

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

AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this 21st day of January, 2023, by and between the Town of Woodstock, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 165 Lost River Road, Woodstock, New Hampshire 03262, (hereinafter referred to as the "SELLER"), and the BUYER(S): _____ having an address of _____.

WITNESSETH: That the SELLER agrees to sell and convey, and the BUYER agrees to buy certain land with the improvements thereon, located in Woodstock, New Hampshire, known as:

Map: 106 **Lot:** 102-000-000-00000 **Location:** 17 Lost River Road

PRICE: The SELLING PRICE is \$ _____.

The BUYER'S DEPOSIT, receipt of which is hereby acknowledged, in the sum of \$ _____.

The BALANCE of the SELLING PRICE shall be payable at closing, and tendered in cash or certified check in the amount of \$ _____.

BUYER'S PREMIUM DUE: The SELLING PRICE does not include the BUYER'S PREMIUM of ten percent (10%) of the SELLING PRICE, due to the Auctioneer at closing.

SELLING PRICE \$ _____ at _____ % equals BUYERS PREMIUM \$ _____.

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

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

POSSESSION AND TITLE: The property is sold in its AS IS, WHERE IS condition, without any warranty as to its use or condition whatsoever, subject to all tenants and rights of use or possession, limitations of use by virtue of prior land use approvals and/or interests secured or inuring to the benefit of abutters, third parties or members of the general public, or other matters of record which may impact the use of, or title to, the property, if any, including mortgages, equity lines of credit, liens, attachments, orders to cease and desist, and any State and Federal tax liens which have survived the Town's acquisition of the property. Further, the SELLER does not in any way warranty or guarantee the availability of any municipal land permits, including building permits, zoning approvals or any other similar permits. It shall be the responsibility of the BUYER to apply for any required permits to the appropriate departments of the Town of Woodstock.

TRANSFER OF TITLE: Shall be given on or before thirty (30) days after the date of this AGREEMENT. The place and time of TRANSFER OF TITLE shall be determined by mutual agreement. Failing such mutual agreement, the time of transfer shall be as designated by the SELLER and shall occur at Woodstock Town Office, 165 Lost River Road, Woodstock, New Hampshire 03262. Time is of the essence.

**TOWN OF WOODSDTOCK, NH
AGREEMENT AND DEPOSIT RECEIPT (Cont'd)**

TITLE: If the BUYER desires an examination of the title, BUYER shall pay the cost thereof. BUYER acknowledges that TITLE shall be transferred by QUITCLAIM DEED. DEED and BUYER'S TITLE shall be subject to matters of record and as described in the section entitled POSSESSION AND TITLE above.

TAXES, UTILITIES: BUYER shall be responsible for any and all taxes and utilities assessed or incurred as of the date of closing, including but not limited to a prorated portion of the taxes for the 2022-2023 tax year which would have been assessed but for the town's ownership.

RECORDING FEES AND TRANSFER TAX: BUYER shall be responsible for all recording fees and transfer taxes, which may be assessed with respect to this conveyance, and shall provide all necessary forms to the SELLER, and shall cause same to be filed as required by law. All fees and filings shall be completed within fifteen (15) days of closing.

RISK OF LOSS: Risk of loss from any cause shall be upon the SELLER until the transfer of the property covered hereby.

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 the BUYER may, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages. Further, all of the BUYER'S rights and interests in and to the AGREEMENT shall, without further notice or further consideration, be assigned to SELLER. Upon BUYER'S default or failure to close SELLER reserves this unqualified right to sell the property to the next highest qualified bidder.

ACKNOWLEDGES AND AGREES: That the sale of the property as provided for herein is made on an "AS IS" condition and basis with faults, latent or patent.

RSA 477:4-A NOTICE:

Radon Gas: Radon gas, the product of decay of radioactive materials in rock may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.

Lead Paint: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

PRIOR STATEMENTS: Only this AGREEMENT fully and completely expresses the respective obligations of the parties, and the AGREEMENT is entered into by each party after opportunity for investigation, neither party relying on any statements or representation not embodied in this AGREEMENT. This AGREEMENT shall not be altered or modified except by written agreement signed and dated by both BUYER and SELLER.

MISCELLANEOUS: This instrument, which may be executed in duplicate, is to be construed as a New Hampshire contract. Any dispute under this AGREEMENT shall be resolved within the venue of the Hillsborough County Superior Court in the State of New Hampshire. This AGREEMENT shall be cancelled, modified or amended only by a written instrument signed by both the SELLER and the

BUYER. This AGREEMENT shall be binding upon and inures to the benefit of the parties and their respective heirs, devisees, executors, administrators, successors, agents and assigns.

ADDITIONAL PROVISIONS:

WITNESS: The signatures of the above-mentioned parties on the dates as noted below.

TOWN OF WOODSTOCK

By: _____

Its: _____

Duly authorized

Date: _____

Witness: _____

BUYER

By: _____

Its: _____

Duly authorized

Date: _____

Witness: _____

Town of Woodstock
EXEMPT PROPERTY ASSESSMENT RECORD


Date Printed: 11/28/2022
Assessment Year: 2020

Map & Lot: 106-102-000-000-00000

Location: 17 LOST RIVER ROAD

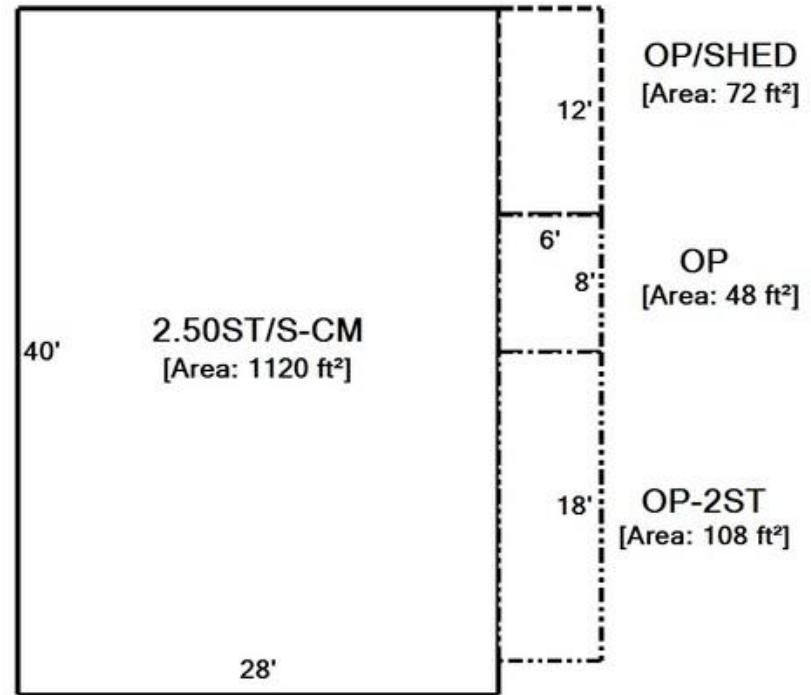
Parcel ID: 1751

Card: 1 of 1

Owner Information					Current Assessment Summary			Parcel Data							
TOWN OF WOODSTOCK PO BOX 156 N WOODSTOCK, NH 03262					NICU Acres	0.0800		Neighborhood	COMMERCIAL - 1	Electric	Electric				
					CU Acres				Property Class	Exempt	Water	Well			
					Total Acres	0.0800		Prime Use		Exempt: Town	Waste	Septic			
					Living Area Sq. Ft.	2,800		Zone		P/U Year					
Sale History					Assessed Values			Topography	Level						
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$61,700		Road Surface	Paved						
					Current Use			Special District							
					Total Land	\$61,700									
					Improvements	\$52,700									
					Total Assessment	\$114,400									
					Total Market Value	\$114,400									
Notes															
2020 Pickup - ADJUSTED ACREAGE PER CAI BUILDING - VOLUNTEER FIRE STATION.															
2010: ACREAGE CHGD PER MAP CO -															
Assessed Land Valuation					Visit History										
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value					Date	Reason	By	
COMM - IMPRVD	0.080			162,400	Shape or Size	0.50	\$61,700					4/27/20	Pickup Land	CP	
					Location	0.75						11/21/19	Measure - Exterior	JJ	
												1/05/15	Measure - Exterior	DJW	
												2/16/07	Measure - Exterior	JB	
					Assessment History										
							\$61,700	Date	Land	Curr. Use	Improvements	Total			
								12/07/21	61,700		52,700	114,400			
								12/06/20	61,700		52,700	114,400			
								12/06/19	39,900		49,600	89,500			
								12/31/18	39,900		49,600	89,500			
								10/30/17	39,900		49,600	89,500			
Current Use					Building Permits										
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value	Date	Type	Number	Status		

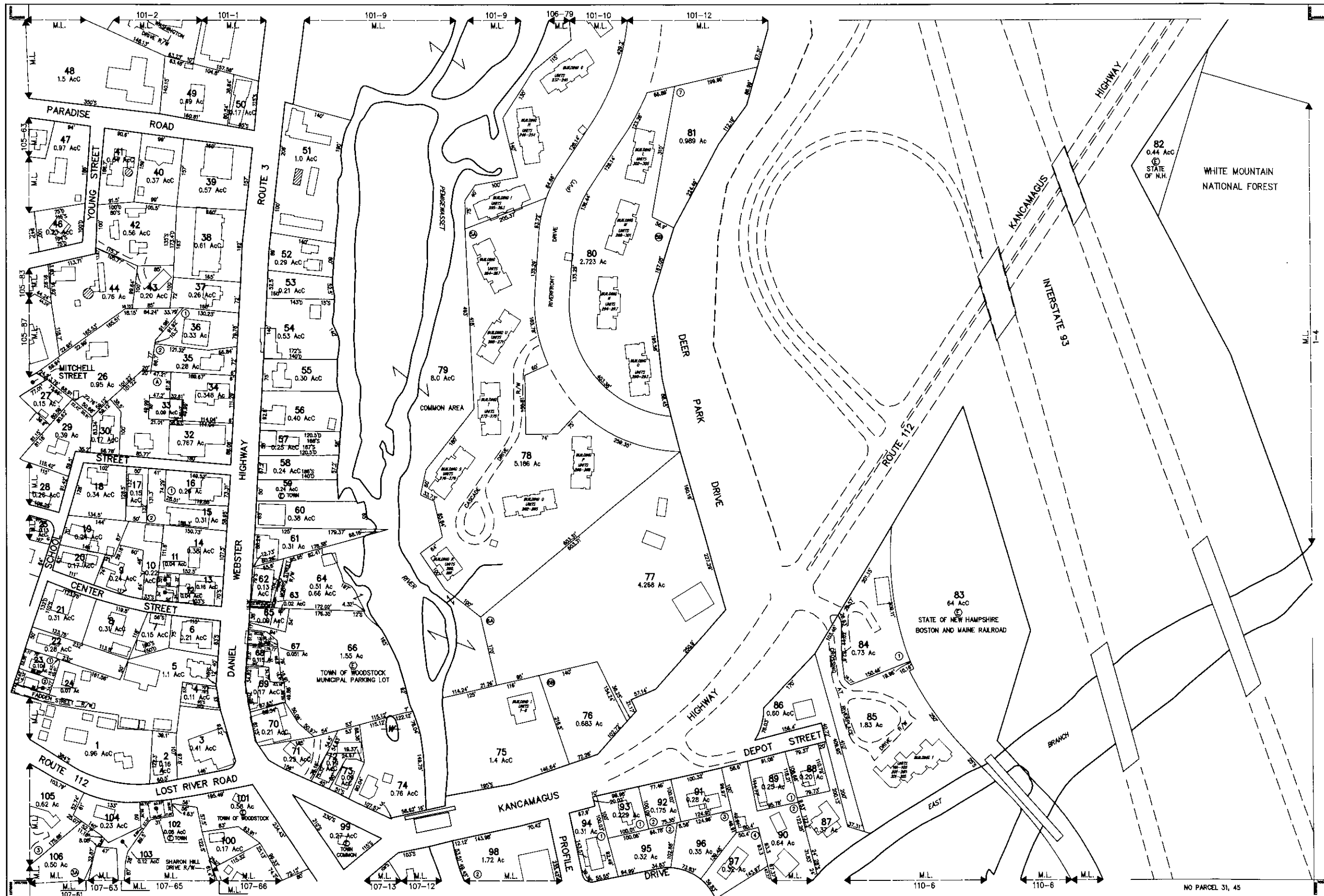
General Information			Building Computation		
Prop. Class	Exempt		Base Value	\$171,631	
Building Style	Fire Station - Volun (64)		Size Adj. Factor	0.95	
Year Built	1900		Building Adj.	\$4,200	
Effective Year	1900		Grade Adj. Factor	0.90	
Grade/Quality	Comm Fr+		Extra Features	\$0	
Condition	Average		Replacement Cost	\$150,525	
# of Rooms	0		Influences/Obsolescence		
#of Bedrooms	0		Depreciation %	65	
Color	WHITE		Functional Obs %	0	
Foundation	Concrete		External Infl. %	0	
Framing	Wood frame		% Unfinished	0	
Insulation	Yes		Depreciated Value	52,684	
Roof Type	Gable		Location Adj.		
Roof Material	Asphalt shingles		Building Value	\$52,700	
Exterior Siding	Wd Clpbrds		Plumbing Fixtures		
Flooring	Carpet		# 2-Fixture Baths	0	
Interior Walls	Plaster		# 3-Fixture Baths	0	
Heating Fuel	Oil		# 4-Fixture Baths	0	
Heating Type	Forced hot air		# 5-Fixture Baths	0	
Cooling Type	None		# Extra Fixtures	0	
			# Kitchen Sinks	0	
			# Hot Water	0	

Building Adjustments			Extra Features		
Description	#/sf	Amount	Description	#/sf	Amount
EXTERIOR SIDING	2,800	\$4,200			



Building Segments						
Segment	Area			Rate / Sq. Ft.	% Base Value	% Unf
	Sketch	Living	Effective			
2.50ST/S-CM	1,120	2,800	2,800	58.24	\$163,072	
OP	48		48	30.00	\$1,440	
OP-2ST	108		216	18.82	\$4,065	
OP/SHED	72		144	21.21	\$3,054	

Outbuildings												
Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition /	FO Depr.	% Unf.	%	Value		



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: MAY 5, 2008

COMPLETION DATE: AUGUST 30, 2010

PRODUCED IN 2010 BY

CAI Technologies

111 PLEASANT STREET, LITTON, NH 03261
603.322.4540 - WWW.CAITECH.COM

AREA SURVEYED	Ac
AREA CALCULATED	Ac
RECORD DIMENSION	100'
SCALED DIMENSION	100'S
MATCH LINE	
WATER	

LEGEND

EXEMPT PROPERTY

SUBDIVISION LOT NO.

BUILDING

RIGHT OF WAY/ACCESS

COMMON OWNERSHIP

WETLANDS

SCALE 1" = 100'

REVISD TO: APRIL 1, 2021

PROPERTY MAPS

WOODSTOCK

NEW HAMPSHIRE

INDEX DIAGRAM

102	101	203
105	106	204
108	107	

MAP NO. **106**