

PUBLIC AUCTION

(12) TAX DEEDED SALES IN GILMANTON, NH

(3) LARGE PARCELS ★ (4) VACANT LOTS NEAR SAWYER LAKE

(5) VACANT LOTS NEAR SHELLCAMP POND



Saturday, September 10, 2022 @ 10:00 AM (Registration from 9:00 AM)

Sale to be held at: **Gilmanton Town Offices, 503 Province Road, Gilmanton, NH**

ID#22-154 · We are pleased to offer for the Town of Gilmanton at PUBLIC AUCTION, these (12) properties which were acquired by Tax Collector's Deed. These properties will be sold at PUBLIC AUCTION and appeal to investors, builders, or abutters!

SALE # 1:

**326 Allens Mill Road
(Tax Map 420, Lot 136)**

6± acre parcel consisting of a dilapidated mobile home that will need to be removed within 30 days from closing as a condition of the sale · Add'l features include a detached 1-car garage, multiple sheds, property is served by well & septic (cond. unknown) · Assessed Value: \$108,500. 2021 Taxes: \$2,550. **DEPOSIT: \$5,000**

SALE # 2:

**805 Province Road
(Tax Map 414, Lot 85)**

3.1± acre parcel that consists of a dilapidated mobile home w/ addition & shed that will need to be removed within 30 days from closing as a condition of the sale · Additional features include a detached 24' x 32' two-car garage and numerous outbuildings, property is served by well & septic (condition unknown) · Assessed Value: \$84,800. 2021 Taxes: \$1,993. **DEPOSIT: \$5,000**

SALE # 3: NH Rt. 106

(Tax Map 412, Lot 24)

10.1± acre rear lot located along the Belmont town line · Lot is wooded, contains wetlands and is rolling in topography · Assessed Value: \$16,700. 2021 Taxes: \$392. **DEPOSIT: \$2,500**

SAWYER LAKE PROPERTIES (4)



SALE # 4: Dock Road (Tax Map 122, Lot 122) · 0.26± acre vacant wooded lot located on a private road near Sawyer Lake · Lot slopes slightly down off road and is rolling in topography · Assessed Value: \$10,000. 2021 Taxes: \$235. **DEPOSIT: \$2,500**

SALE # 5: Aspen Ave (Tax Map 118, Lot 27-1) · 0.48± acre vacant heavily wooded lot located near Sawyer Lake that is sloping down from the road and appears to be wet · Assessed Value: \$4,700. 2021 Taxes: \$110. **DEPOSIT: \$1,000**

SALE # 6: Locust Ave (Tax Map 119, Lot 53) · Vacant 0.14± acre lot located near Sawyer Lake at the top of Locust Ave, road is not complete · Lot doesn't have road frontage and is very steep · Assessed Value: \$2,500. 2021 Taxes: \$59. **DEPOSIT: \$1,000**

SALE # 7: Iris Ave (Tax Map 119, Lot 45) · 0.14± acre rear lot located behind 20 Iris Avenue near Sawyer Lake, lot appears to be wooded and steep in topography · Assessed Value: \$2,600. 2021 Taxes: \$61. **DEPOSIT: \$1,000**

SHELLCAMP POND PROPERTIES (5)



SALE # 8: Valley Shore Drive (Tax Map 131, Lot 83) · Vacant 0.36± acre unbuildable lot w/ 175' FF along Shellcamp Pond · Lot is wet, wooded and has a swampy waterfront · Assessed Value: \$18,800. 2021 Taxes: \$442. **DEPOSIT: \$2,500**

SALE # 9: Winter Street (Tax Map 130, Lot 42) · Vacant 0.49± acre lot located on a private road · Lot is heavily wooded and is located near Shellcamp Pond · Assessed Value: \$10,000. 2021 Taxes: \$235. **DEPOSIT: \$2,500**

SALE # 10: Moccasin Path (Tax Map 133, Lot 18) · Vacant 0.14± acre lot located on a private road · Lot is lightly wooded and is located near Shellcamp Pond · Assessed Value: \$8,300. 2021 Taxes: \$195. **DEPOSIT: \$1,000**

SALE # 11: Intervale Drive (Tax Map 130, Lot 51) · Vacant 0.34± acre lot on a private road near Shellcamp Pond · Lot is relatively flat and wooded, appears to have a stream running through lot · Assessed Value: \$8,600. 2021 Taxes: \$202. **DEPOSIT: \$1,000**

SALE # 12: Buck Lane (Tax Map 132, Lot 96) · Vacant 0.17± acre lot located on a private road near Shellcamp Pond · Lot is lightly wooded and slopes down slightly from the road · Assessed Value: \$8,600. 2021 Taxes: \$202. **DEPOSIT: \$1,000**

10% BUYER'S PREMIUM DUE AT CLOSING

PREVIEW: Properties with road frontage are marked, a drive-by is recommended. **TERMS:** All deposits by cash, certified check, bank treasurer's check or other payment acceptable to the Town of Gilmanton at time of sale, balance due within 45 days. **SALES ARE SUBJECT TO TOWN CONFIRMATION. THE TOWN OF GILMANTON RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.**

Conveyance by Quitclaim Deed. 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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