

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



JSJ Auctions
SINCE 1982



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



TOWN OF WINCHESTER

INCORPORATED JULY 2ND 1753

1 Richmond Road • Winchester, New Hampshire 03470
Voice: (603) 239-4951 • Fax: (603) 239-4710 • TDD Access: Relay NH 1-800-735-2964
selectmen@winchester.nh.gov • www.winchester-nh.gov



AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this _____ day of _____, 2023, by and between the Town of Winchester, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 1 Richmond Road, Winchester, New Hampshire 03470, (hereinafter referred to as the "SELLER"), and the BUYER _____ having an address of _____.

WITNESSETH: That the SELLER agrees to sell and convey, and the BUYER agrees to buy certain land with the improvements thereon, located in Winchester, New Hampshire, known as:

Map: Lot: Location: _____

PRICE: The SELLING PRICE is \$ _____.

The BUYER'S DEPOSIT, receipt of which is hereby acknowledged, in the sum of \$ _____.

The BALANCE of the SELLING PRICE shall be payable at closing, and tendered in cash or certified check in the amount of \$ _____.

BUYER'S PREMIUM DUE: The SELLING PRICE does not include the BUYER'S' PREMIUM of ten percent (10 %) of the SELLING PRICE, due to the Auctioneer at closing.

SELLING PRICE \$ at _____% equals BUYERS PREMIUM \$ _____.

Payment of such an amount by the BUYER in accordance with the previous clause, by cash or certified check at closing, is a prior condition of the Town's obligation to convey title. This BUYER'S PREMIUM is in addition to the SELLING PRICE and is payable directly to the Auctioneer.

DEED: The SELLER agrees to furnish, at his/her own expense, a duly executed DEED, without covenants, of the property.

POSSESSION AND TITLE: The property is sold in its AS IS, WHERE IS condition, without any warranty as to its use or condition whatsoever, subject to all tenants and rights of use or possession, limitations of use by virtue of prior land use approvals and/or interests secured or inuring to the benefit of abutters, third parties or members of the general public, outstanding municipal charges for sewer, water or betterment assessments/connection or capacity charges for the same, or other matters of record which may impact the use of, or title to, the property, if any, including mortgages, equity

lines of credit, liens, attachments, orders to cease and desist, and any State and Federal tax liens which have survived the Town's acquisition of the property.

TRANSFER OF TITLE: Shall be given on or before forty five (45) days after the date of this AGREEMENT. The place and time of TRANSFER OF TITLE shall be determined by mutual agreement. Failing such mutual agreement, the time of transfer shall be as designated by the SELLER and shall occur at Winchester Town Hall, 1 Richmond Road, Winchester, NH 03470. Time is of the essence.

TITLE: If the BUYER desires an examination of the title, BUYER shall pay the cost thereof. BUYER acknowledges that TITLE shall be transferred by DEED without covenants. DEED and BUYER'S TITLE shall be subject to matters of record and as described in the section entitled 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 rights and interests in and to the AGREEMENT shall, without further notice or further consideration, be assigned to SELLER. Upon BUYER'S default or failure to close SELLER reserves this unqualified right to sell the property to the next highest qualified bidder. Alternatively, The BUYER may demand specific performance of this contract to which the SELLER will acquiesce.

ACKNOWLEDGES AND AGREES: That the sale of the property as provided for herein is made on an "AS IS" condition and basis with faults, latent or patent.

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

ADDITIONAL PROVISIONS:

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

TOWN OF WINCHESTER

BUYER

By: _____

By: _____

Its: Town Clerk/Tax Collector
Duly authorized

Its:
Duly authorized

Date: _____

Date: _____

Witness: _____

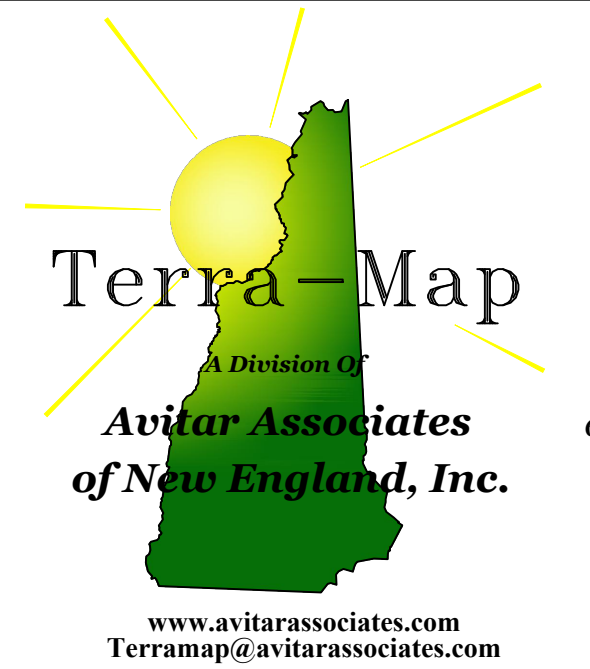
Witness: _____

OWNER INFORMATION		SALES HISTORY					PICTURE
WINCHESTER, TOWN OF 1 RICHMOND RD PO BOX 512 WINCHESTER, NH 03470		Date	Book	Page	Type	Price	Grantor
		06/05/2023	3247	1228	UI 35	1 BT PROPERTY	
		05/18/2017	2985	1045	UI 13	110,000 KOPCZYNSKI, CECELIA	
		06/18/2014	2871	1125	UI 38	KOPCZYNSKI, CECELIA	

LISTING HISTORY			NOTES			
04/20/22	RWPR		GRN/WH; WAT/SEW; LAYOUT, OUTDATED INT; 7/17 HO (MRS) DECLINED			
08/25/20	KEVM		TOUR=ALL INT INFO @DOOR; EXT GOOD COND; HO STATES NO CARPET;			
07/01/20	INSP	MARKED FOR INSPECTION	FURN WD/OIL COMBO; DNPU TARP LT; PU ATU & BMU UNDER GAR PER			
07/25/17	ADVM	VSALE	HO; 8//20; INT VBO, STATES NC; EXT GD; PU POOL, DECK, SHED X2 & LT;			
12/12/16	INSP	MARKED FOR INSPECTION	DNPU CAMPER OR TT BOX=NV; SHED-E IS GAR W/OH DR; ATT GAR NDS			
03/27/15	ADPR		OH DOOR REPL; DNPU HOT TUB=NV; EST SHED DIM=FENCE/ANIMALS;			
06/14/11	SGVL		4/22; APPRS NEW LINE FROM STREET & METER-NVC;			
05/27/11	INSP	MARKED FOR INSPECTION				

EXTRA FEATURES/ADDITION								MUNICIPAL SOFTWARE BY AVIAR																															
Feature Type	Units	Lnth x Width	Size Adj	Rate	Cond	Market Value	Notes	WINCHESTER ASSESSING OFFICE PARCEL TOTAL MARKET VALUE <table border="1"> <thead> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$ 91,800</td> <td>\$ 7,000</td> <td>\$ 43,000</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 141,800</td> </tr> <tr> <td>2022</td> <td>\$ 91,800</td> <td>\$ 7,000</td> <td>\$ 43,000</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 141,800</td> </tr> <tr> <td>2023</td> <td>\$ 91,800</td> <td>\$ 7,000</td> <td>\$ 43,000</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 141,800</td> </tr> </tbody> </table>				Year	Building	Features	Land	2021	\$ 91,800	\$ 7,000	\$ 43,000	Parcel Total: \$ 141,800				2022	\$ 91,800	\$ 7,000	\$ 43,000	Parcel Total: \$ 141,800				2023	\$ 91,800	\$ 7,000	\$ 43,000	Parcel Total: \$ 141,800			
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Parcel Total: \$ 141,800																																							
GARAGE-1 STY	434	31 x 14	97	30.00	25	3,157	ATT BARN																																
POOL-ABOVE GROUND	252	18 x 14	123	6.00	40	744																																	
DECK	96	12 x 8	227	7.00	50	763	ATT POOL/SHP																																
LEAN-TO	144	12 x 12	171	4.00	60	591	ATT 31X14																																
SHED-METAL	160	16 x 10	160	6.00	40	614	ATT/EST																																
SHED-WOOD	100	10 x 10	220	10.00	50	1,100	ATT/EST																																
						7,000																																	

LAND VALUATION												LAST EVALUATION 2021			
Zone: COMM-S Minimum Acreage: 0.46 Minimum Frontage: 150												Site: AVERAGE Driveway: PAVED Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
EXEMPT-MUNIC	0.460 ac	42,500	E	100	100	100	100	100 -- LEVEL	100	42,500	0	N	42,500		
EXEMPT-MUNIC	0.550 ac	x 1,000	X	100				85 -- MODERATE	100	500	0	N	500		
										1.010 ac			43,000	43,000	



Phone 603 798-4419 Fax 603 798-4263
 www.avitarassociates.com
 Terramap@avitarassociates.com

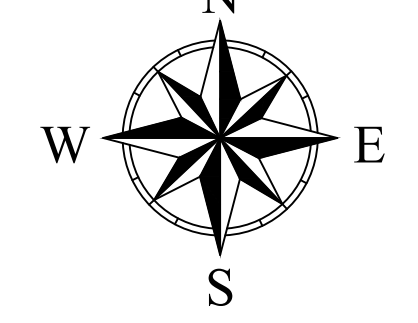
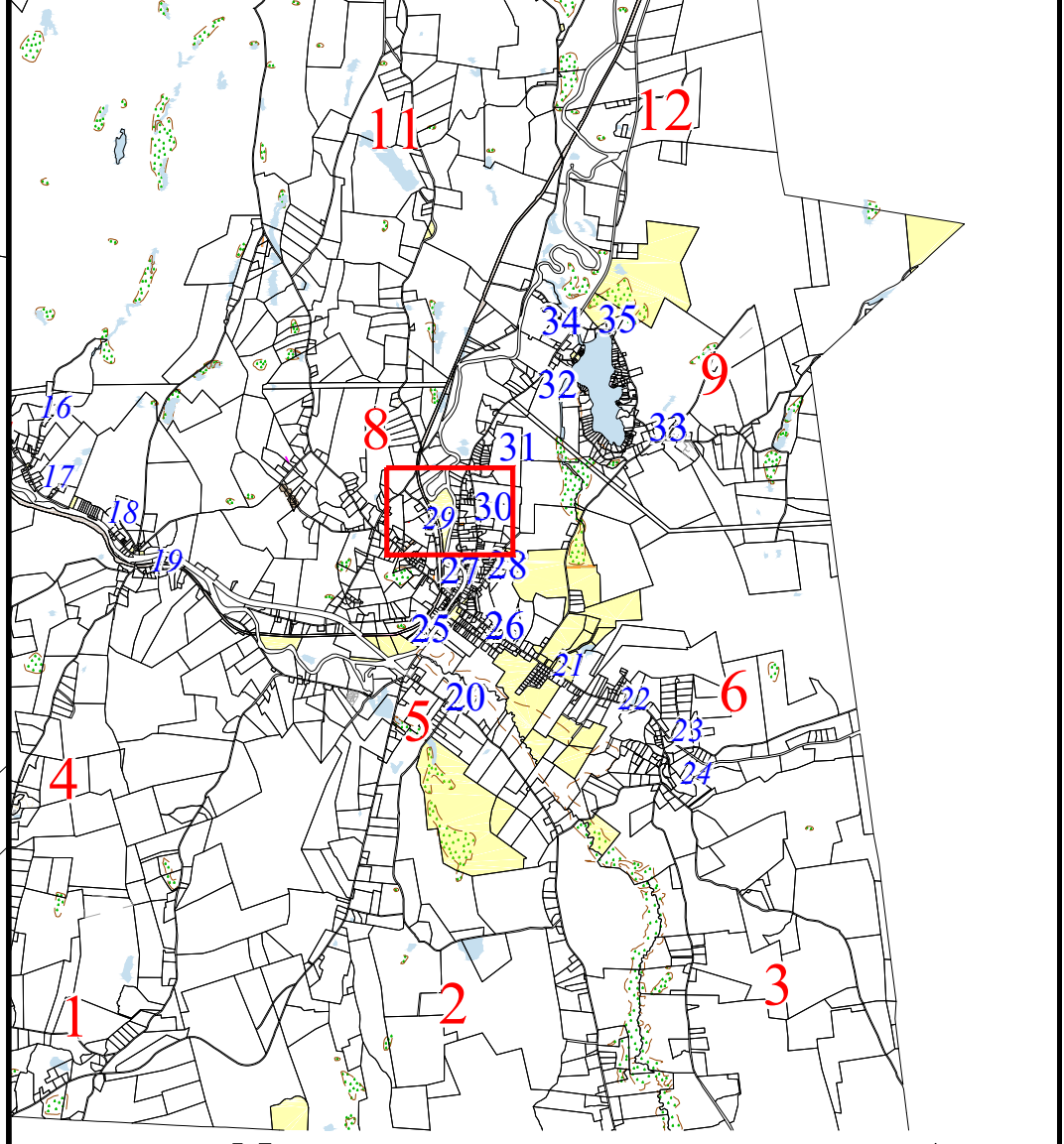
Town of WINCHESTER

Cheshire County New Hampshire

LEGEND

- Parcel Number(PID) 12
- Parcel Acreage 2 Ac.
- Frontage (feet) 340'
- Lakes and Ponds
- Rivers
- Wetlands
- Power Lines
- Boston & Maine Railroad
- Town Owned
- Right of Way
- Private / Not Maintained
- Leased Lots

SCALE



MAP 30

Revised April 1, 2021

For Assessment Purposes
 Not to be used for conveyances

MAP 8

MAP 31

MAP 29

MAP 8

MAP 27

MAP 28