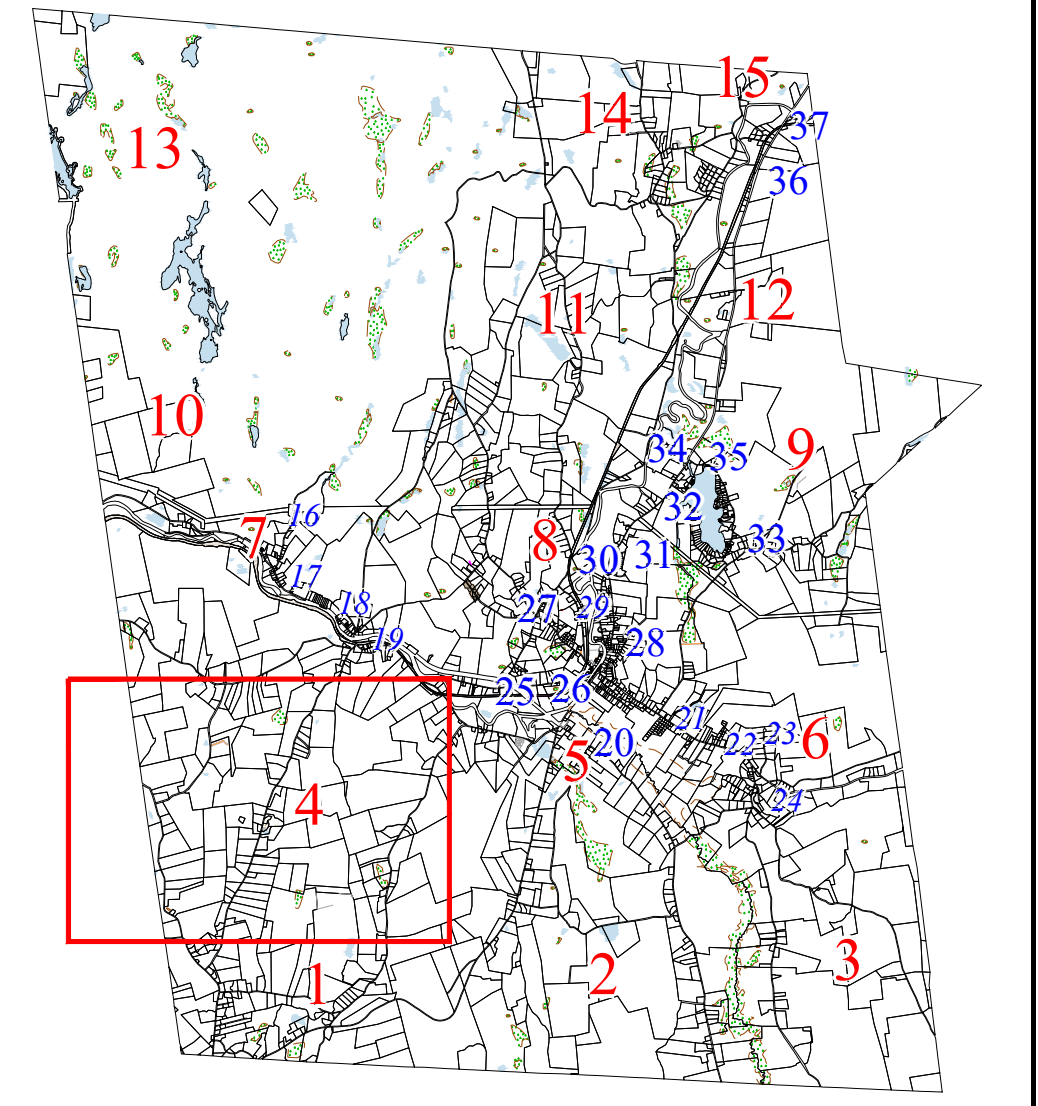
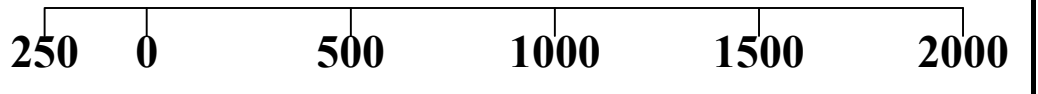
Phone 603 798-4419 Fax 603 798-4263

**Town of**  
**WINCHESTER**  
Cheshire County  
New Hampshire

**LEGEND**

- Parcel Number(PID) 12
- Parcel Acreage 2 Ac.
- Frontage (feet) 340'
- Lakes and Ponds
- Rivers
- Wetlands
- Power Lines
- Boston & Maine Railroad
- Town Owned
- Right of Way
- Private / Not Maintained
- Leased Lots

**SCALE**



**MAP**  
**4**

For Assessment Purposes  
Not to be used for conveyances

Revised April 1, 2021