

PUBLIC AUCTION

(3) TOWN OWNED PROPERTIES IN WOODSTOCK, NH

(2) COMMERCIAL BUILDINGS & VACANT RESIDENTIAL LOT

Saturday, January 21, 2023 at 10:00 AM (Registration from 9:00am)

Sale to be held at Woodstock Town Hall, 165 Lost River Road, Woodstock, NH

ID# 23-102: We have been retained by the Town of Woodstock to sell at PUBLIC AUCTION these (3) town-owned properties. These properties appeal to investors, builders, or abutters.

Sale #1: 24 Kancamagus Hwy (Tax Map 107, Lot 12)



Service garage located on a 0.56± acre commercial zoned lot along the Pemigewasset River close to the center of Woodstock · 1975 built garage features 2,400± SF garage area w/ attached 320± SF & 340± SF sheds, 1 BA, two

overhead doors, detached pole barns, metal roof, ample parking, and FHW/Gas Heat · Served by town water and sewer. **AUCTIONEERS NOTE:** The Town of Woodstock reserves the right to use the sand & salt sheds on the property until June 1, 2023. Assessed Value: \$154,140. 2022 Taxes: \$2,832. **Deposit: \$5,000**

Sale #3: 9 Lilac St (Tax Map 122, Lot 27) · Vacant 0.2± acre lot located just off Rt. 3 · Lot is lightly wooded and relatively flat, lot slopes dramatically on the backside · Served by town water. Assessed Value: \$34,900. 2022 Taxes: \$641. **Deposit: \$2,500**

Sale #2: 17 Lost River Road (Tax Map 106, Lot 102)



Former Town Volunteer Fire Station located just off Rt. 3 near downtown on a commercially zoned 0.08± acre lot · 1900 built two and one half story structure offers 2,800± SF, 2-garage doors, wood clapboard siding, office space on second floor, attached shed and FHA/Oil Heat · Served by town water and sewer · Assessed Value: \$114,400. 2022 Taxes: \$2,103. **Deposit: \$5,000**

10% BUYER'S PREMIUM DUE AT CLOSING

Previews: Properties are marked - a drive-by is recommended. **Terms:** \$5,000.00 deposit per property for sales 1 & 2; \$2,500 for sale 3 by cash, certified check/bank check or other tender acceptable to the Town of Woodstock at time of sale, balance of purchase due within 30 days from the sale date. Sales are subject to Town confirmation. The Town of Woodstock 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.

MORE DETAILS & PHOTOS ARE AVAILABLE ON OUR WEBSITE

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.



JSJ Auctions
SINCE 1982



45 Exeter Road, Epping, NH 03042, NH Lic. #2279
603-734-4348 • www.jsjauctions.com