

# PUBLIC AUCTION

## (3) TOWN OWNED PROPERTIES IN WINCHESTER, NH SINGLE FAMILY HOME & (2) MANUFACTURED HOMES Saturday, August 17, 2024 at 10:00 AM

Registration from 9:00 AM

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

ID#24-174 · 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 and septic · Assessed Value: \$175,500. 2023 Taxes: \$5,023. **DEPOSIT \$5,000**

### SALE # 2:

5 Connor Court (Tax Map 1, Lot 20-29)



Double-wide manufactured home located in South Parish Road Co-op · 2000 built home offers 1,707+/- SF GLA, 8 RM, 3 BR, 2 BA, vinyl siding, fenced in yard, rear deck, & FHA/gas heat · Served by private well and septic · Assessed Value: \$65,500. 2023 Taxes: \$2,075. **Auctioneer's Note:** Home is sold subject to Co-op's park application. **DEPOSIT \$2,500**



### SALE # 3: 1 Elm Court (Tax Map 27, Lot 20)

Manufactured home with addition located on a 0.23+/- acre lot close to downtown Winchester. 1968 built home offers 1,152+/- SF GLA, 3 BR, 1 BA, aluminum siding, attached 1-car garage, detached shed, & FHA/oil heat. Served by public water and sewer · Assessed Value: \$45,700. 2023 Taxes: \$1,448. **DEPOSIT \$2,500**

## 10% BUYER'S PREMIUM DUE AT CLOSING

**Previews:** All three properties are occupied, drive-byes are recommended.

**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.*

MORE DETAILS & PHOTOS ARE AVAILABLE ON OUR WEBSITE



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