

PUBLIC AUCTION

(6) TOWN OWNED PROPERTIES IN HOOKSETT, NH 5-LOT SUBDIVISION · BARN ON 0.14± LOT · VACANT LOTS

Saturday, April 8, 2023 at 10:00 AM

Registration from 9:00 AM

ID#23-117 · We have been retained by the Town of Hooksett to sell at PUBLIC AUCTION these (6) town-owned properties. Great opportunity for investors, builders, or abutters.

Sale to be held at:
**UNDERHILL SCHOOL,
2 Sherwood Drive, Hooksett, NH**

SALE #1: Off Pleasant Street (Tax Map 2, Lots 33-18-3,4,5,6,7) 5-Lot previously approved subdivision located off of Pleasant St. to be sold as an entirety. These MDR zoned lots range in size from 1.06± acres to 1.56± acres, access is via a right of way located between 49 & 51 Pleasant St. Plan Reference: MCRD Plan #12214. Total Assessed Value: \$121,400. 2022 Taxes: \$2,920. Deposit: \$10,000

SALE #2: 16 Highland Street (Tax Map 6, Lot 63) Vacant 0.36± acre partially wooded lot w/ 120' FF on Highland Street within the UR (Urban Residential District). Lot is irregularly shaped and is located between 12 & 18 Highland Street. Town water and sewer available. Assessed Value: \$71,800. 2022 Taxes: \$1,727. Deposit: \$5,000

SALE #3: 78 Merrimack Street (Tax Map 5, Lot 23)
Vacant 6.14± acre lot located along Merrimack Street across from Lambert's Park and the Hooksett boat ramp. The lot has views of the Merrimack River, is heavily wooded and slopes up significantly from the road. The lot is zoned MDR (Medium Density Residential) and has 63.37± FF along Merrimack Street as well as frontage on Dundee Street. Assessed Value: \$74,400. 2022 Taxes: \$1,789. Deposit: \$5,000

SALE #5: 5 Edgewater Drive (Tax Map 5, Lot 46)
Barn w/ loft (poor condition) on a 0.14± acre lot located just off Rt. 3A. The Industrial zoned lot is relatively flat and overlooks the Merrimack River and the Hooksett Falls. This lot abuts 7 Edgewater Road (sale #6). Assessed Value: \$22,200. 2022 Taxes: \$534. Deposit: \$2,500

SALE #4: Merrimack Street (Tax Map 5, Lot 25-1)
Vacant 0.06± acre lot with 37± FF abuts 78 Merrimack Street (sale #3) is across from Lambert's Park and the Hooksett boat ramp. Lot is heavily wooded and slopes up significantly from the road and has views of the Merrimack River. Zoning is URD (Urban Residential District). Assessed Value: \$6,200. 2022 Taxes: \$149. Deposit: \$2,500

SALE #6: 7 Edgewater Drive (Tax Map 5, Lot 47) Vacant 0.11± acre triangular shaped MDR (Medium Density Residential) zoned lot located just off Rt. 3A offering great views of the Merrimack River and the Hooksett Falls. This lot abuts 5 Edgewater Drive (sale #5) and is lightly wooded and slopes down to the rear. Assessed Value: \$6,400. 2022 Taxes: \$154. Deposit: \$2,500



10% BUYER'S PREMIUM DUE AT CLOSING

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

Terms: All deposits are non-refundable and must be presented in the form of cash or bank/certified check at registration. NO PERSONAL CHECKS. Balance of purchase price along with buyer's premium due within 30 days from sale. Sales are subject to confirmation. The Town of Hooksett 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, AND MORE DETAILS ARE AVAILABLE ON OUR WEBSITE



JSJ Auctions
SINCE 1982



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