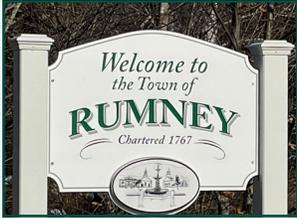


# PUBLIC AUCTION



## SINGLE FAMILY HOME & FORMER RESTAURANT BUILDING

Saturday, April 1, 2023 AT 10:00 AM



## 2 School Street, Rumney, NH

~ Sale to be held on site ~

ID#23-116 · We have been retained by the Town of Rumney, NH to sell this 1± acre corner lot w/ frontage on Rte. 25 featuring 2 buildings. Bldg. 1 is a 2¾ story New Englander built in 1850 offers 3,599± SF GLA, 7 BRS & 2 BA. Features include wood clapboard siding, open front wrap-around porch, attached storage area and FHW/Oil Heat. The adjacent detached 2-story former restaurant building features 2,623± SF GLA, 1 bath, open front porch, handicap ramp to rear deck, vinyl siding & gas heat. The property is served by well & septic (condition unknown). Tax Map 12, Lot 9-1. Assessed Value: \$206,200. 2022 Taxes: \$4,743.

**Auctioneers Note:** Please note that the deed conveyed at closing will grant the Town of Rumney the right to access the dry hydrant and pond that is adjacent to the property for maintenance and repair.



### 10% BUYERS PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

**TERMS:** To be sold as an entirety only. \$10,000 non-refundable deposit by cash, certified check, cashier's or treasurer's check, or other pre-approved payment by the town of Rumney at time of sale, closing within 30 days. Conveyance by Quitclaim Deed, sale is subject to town confirmation. **PREVIEW:** Friday, March 24 at 11am – 1pm and day of sale from 9:00am. The Town of Rumney reserves the right to reject any and all bids. The property will be 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.*

ADDITIONAL INFORMATION & PHOTOS ARE AVAILABLE ON OUR WEBSITE



**JSJ Auctions**  
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