

# PUBLIC AUCTION

## (3) TOWN OWNED PROPERTIES IN WINCHESTER, NH (3) SINGLE FAMILY HOMES

Saturday, September 30, 2023 at 10:00 AM

Registration from 9:00 AM

Sale to be held at: Winchester Town Hall, 1 Richmond Road, Winchester, NH

ID#23-192 · We have been retained by the Town of Winchester, NH to sell at PUBLIC AUCTION these (3) town-owned properties. These properties appeal to first time homebuyers, investors, builders, or abutters.



### SALE # 1:

20 Oak Circle (Tax Map 15, Lot 34)



1 1/2 story gambrel style home located on a 1.1 ± acre lot · 1990 built home features 1,764 ± SF GLA, 2 BR, 1 BA, detached shed, side deck, wood panel siding and wood/coal heat · Served by private well & septic · Assessed Value: \$175,500. 2022 Taxes: \$5,023. **DEPOSIT \$5,000**

### SALE # 2:

77 Howard Street (Tax Map 30, Lot 1)



2-Story Colonial style home located on a 1 ± acre lot located close to downtown Winchester · 1860 built home offers 1,629 ± SF GLA, 3 BR, 1 BA, vinyl siding, unfinished basement, enclosed front porch, and FHW/Oil heat. · Served by public water & sewer · Assessed Value: \$141,800. 2022 Taxes: \$4,070. **DEPOSIT \$5,000**



### SALE # 3: 70 Ashuelot Street (Tax Map 25, Lot 16)

Single story ranch style home located on a 0.26± acre lot close to downtown. 1946 built home offers 748± SF GLA, 2 BR, 1 BA, wood shingle siding, detached shed, unfinished basement, side deck, and FHA/Oil Heat. Served by Public water & sewer · Assessed Value: \$85,000. 2022 Taxes: \$2,440. **DEPOSIT \$5,000**

## 10% BUYER'S PREMIUM DUE AT CLOSING

**Previews:** One hour prior to the sale if permitted.

**Terms:** Deposits by cash, certified check/bank check or other tender acceptable to the Town of Winchester at time of sale, balance of purchase due within 45 days from the sale date. Conveyance by Deed, without covenants. Sales are subject to Town of Winchester confirmation. The Town of Winchester 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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