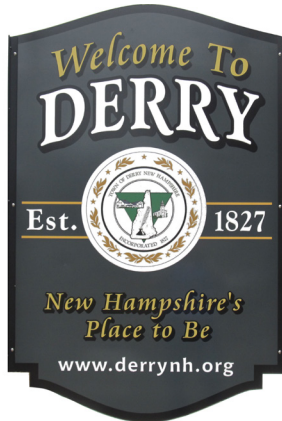


# PUBLIC AUCTION

(2) LOTS TOTALING 11.35± ACRES IN DERRY, NH

Thursday, December 8, 2022 @ 2:00 PM



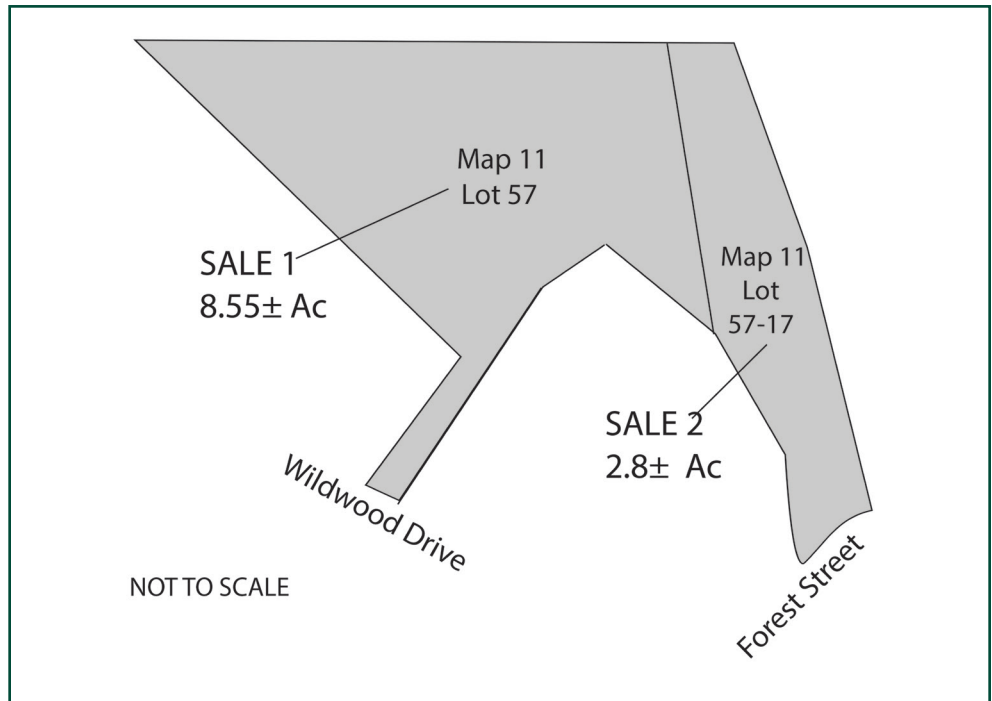
**ID#22-221**· We have been retained by the Town of Derry, NH to sell at PUBLIC AUCTION these (2) town-owned properties totaling 11.35± acres. These properties appeal to investors, builders, or abutters.

*Sale to be held at 9.5 Wildwood Drive.*

## SALE # 1: 9.5 Wildwood Drive



8.55± acre vacant lot located on a cul-de-sac · Lot is densely wooded, drops off from the road and is rolling in topography · Tax Map 11, Lot 57. Assessed Value: \$182,000. 2021 Taxes: \$4,506. **DEPOSIT: \$5,000**



**SALE # 2: 12 Forest Street** · 2.8± acre vacant lot located at end of Forest Street on an incomplete road · Lot slopes from the road, densely wooded and is rolling in topography · Tax Map 11, Lot 57-17. Assessed Value: \$147,800. 2021 Taxes: \$3,660. **DEPOSIT: \$5,000**

## 10% BUYER'S PREMIUM DUE AT CLOSING

**PREVIEWS:** Properties are marked, a drive-by is recommended.

**TERMS:** Deposits of \$5,000 per property or \$10,000 for entirety by cash, certified check/bank check or other tender acceptable to the Town of Derry at time of sale, balance of purchase due within 30 days. The Town of Derry reserves the right to offer the properties individually or in the entirety. Conveyance by Deed, without covenants. Sales are subject to Town of Derry confirmation. 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**



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 8th day of December 2022 by and between the Town of Derry, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 14 Manning Street, Derry, New Hampshire, 03038 (hereinafter referred to as the SELLER) AND the BUYER,

\_\_\_\_\_

having an address of \_\_\_\_\_

\_\_\_\_\_

If mailing address is different, please state: \_\_\_\_\_

**WITNESSETH:** The SELLER agrees to sell and convey, and the BUYER agrees to buy:

**PROPERTY DESCRIPTION:**

SELLER’S right, title and interest in certain land with the buildings and improvements thereon, if any, located in Derry, Rockingham County, New Hampshire, known as:

\_\_\_\_\_

12 Forest Street, Derry, NH 03038

Being GIS ID: Tax Map 11, Lot 57-17

**SELLING PRICE, DEPOSIT AND PAYMENT:**

The selling price is \_\_\_\_\_ (\$ \_\_\_\_\_ ) payable as follows:

A. The BUYER’s deposit, the receipt of which is hereby acknowledged, in the sum of Five Thousand Dollars (\$5,000.00) for the vacant lot to be held in escrow by Seller.

B. The balance of the selling price in the amount of \_\_\_\_\_ (\$ \_\_\_\_\_ )

Shall be paid by January 6, 2023, on the date of transfer of title, by cash or certified bank check.

In the event there is any dispute relative to the deposit monies held in Escrow, the SELLER may, in its sole discretion, pay said monies into the Clerk of the Court of proper jurisdiction in an Action of Interpleader and provide each party with notice thereof at the address stated herein. Should for any reason the funds for the deposit be returned as insufficient, then at the option of the Seller, this contract shall be null and void and the parties shall have no further recourse with regards to this Agreement.

**BUYER'S PREMIUM DUE AUCTIONEER:** The selling price does not include the BUYER's premium of ten (10%) percent of the purchase price, due to the Auctioneer at closing. BUYER'S premium is calculated as follows:

Selling Price \$ \_\_\_\_\_ @ 10% = \_\_\_\_\_.

Payment of such an amount by the BUYER in accordance with the previous sentence, by cash or certified bank check, at closing is a prior condition of the SELLER'S obligation to convey title. This BUYER'S premium is in addition to the purchase price and is payable directly to the Auctioneer.

**DEED:** The SELLER agrees to furnish, at its own expense, a duly executed Quitclaim Deed of the property.

**POSSESSION AND TITLE:** The property is sold in its "AS IS, WHERE IS" condition without any warranty as to its condition whatsoever, subject to all tenants and rights of use or possession, outstanding municipal charges for sewer, water or betterment assessments/connection charges for the same and other matters of record, if any, including State and Federal tax liens having priority over the Town's tax lien or title.

**TRANSFER OF TITLE:** The transfer of title shall occur within thirty (30) days from the date of this Agreement, TIME BEING OF THE ESSENCE, at the Derry Municipal Center located at 14 Manning Street, Derry, New Hampshire or at any other place to be mutually agreed upon by the parties.

**TITLE:** If the BUYER desires an examination of title, BUYER shall pay the cost thereof. BUYER acknowledges that title be transferred by Quitclaim Deed and BUYER'S title shall be subject to matters of record and as described in the section entitles 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 right and interest in and to the Agreement shall, without notice or further consideration, be assigned to SELLER. Upon BUYER'S default or failure to close, SELLER reserves the unqualified right to sell the property to the next highest bidder.

### **REAL ESTATE DISCLOSURES**

Please see attachment A Disclosures which are incorporated as part of this agreement.

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

**ADDITIONAL PROVISIONS:**

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**WITNESS:** the signatures of the above parties on the dates as noted below.

**THE TOWN OF DERRY**

**BUYER**

By: \_\_\_\_\_  
David Caron  
Its: Town Administrator

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
(Title if other than individual)

Duly Authorized

Duly Authorized

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

Know all men by these presents, That I, Patricia Milone, collector of taxes for the Town of Derry, in the County of Rockingham and State of New Hampshire, for the year 1989 by the authority in me vested by the laws of the state, and in consideration of One Dollar and other valuable consideration (\$1.00+) to me paid by the Town of Derry do hereby sell and convey to the Town of Derry, Successors and Assigns, of 48 East Broadway, Derry, NH 03038, a certain tract or parcel of land situated in the Town of Derry aforesaid and described in the Invoice books as: land only at 11-57-17 Forest Street taxed in 1989 to Federal Market Ltd. Ptr. Barbara Scotch and H. E. & S. Shapiro.

A more particular description of said property is understood to be as follows: 2.8 acres of land at 12 Forest Street described on town map 11 block 57 lot 17.

A lien was executed on the whole of the above real estate by the town of Derry Tax Collector at the Town Hall in said Town of Derry, New Hampshire, on the 15th day of May 1989.

To have and to hold the said Premises, with the appurtenances, to the said Town of Derry successors/heirs and assigns forever. And I hereby covenant with the said Town of Derry that in making sale of the same I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in the manner aforesaid.

In Witness Whereof, I have hereunto set my hand and seal, the 29th day of January, in the year of our Lord one thousand nine hundred and ninety three.

Signed, Sealed and Delivered in the presence of:

Patricia Milone  
Donna Binette

0005079  
FEB 2 11 27 AM '93

RECEIVED AND RECORDED  
ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2208 DERRY, NH Effective Date of Value April 1, 2022						
TOWN OF DERRY		4 Rolling		1 Paved		Description	Code	Assessed	Assessed			EXM LAND 9030 154,200 154,200				
14 MANNING ST		SUPPLEMENTAL DATA														
DERRY NH 03038 Additional Owners:		Alt Prcl ID 11057-017 Value Flag 5 - Cost Class E - Exempt Solar Pane Fire Dist 1 Wtr Ac or GIS ID 11057-017		TIF District Tracking For Sale APT Data Assoc Pid#		Total				154,200	154,200					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF DERRY		2967 0104	01-01-1993	U	V	0	1	Year	Code	Assessed	Year	Code	Assessed			
								2022	9030	154,200	2021	9030	147,800			
								Total		154,200	Total		147,800			
								Total		154,200	Total		147,800			
OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor				
Code	Description	Number	Amount	Comm Int												
ASSESSING NEIGHBORHOOD												<b>APPRAISED VALUE SUMMARY</b>				
Nbhd	Nbhd Name	B	Tracing	Batch												
101																
NOTES												Appraised Bldg. Value (Card)		0		
CONSERVATION												Appraised Xf (B) Value (Bldg)		0		
VACANT												Appraised Ob (B) Value (Bldg)		0		
TAX DEEDED 1.1993												Appraised Land Value (Bldg)		154,200		
WOODED,FLAT& SLOPING												Special Land Value		0		
												Total Appraised Parcel Value		154,200		
												Valuation Method		C		
												Total Appraised Parcel Value		154,200		
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
									08-10-2018	JF			15	Commercial Field Review		
									10-29-2012	RS			22	Vacant Parcel		
									07-14-2009	RRD			14	Residential Field Review		
									03-08-2006	TV			14	Residential Field Review		
									01-11-2006	DG			00	Measure + Listed		
									08-15-2003	TC			01	Measure + 1st Visit		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Special Adjustment	Adj Unit P	Land Value	
1	903V	Municipal V	MDR		43,560 SF	3.9	1.00000	1	1.00	101	1.050		UN	0.8000	4.1	142,700
1	903V	Municipal V	MDR		1.800 AC	8,500	1.00000	0	0.75		1.000	TOPO		1.0000	6,375	11,500
Total Card Land Units					2.80 AC	Parcel Total Land Area					2.80	Total Land Value				154,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model:	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Total Fixtures					
Attic					
Bsmt					
MHP					
<b>MIXED USE</b>					
Code	Description		Percentage		
903V	Municipal V		100		
			0		
			0		
<b>COST / MARKET VALUATION</b>					
Building Value New					
Year Built					
Effective Year Built 0					
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %					
Functional Obsol					
External Obsol					
Trend Factor 1					
Condition					
Condition %					
Percent Good					
Cns Sect Rcld					
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

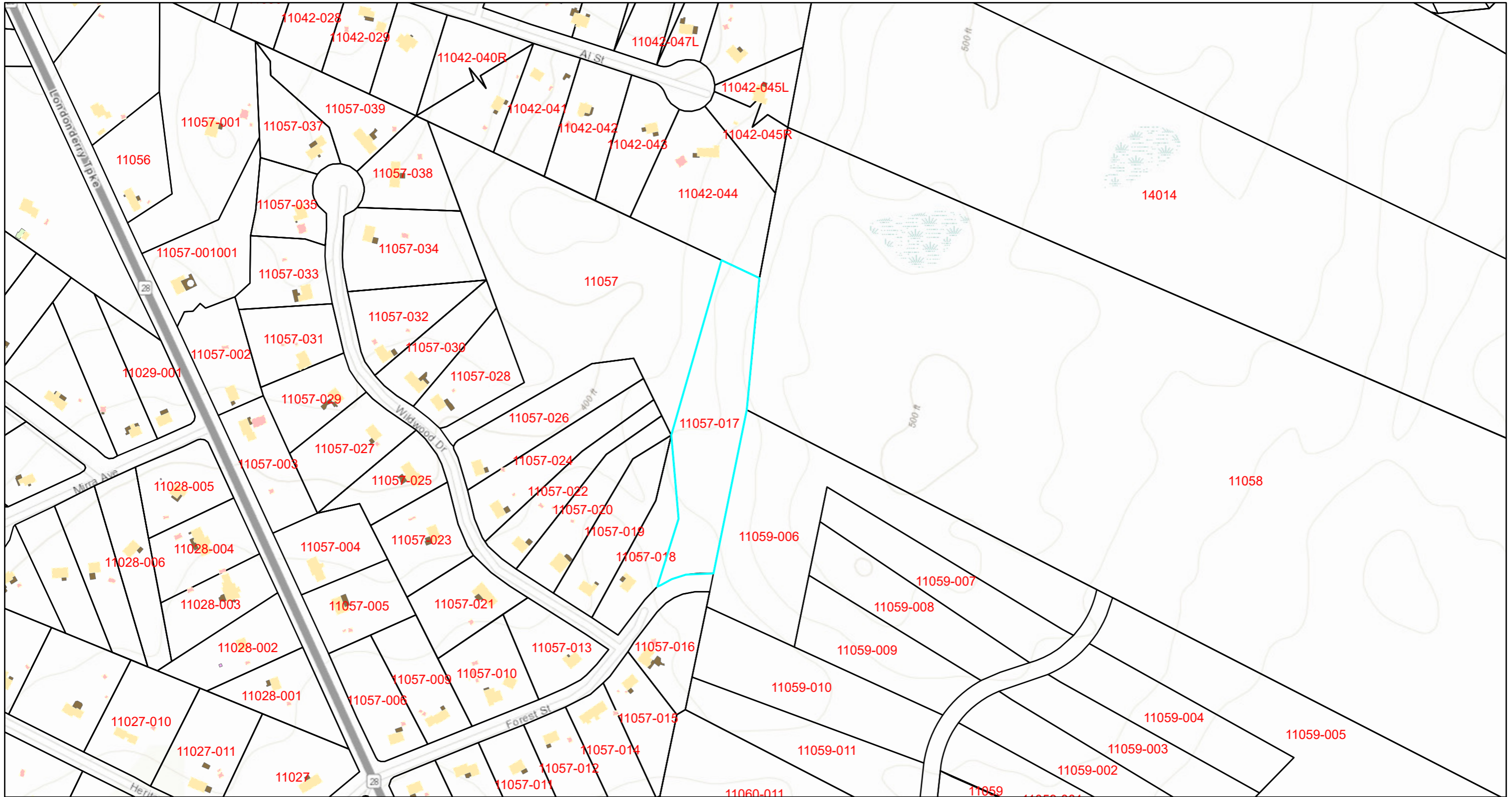
No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0









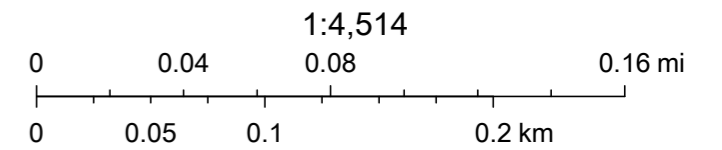
# Town of Derry



10/17/2022, 1:05:41 PM

Building Features

 Misc	 <all other values>
 Deck	 Out Building
 Building	 Parcels



Town of Londonderry, Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA