

SHERIFF'S SALE AT
PUBLIC AUCTION

7.5± ACRE LOT w/ FOUNDATION
Tuesday, August 27 at 1:00 PM



132 Hanson Road, Ossipee, NH
~ Sale to be held on site ~

ID#24-184 · 7.5± Acre building lot located on a dirt road in Ossipee Corner · This Rural zoned lot contains a foundation, is partially cleared and is located close to Garland Pond · This rural location is an outdoor enthusiasts dream as snowmobile trails are accessible from the property and it's located close to ski areas and lakes · Private well and septic will be required. Tax Map 242, Lot 10. Assessed Value: \$120,900. 2023 Taxes: \$1,400, Sale per order of: Office of the Sheriff of Carroll County; Writ of Execution Case No. 212-2023-CV-00047, Carroll Superior Court.



10% BUYERS PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

PREVIEW: The lot is marked, drive-by is recommended.

TERMS: \$5,000 deposit on day of sale by cash, certified check, bank check or other form of payment satisfactory to Seller at time of sale, balance due within 20 days. The Sheriff and/or his designee retain the right to refuse any or all bids. In addition to the purchase price, purchaser shall pay Sheriff's fees, outstanding real estate taxes, transfer taxes and recording fees. Any other terms will be announced on the day of the sale. Conveyance by Sheriff's Deed. The property is sold **"AS IS, WHERE IS"**. 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.

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