

# PUBLIC AUCTION

## (3) TOWN OWNED PROPERTIES IN DANBURY, NH SINGLE FAMILY HOME & VACANT LOTS

**Saturday, October 29, 2022 @ 10:00 AM**  
(Registration from 9:00 AM)

Sale to be held at: **DANBURY TOWN HALL, 23 High Street, Danbury, NH**

**ID#22-206** • We have been retained by the Town of Danbury, NH to sell at PUBLIC AUCTION these (3) town-owned properties. These properties have a total assessed value of \$194,360 and appeal to first time homebuyers, investors, builders, or abutters.

### Sale #1: 714 Waukeena Lake Road (Tax Map 408, Lot 77)



1 story camp style home located on a 0.88 ± acre lot just over a mile from Waukeena Lake • 1964 built home features 480± SF GLA, 3 RMS, 1 BR, enclosed porch, carport, fireplace, detached shed and propane heat. Served by private well, septic will be required. • Assessed Value: \$102,900. 2021 Taxes: \$1,852.

#### Sale #2: 88 High Street (Tax Map 201, Lot 26)

0.31± acre lot with foundation from fire located just off Rt.4 • Lot has multiple sheds and onsite well and septic • Assessed Value: \$49,640. 2021 Taxes: \$894.

#### Sale #3: Taylor Hill Road (Tax Map 410, Lot 37)

5.7± acre lot located just off Rt.104. Lot contains a garage in need of repair and is heavily wooded & relatively flat in topography • Assessed Value: \$42,000. 2021 Taxes: \$756.

### 10% BUYER'S PREMIUM DUE AT CLOSING

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

**TERMS:** \$5,000 non-refundable deposit per property by cash, certified check/bank check or other tender acceptable to the Town of Danbury 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 Danbury confirmation. The Town of Danbury 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**



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