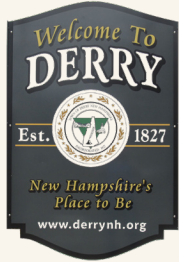


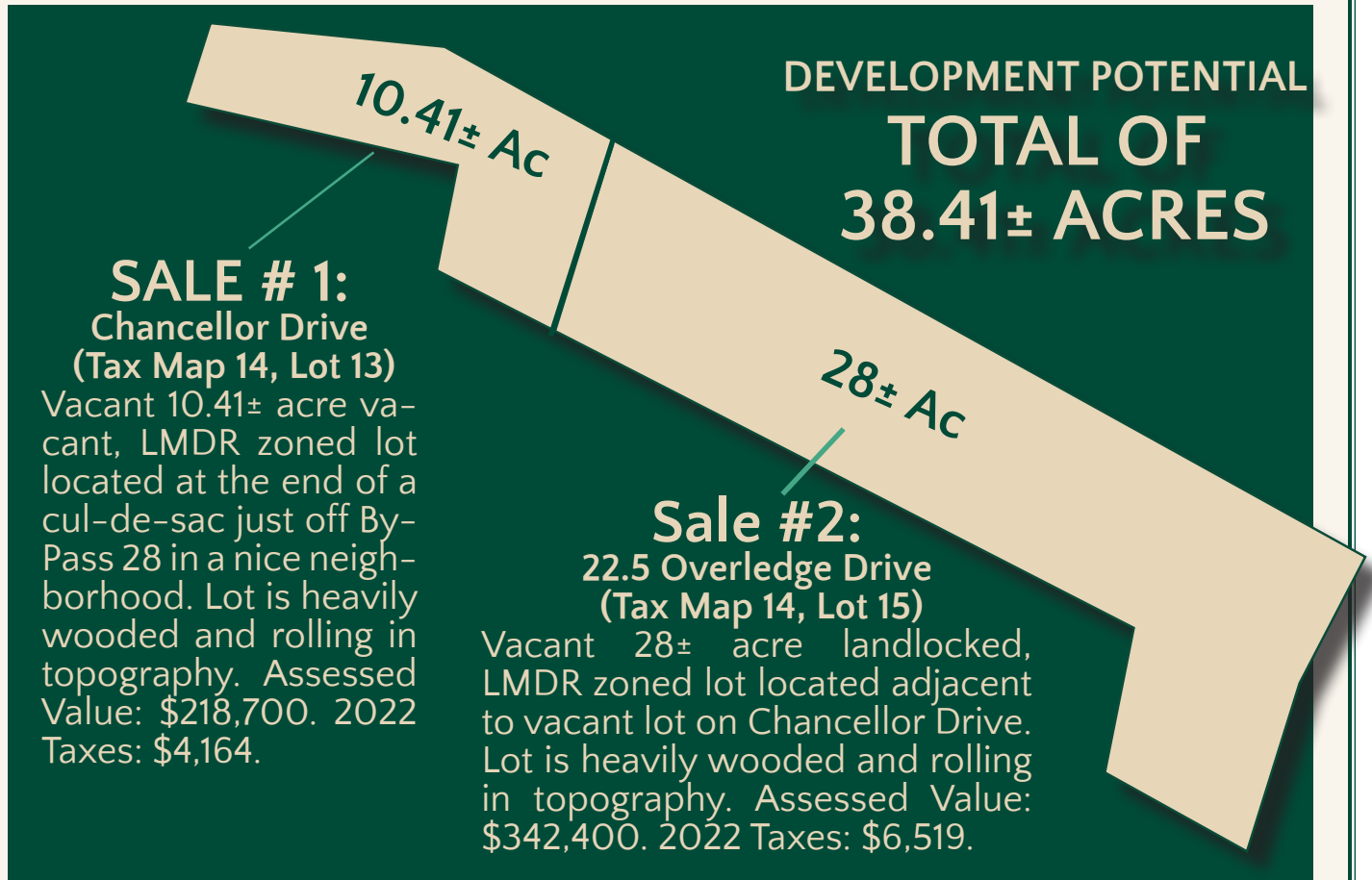
PUBLIC AUCTION

(2) TOWN OWNED VACANT PARCELS IN DERRY, NH



Thursday, May 18, 2023 @ 2:00 PM
End of Chancellor Drive, Derry, NH

ID#23-134 • These two vacant abutting parcels totaling 38.41± acres will be offered individually and/or as an entirety. Nice wooded lots will appeal to builders, investors or abutters.



10% BUYER'S PREMIUM DUE AT CLOSING

PREVIEWS: Properties are marked, a drive-by is recommended.

TERMS: \$10,000 per lot, \$20,000 for entirety, non-refundable deposits by cash, certified/bank check or other tender acceptable to the Town of Derry at time of sale, balance of purchase price due within 30 days from the sale date. Conveyance by Quitclaim Deed. Sales are subject to Town confirmation. All properties sold "AS IS, WHERE IS" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

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



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 18th day of May 2023 by and between the Town of Derry, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 14 Manning Street, Derry, New Hampshire, 03038 (hereinafter referred to as the SELLER) AND the BUYER,

having an address of _____

If mailing address is different, please state: _____

WITNESSETH: The SELLER agrees to sell and convey, and the BUYER agrees to buy:

PROPERTY DESCRIPTION:

SELLER'S right, title and interest in certain land with the buildings and improvements thereon, if any, located in Derry, Rockingham County, New Hampshire, known as:

Chancellor Drive, Derry, NH 03038

Being GIS ID: Tax Map 14, Lot 13

SELLING PRICE, DEPOSIT AND PAYMENT:

The selling price is _____ (\$ _____)
payable as follows:

A. The BUYER's deposit, the receipt of which is hereby acknowledged, in the sum of Ten Thousand Dollars (\$10,000.00) for the vacant lot to be held in escrow by Seller.

B. The balance of the selling price in the amount of

_____ (\$ _____)

Shall be paid by June 19th, 2023, on the date of transfer of title, by cash or certified bank check.

In the event there is any dispute relative to the deposit monies held in Escrow, the SELLER may, in its sole discretion, pay said monies into the Clerk of the Court of proper jurisdiction in an Action of Interpleader and provide each party with notice thereof at the address stated herein. Should for any reason the funds for the deposit be returned as insufficient, then at the option of the Seller, this contract shall be null and void and the parties shall have no further recourse with regards to this Agreement.

BUYER'S PREMIUM DUE AUCTIONEER: The selling price does not include the BUYER's premium of ten (10%) percent of the purchase price, due to the Auctioneer at closing. BUYER'S premium is calculated as follows:

Selling Price \$ _____ @ 10% = _____.

Payment of such an amount by the BUYER in accordance with the previous sentence, by cash or certified bank check, at closing is a prior condition of the SELLER'S obligation to convey title. This BUYER's premium is in addition to the purchase price and is payable directly to the Auctioneer.

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

POSSESSION AND TITLE: The property is sold in its "AS IS, WHERE IS" condition without any warranty as to its condition whatsoever, subject to all tenants and rights of use or possession, outstanding municipal charges for sewer, water or betterment assessments/connection charges for the same and other matters of record, if any, including State and Federal tax liens having priority over the Town's tax lien or title.

TRANSFER OF TITLE: The transfer of title shall occur within thirty (30) days from the date of this Agreement, TIME BEING OF THE ESSENCE, at the Derry Municipal Center located at 14 Manning Street, Derry, New Hampshire or at any other place to be mutually agreed upon by the parties.

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

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

REAL ESTATE DISCLOSURES

Please see attachment A Disclosures which are incorporated as part of this agreement.

PRIOR STATEMENTS: All representations, statements, and agreements heretofore made between the parties hereto are merged in this Agreement, which alone fully and completely expresses their respective obligations. This Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representation not embodied in this Agreement made by the other or on his behalf. This Agreement shall not be altered or modified except by written agreement signed and dated by both the SELLER and the BUYER.

ADDITIONAL PROVISIONS:

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

THE TOWN OF DERRY

By: _____
David Caron
Its: Town Administrator

Duly Authorized

BUYER

By: _____
Its: _____
(Title if other than individual)

Duly Authorized

Witness

Witness

Dec 31 10 39 AM '70
REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

10008

2050 064

Book 2050 Page 0064

Know all Men by these Presents

That I, Dorothy Buffum Collector of Taxes for
the Town of Town of Derry, New Hampshire, in the County of Rockingham
and State of New Hampshire, for the year 19 67 by the authority in me vested by the laws of the State, and
in consideration of Five and 74/100 Dollars

to me paid by the Town of Derry, New Hampshire
Do hereby sell and convey to the said Town of Derry its successors / ~~ROCKINGHAM~~
~~ROCKINGHAM~~, a certain tract or parcel of land situated in the Town of Derry, New Hampshire aforesaid,
Taxed by the Selectmen/Assessors in 1967 to Gurall, David W & Priscilla A
and described in the Invoice Books as

Land only -Hemlock Spring Road
Old Auburn Road or northwest
side Hemlock Spring Road

A more particular description of said property is understood to be as follows:

Land situated in Derry, taxed in the tax levy of Derry
for 1932 to John Gurall, and described as 12 acres,
purchased from Samuel Campbell, being a part of the
Adams farm. Being same premises conveyed to Derry by
deed of H. C. Abbott, Collector of Taxes for 1932,
dated March 26, 1935. For further description of the
premises reference is hereby made to volume 1581 -
page 041, records of the Rockingham County Registry of
Deeds.

The whole ~~xx~~ of the above real estate was / were bought by Town of Derry
at a Tax Collector's sale held at the Town Hall at ten o'clock in the forenoon
in said Town of Derry, New Hampshire, on the
tenth day of May 19 68

To have and to hold the said Premises, with the appurtenances, to the said Town of Derry
its successors / ~~ROCKINGHAM~~ forever. And I hereby covenant with the said
Town of Derry, New Hampshire that in making sale of the same I have
in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity
of my own proceedings, to sell and convey the same in the manner aforesaid.

In Witness Whereof, I have hereunto set my hand and seal, the
day of June, the year of our Lord one thousand nine hundred and 1st

Signed, Sealed and Delivered in the presence of:

Eunice M. Campbell
Margaret H. Nichols

State of New Hampshire,

Personally appearing Dorothy Buffum
and acknowledged the foregoing instrument to be his voluntary act and deed. Before me

Clair H. Houghton

Justice of the Peace.
~~Notary Public.~~

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				<div>2208</div> <div>DERRY, NH</div> <div>Effective Date of Value April 1, 2023</div> <div>VISION</div>					
TOWN OF DERRY 14 MANNING ST DERRY NH 03038 Additional Owners:		4	Rolling			1	Paved	2	Suburban	Description	Code	Assessed	Assessed						
										EXM LAND	9030	218,700	218,700						
		SUPPLEMENTAL DATA																	
		Alt Prcl ID 14013 Value Flag 5 - Cost Class E - Exempt Solar Pane Fire Dist 1 Wtr Ac or GIS ID 14013				TIF District Tracking For Sale APT Data Assoc Pid#				Total 218,700 218,700									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
TOWN OF DERRY		2050	0064	06-01-1970		U		V		0				Year	Code	Assessed	Year	Code	Assessed
														2022	9030	218,700	2022	9030	218,700
														2021	9030	212,300			
													Total	218,700	Total	218,700	Total	212,300	
OTHER ASSESSMENTS														This signature acknowledges a visit by a Data Collector or Assessor					
Code	Description			Number		Amount			Comm Int										
												APPRaised VALUE SUMMARY							
														Appraised Bldg. Value (Card)				0	
														Appraised Xf (B) Value (Bldg)				0	
														Appraised Ob (B) Value (Bldg)				0	
														Appraised Land Value (Bldg)				218,700	
														Special Land Value				0	
														Total Appraised Parcel Value				218,700	
														Valuation Method				C	
														Total Appraised Parcel Value				218,700	
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result			
											08-10-2018	JF			15	Commercial Field Review			
											10-25-2012	RS			22	Vacant Parcel			
											07-20-2009	SH			14	Residential Field Review			
											07-20-2009	SH			14	Residential Field Review			
											01-13-2006	DG			00	Measure + Listed			
											08-15-2003	TC			01	Measure + 1st Visit			
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Special Adjustment		Adj Unit P	Land Value		
1	903V	Municipal V	LMD		43,560 SF	3.90	1.00000	1	1.00	101	1.050			UN		0.8000	4.1	142,700	
1	903V	Municipal V	LMD		9.410 AC	8,500.00	1.00000	0	1.00		1.000					1.0000	8,075	76,000	
Total Card Land Units					10.41	AC	Parcel Total Land Area			10.41			Total Land Value				218,700		

A photograph of a forest path in autumn. The ground is covered with fallen brown and orange leaves. Tall trees with thin trunks line the path, and some evergreen trees are visible in the background.

Town of Derry



4/4/2023, 2:40:44 PM

Building Features Building Out Building
Deck Misc Parcels

A scale bar for Figure 1. The top scale is in miles, with labels at 0, 0.04, 0.08, and 0.16 mi. The bottom scale is in kilometers, with labels at 0, 0.05, 0.1, and 0.2 km. The number 1:4,514 is centered above the bar, indicating the scale factor.

Esri Canada, Esri, HERE, Garmin, INCREMENT P,
USGS, EPA, USDA