

# PUBLIC AUCTION



## TOWN OWNED PROPERTY

FRIDAY, OCTOBER 25, 2024 AT 1:00 PM

2174 Weare Road, Henniker, NH

Sale to be held at **HENNIKER COMMUNITY CENTER**, 57 Main Street, Henniker, NH



ID#24-204 · We have been retained by the Town of Henniker to sell at **PUBLIC AUCTION** this town-owned property that was acquired by Tax Collector's Deed. 1996 Built conventional style home located on a 10.9± acre comm/recreational zoned lot located just off Rt. 114 \* Home offers 1,152± SF GLA, 2 BR, 1 BA \* Features include wood deck to rear, detached shed, outbuildings & Woodstove Heat \* Home is serviced by private well, septic unknown \* Assessed Value: \$251,500. 2023 Taxes: \$5,629. Tax Map 12, Lot 745A.

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

**TERMS:** \$10,000 non-refundable deposit by cash, certified/bank check or other tender acceptable to the Town of Henniker at time of sale, balance of purchase price along with buyer's premium due within 30 days from the sale date. Conveyance by deed without covenants. Sale is subject to Town confirmation. The property is 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



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