

PUBLIC AUCTION

(3) Town Owned Properties in New Ipswich, NH



HOMESITES W/ STRUCTURES & 5.8± VACANT LOT

RESCHEDULED TO:

SATURDAY, JANUARY 14, 2023 AT 10:00 AM

Registration begins at 9:00 AM

Sale to be held at: **New Ipswich Town Offices, 661 Turnpike Road, New Ipswich, NH**

ID#22-222 · We have been retained by the Town of New Ipswich to sell at PUBLIC AUCTION these (3) town-owned properties. These properties appeal to investors, builders, or abutters.

SALE # 1: Highbridge Road (Tax Map 15B, Lot 12)

5.8± ACRES



Vacant 5.8± acre lot located across the street from the Souhegan River along Rt. 123 on the Greenville town line · Lot slopes up from road, heavily wooded and appears to be dry · Assessed Value: \$42,600. 2021 Taxes: \$947.

SALE # 2: 11 Temple Road (Tax Map 11, Lot 118)



1 ½ story cape style home located on a 0.28± acre lot · 1850 built home was in the process of being remodeled and is currently a shell · Well & septic will be required · Assessed Value: \$70,100. 2021 Taxes: \$1,558.



SALE # 3: 283 Greenville Road (Tax Map 15B, Lot 7)

Burned out home that was severely damaged by fire in 2019 (home must be torn down and asbestos must be remediated per the town) on 4.3± acre lot located near the Greenville town line · Lot is overgrown, level by road then slopes down dramatically to the rear, multiple abandoned vehicles on lot · Home had 4 BRS, 2BA & 1,472 ± SF GLA, served by well & septic (condition unknown) · Assessed Value: \$75,000. 2021 Taxes: \$1,667. **AUCTIONEERS NOTE:** The Town of New Ipswich has obtained an estimate to tear down the home and remove the asbestos from the site, contact auctioneer for details.

10% BUYER'S PREMIUM DUE AT CLOSING

PREVIEW: Lots are marked and a drive-by is recommended.

TERMS: \$5,000.00 deposit per property by cash, certified check/bank check or other tender acceptable to the Town of New Ipswich at time of sale, balance of purchase due within 30 days from the sale date. Conveyance by Quitclaim Deed. Sales are subject to Town confirmation. The Town of New Ipswich 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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