

# PUBLIC AUCTION

## (3) TOWN OWNED PROPERTIES IN TAMWORTH, NH SINGLE FAMILY HOME & (2) VACANT LOTS

Saturday, May 13, 2023 @ 10:00 AM  
(Registration from 9:00 AM)

Sale to be held at:

**KENNETH A BRETT SCHOOL**  
881 Tamworth Road, Tamworth, NH



**ID#23-115** · We have been retained by the Town of Tamworth to sell at PUBLIC AUCTION these (3) town-owned properties. These properties appeal to investors, builders, or abutters.

### Sale #1: 725 Gardner Hill Road (Tax Map 407, Lot 26)



1966 built conventional style home on a 0.5± acre lot located just off Rt. 113 with beautiful views of Mt. Chococura · Home offers 1,662± SF GLA, 3 BR, 1 BA and Electric Heat · Features include attached 2-car garage, rear porch, and deck. Served by shared well and septic (condition unknown). Assessed Value: \$134,700. 2022 Taxes: \$3,202. **PREVIEW:** Friday May 5 from 11AM-1PM and by appointment with auctioneer. **DEPOSIT: \$5,000.**

### Sale #2: 725 Turkey Street (Tax Map 215, Lot 1)

Vacant 1.15± acre lot located at the corner of Turkey Street and Sunnyside Avenue. Great building lot as former home and barn have been torn down and lot is cleared · Property has well and septic (condition unknown). Assessed Value: \$44,200. 2022 Taxes: \$1,051. **PREVIEW:** Lot is marked and a drive-by is recommended. **DEPOSIT: \$5,000.**

### Sale #3: Gilman Valley Road (Tax Map 208, Lot 4)

Vacant 0.15± acre lot located just off Rt. 25 with Stony Brook running through lot · Lot is heavily wooded, wet and slopes down from the road · Assessed Value: \$9,400. 2022 Taxes: \$223. **PREVIEW:** Lot is marked and a drive-by is recommended. **DEPOSIT: \$1,000.**

## 10% BUYER'S PREMIUM DUE AT CLOSING

**PREVIEW SALE 1:** Friday May 5 from 11AM-1PM and by appointment with auctioneer.

**PREVIEW SALES 2 & 3:** Lots are marked and a drive-by is recommended.

**TERMS:** \$5,000.00 non-refundable deposit for Sales 1 & 2 and \$1,000.00 for Sale 3 by cash, certified/bank check or other tender acceptable to the Town of Tamworth at time of sale, balance of purchase price along with buyer's premium due within 30 days from the sale date. Conveyance by Quitclaim Deed. Sales are subject to Town confirmation. The Town of Tamworth 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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45 Exeter Road, Epping, NH 03042, NH Lic. #2279  
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