

PUBLIC AUCTION

(8) TOWN OWNED PROPERTIES IN WOLFEBORO, NH SINGLE FAMILY HOME & VACANT LOTS

SATURDAY, September 7, 2024 AT 10:00 AM

(Registration from 9:00 AM)

Sale location: WOLFEBORO TOWN HALL, 84 South Main St., Wolfeboro, NH
Sale to be held in The Great Hall

ID#24-186 · We have been retained by the Town of Wolfeboro to sell at PUBLIC AUCTION these (8) town-owned properties. Great opportunity for first time home buyers, investors, builders, or abutters.



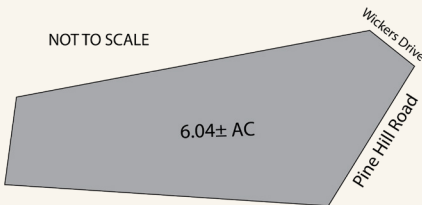
Sale #1: 58 Keewaydin Road (Tax Map 172, Lot 49)



1970 built single family ranch style home located on a 1.41± acre lot just off Rte109. Home offers 1,457± SF GLA, 3 BRS, 1 ½ BA and FHW/Oil Heat. Features include vinyl siding, attached 1-car garage, fenced in yard, full unfinished basement, fireplace and is served by Town Water and has private septic. Total Assessed Value: \$213,700. 2023 Taxes: \$3,139. Please contact auctioneer for preview information.
DEPOSIT: \$10,000.

Sale #2: Pine Hill Road (Tax Map 161, Lot 11)

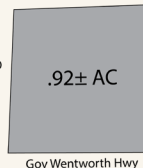
NOT TO SCALE



Vacant 6.04± acre wooded corner lot w/ 373'± FF on Rt.109A. Lot is mostly level and is located on the corner of Pine Hill Road & Wickers Drive. Assessed Value: \$60,600. 2023 Taxes: \$890.
DEPOSIT: \$5,000.

Sale #3: Gov Wentworth Hwy (Tax Map 197, Lot 3)

NOT TO SCALE



Vacant 0.92± acre lot located w/ 200± FF along Rt. 109 at the Brookfield Town Line. The lot is wooded and slopes down slightly from the road. Assessed Value: \$52,100. 2023 Taxes: \$765.
DEPOSIT: \$5,000.

Sale #4: N Wakefield Road (Tax Map 109, Lot 3)

Vacant 6.5± acre lot located on a class VI road off Rt. 16. Lot is heavily wooded and slopes up from the road. Assessed Value: \$34,500. 2023 Taxes: \$507.
Deposit: \$5,000.

Sale #5: Stanard Road (Tax Map 216, Lot 23)

Vacant 0.6± acre lot located close to downtown on a dead end road. Lot is wooded, relatively flat and appears to be wet. Assessed Value: \$17,100. 2023 Taxes: \$251.
Deposit: \$1,000.

Sale #6: Alpine Meadows Road (Tax Map 273, Lot 13)

Vacant 0.25± acre lot located in a private community. Lot is heavily wooded and slopes down significantly from the road. Assessed Value: \$8,800. 2023 Taxes: \$129.
Deposit: \$1,000.

Sale #7: N Wakefield Road (Tax Map 107, Lot 9)

Vacant 5.96± acre lot located on a Class VI road. Lot is heavily wooded and slopes up from the road. Assessed Value: \$7,100. 2023 Taxes: \$104.
Deposit: \$1,000.

Sale #8: Off Browns Ridge Road (Tax Map 27, Lot 6)

Vacant landlocked 0.21± acre lot located along Young's Brook. Lot appears to be wooded and wet and has been deemed not buildable per the town. Assessed Value: \$500. 2023 Taxes: \$7.
Deposit: \$1,000.

10% BUYER'S PREMIUM DUE AT CLOSING

PREVIEWS: Lots are marked and a drive-by is recommended. **TERMS:** All deposits are non-refundable and must be presented in the form of cash or bank/certified check at registration. NO PERSONAL CHECKS. Balance of purchase price along with buyer's premium due within 45 days from sale. Conveyance by Quitclaim Deed. Sales are subject to confirmation. The Town of Wolfeboro 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
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