

# PUBLIC AUCTION

## TOWN OWNED PROPERTY 2-BEDROOM CAPE ON 1.52 ± ACRE LOT Friday, November 8 at 2:00 PM



### *15 Norris Court, Epping, NH*

*~ Sale to be held on site ~*

ID#24-212 · We have been retained by the Town of Epping to sell at **PUBLIC AUCTION** this town-owned property that was acquired by Tax Collector's Deed · 1982 Built 1.5 story cape style home located on a 1.52± acre lot on a cul-de-sac just off exit 6 of Rte. 101 in West Epping · Home features 1,544± SF of living area, 4 RMS, 2 BR, 1 BA, addition, partial unfinished basement, metal roof, open front porch, & deck · Home is serviced by FHW/Oil heat, private water & sewer · Tax Map 27, Lot 33 Assessed Value: \$226,400, 2023 Taxes: \$5,298.

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

**PREVIEW:** Day of sale from 1:00PM or by appointment with auctioneer.

**TERMS:** \$10,000.00 deposit by cash, certified/bank check or other tender acceptable to the Town of Epping at time of sale, balance of purchase price along with buyer's premium due within 30 days from the sale date. Conveyance by Release Deed without covenants. Sale is subject to Town confirmation. The Town of Epping reserves the right to reject any and all bids. 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**



**JSJ Auctions**  
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