

# PUBLIC AUCTION

## (12) TAX DEEDED PROPERTIES TOWN OF GRANTHAM, NH SATURDAY, OCTOBER 14, 2023 AT 10:00 AM

(Registration from 9:00 AM)



### 12 Vacant Lots in Eastman Community Lots range in size from 0.61± acres to 1.97± acres

ID#23-201 · We've been retained by the Town of Grantham, NH to sell at public auction these 12 vacant tax-deeded parcels located in the Eastman Community, a four-season private community offering a wide variety of activities and adventures. The community is located in the Dartmouth-Sunapee Region of NH and is surrounded by a 335 acre lake. Don't miss this unique opportunity to own real estate in this very desirable recreational community at auction prices!

**SALE LOCATION:**  
**GRANTHAM TOWN BUILDING**  
**300 NH-10, GRANTHAM, NH**



**10% BUYERS PREMIUM**  
**PAYABLE TO AUCTIONEER**  
**DUE AT CLOSING**



Map/Lot	Location	Acres	Assessed	Taxes
223/6	16 Deer Run	1.97±	\$48,400	\$879
215/172	32 Bright Slope Way	1.45±	\$47,200	\$858
214/30	18 Catamount Road	1.60±	\$46,800	\$850
215/137	3 Sugar Hill Road	1.29±	\$46,800	\$850
224/1	17 Brookridge Drive	1.14±	\$46,400	\$843
234/99	34 Greensward Drive	0.91±	\$45,700	\$830
213/32	82 Anderson Pond Road	0.98±	\$41,300	\$750
225/44	17 Hummingbird Hill	0.98±	\$41,300	\$750
213/119	400 Road Round The Lake	0.85±	\$40,800	\$741
213/53	38 Anderson Pond Road	0.83±	\$40,700	\$740
234/120	66 Longwood Drive	0.61±	\$39,300	\$714
216/89	16 Bobbin Hill	0.71±	\$37,500	\$681

**Auctioneers Note:** Eastman Community Association requires a buy-in payment as well as annual dues.

**PREVIEW:** Lots are marked; drive-by is recommended.

**TERMS:** \$2,500.00 non-refundable deposit per lot by cash, certified check, bank treasurer's check, or other form of payment acceptable to the Town of Grantham at time of sale; balance of purchase price due within 30 days after date of sale. Conveyance by deed without covenants. 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.

**ADDITIONAL INFORMATION & PHOTOS ARE AVAILABLE ON OUR WEBSITE**



**JSJ Auctions**  
SINCE 1982



45 Exeter Road, Epping, NH 03042, NH Lic. #2279  
603-734-4348 • [www.jsjauctions.com](http://www.jsjauctions.com)

**AGREEMENT AND DEPOSIT RECEIPT**

**THIS AGREEMENT** made this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between the Town of Grantham, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 300 Route 10 South, New Hampshire 03753 (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 Grantham, New Hampshire, known as:

Map: \_\_\_\_\_ Lot: \_\_\_\_\_ Address: \_\_\_\_\_ Grantham, NH

PRICE: The SELLING PRICE is \$\_\_\_\_\_.

The BUYER’S DEPOSIT, receipt of which is hereby acknowledged, in the sum of \$2,500.

The BALANCE OF THE SELLING PRICE shall be payable at closing, and tendered in cash, certified check or bank treasurer’s 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 10 % equals BUYERS PREMIUM \$\_\_\_\_\_.

Payment of such an amount by the BUYER in accordance with the previous clause, by cash, certified check or bank treasurer’s 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 its own expense, a duly executed DEED, without covenants, to 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.

AGREEMENT AND DEPOSIT RECEIPT (Cont'd)

**TRANSFER OF TITLE:** Shall be given on or before thirty (30) 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 Grantham Town Offices. **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 the 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 the 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.

**ACKNOWLEDES 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 this AGREEMENT, which alone fully and completely expresses the respective obligations, and 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. This Agreement shall not be altered or modified except by written agreement signed and dated by both BUYER and SELLER.

ADDITIONAL PROVISIONS:

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

**TOWN OF GRANTHAM**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Duly authorized

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

**BUYER**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Duly authorized

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TOWN OF GRANTHAM		4 Rolling		3 Unpaved	3 Rural	Description	Code	Assessed	Assessed
300 ROUTE 10 SOUTH						EXM LAND	9030	45,700	45,700
GRANTHAM NH 03753		SUPPLEMENTAL DATA			Total 45,700 45,700 PREVIOUS ASSESSMENTS (HISTORY) Year Code Assessed Year Code Assessed V Year Code Assessed				
Alt Prcl ID # 03 1620		PRECINC HEART FREEZE							
P/U DATE SERIAL #		Assoc Pid#							
GIS ID									

**VISION**

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
TOWN OF GRANTHAM							1336 0597 0	11-12-2002	U	V	1,430 0	1L
MESSIER KENNETH J												
Total												

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total 0.00							

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
200			

NOTES		APPRAISED VALUE SUMMARY	
WOODED, SLIGHT TOPO		Appraised Bldg. Value (Card)	0
		Appraised Xf (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	0
		Appraised Land Value (Bldg)	45,700
		Special Land Value	0
		Total Appraised Parcel Value	45,700
		Valuation Method	C

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
										07-15-2022	KL			16	Field Review
										07-16-2020	KL			16	Field Review
										03-23-2015	KL			16	Field Review
										05-19-2014	SG			00	Measur+Listed
										05-14-2014	SG			00	Measur+Listed
										06-02-2004	TH			00	Measur+Listed

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	903V	MUNICIPAL MDL	RR1	2		39,814 SF	1.04	1.00000	C	1.00	200	1.100	TOPO		1.0000	1.15 45,700		
Total Card Land Units						0.91	Acres	Parcel Total Land Area						0.91	Total Land Value			45,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	99	Vacant Land								
Model	00	Vacant								
Grade:										
Stories:										
Occupancy										
Exterior Wall 1										
Exterior Wall 2										
Roof Structure:										
Roof Cover										
Interior Wall 1										
Interior Wall 2										
Interior Flr 1										
Interior Flr 2										
Heat Fuel										
Heat Type:										
AC Type:										
Total Bedrooms										
Total Bthrms:										
Total Half Baths										
Total Xtra Fixtrs										
Total Rooms:										
Bath Style:										
Kitchen Style:										
FBM Area										
SFB Area										
Color										
			<b>CONDO DATA</b>							
Parcel Id		C	Owne	0.0						
			B	S						
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
			<b>COST / MARKET VALUATION</b>							
Building Value New			0							
Year Built			0							
Effective Year Built			0							
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %			0							
Functional Obsol			0							
External Obsol			0							
Trend Factor			1							
Condition										
Condition %			100							
Percent Good										
RCNLD			0							
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch



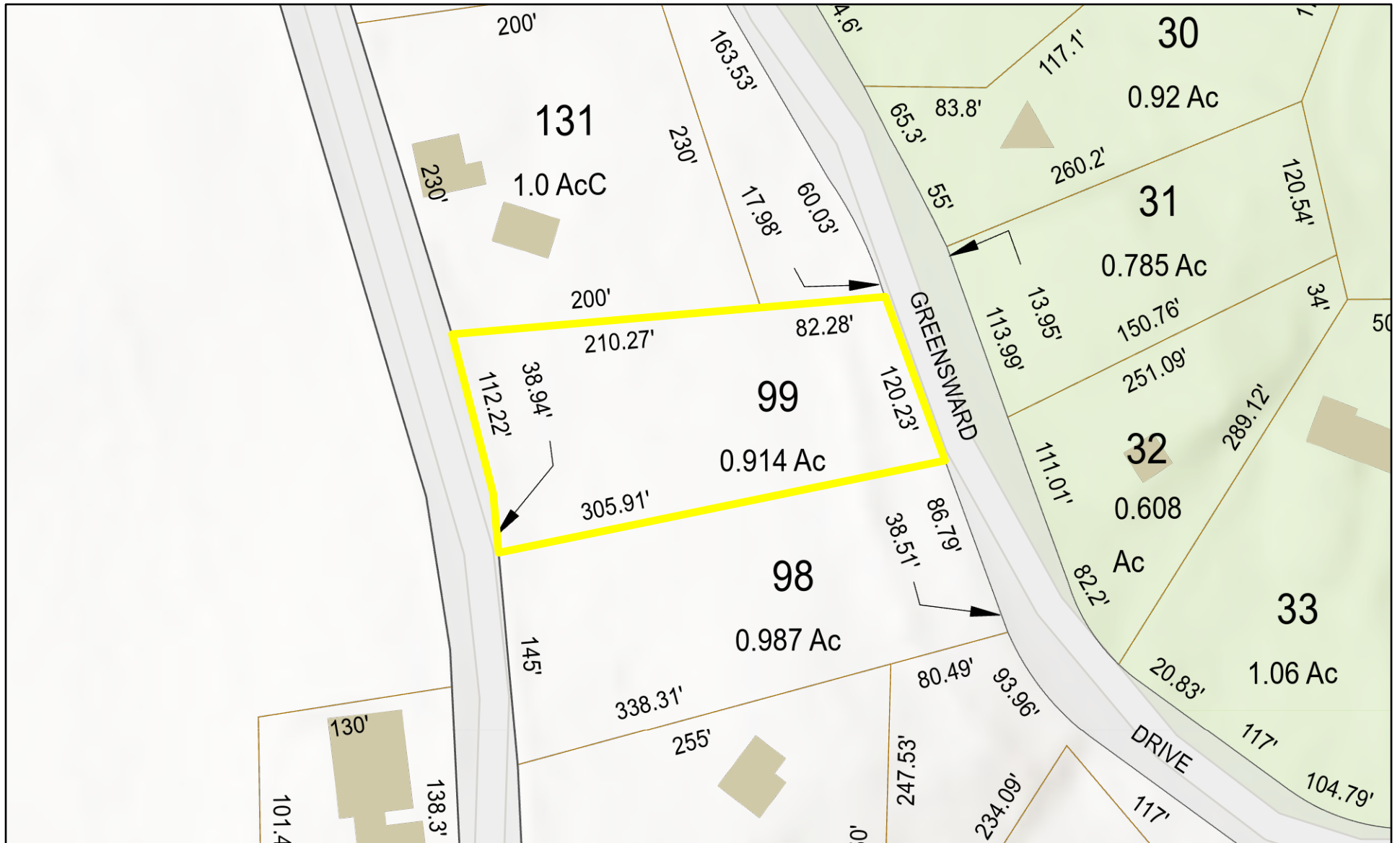
Town of Grantham, NH

1 inch = 94 Feet



June 29, 2023

www.cai-tech.com



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