

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



45 Exeter Road, Epping, NH 03042, NH Lic. #2279
603-734-4348 • www.jsjauctions.com

AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this _____ day of _____, 2024, by and between the Town of Henniker, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 18 Depot Hill Rd, New Hampshire 03242 (hereinafter referred to as the “SELLER”), and the BUYER _____
having an address of _____.

WITNESSETH: That the SELLER agrees to sell and convey, and the BUYER agrees to buy certain land with the improvements thereon, located in Henniker, New Hampshire, known as:

Map: 12 Lot: 745 Sub: 0A Addresss: 2174 Weare Rd Henniker, NH

PRICE: The SELLING PRICE is \$_____.

The BUYER’S DEPOSIT, receipt of which is hereby acknowledged, in the sum of \$10,000.

The BALANCE OF THE SELLING PRICE shall be payable at closing, and tendered in cash, certified check or bank treasurer’s check in the amount of \$_____.

BUYER’S PREMIUM DUE: The SELLING PRICE does not include the BUYER’S PREMIUM of ten percent (10%) of the SELLING PRICE, due to the Auctioneer at closing.

SELLING PRICE \$_____ at 10 % equals BUYERS PREMIUM \$_____.

Payment of such an amount by the BUYER in accordance with the previous clause, by cash, certified check or bank treasurer’s check at closing, is a prior condition of the Town’s obligation to convey title. This BUYER’S PREMIUM is in addition to the SELLING PRICE and is payable directly to the Auctioneer.

DEED: The SELLER agrees to furnish, at its own expense, a duly executed DEED, without covenants, to the property.

POSSESSION AND TITLE: The property is sold in its AS IS, WHERE IS condition, without any warranty as to its use or condition whatsoever, subject to all tenants and rights of use or possession, limitations of use by virtue of prior land use approvals and/or interests secured or inuring to the benefit of abutters, third parties or members of the general public, outstanding municipal charges for sewer, water or betterment assessments/connection or capacity charges for the same, or other matters of record which may impact the use of, or title to, the property, if any, including mortgages, equity lines of credit, liens, attachments, orders to cease and desist, and any State and Federal tax liens which have survived the Town’s acquisition of the property.

AGREEMENT AND DEPOSIT RECEIPT (Cont'd)

TRANSFER OF TITLE: Shall be given on or before thirty (30) days after the date of this AGREEMENT. The place and time of TRANSFER OF TITLE shall be determined by mutual agreement. Failing such mutual agreement, the time of transfer shall be as designated by the SELLER and shall occur at Henniker Town Offices. **Time is of the essence.**

TITLE: If the BUYER desires an examination of the title, BUYER shall pay the cost thereof. BUYER acknowledges that TITLE shall be transferred by DEED without covenants. DEED and BUYER'S TITLE shall be subject to matters of record and as described in the section entitled POSSESSION AND TITLE above.

LIQUIDATED DAMAGES: If the BUYER shall default in the performance of his/her obligations under this AGREEMENT, the amount of the deposit and any additional deposit given by the BUYER may, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages. Further, all of the BUYER'S rights and interests in and to the AGREEMENT shall, without further notice or further consideration, be assigned to SELLER. Upon BUYER'S default or failure to close SELLER reserves the unqualified right to sell the property to the next highest qualified bidder. Alternatively, the BUYER may demand specific performance of this contract to which the SELLER will acquiesce.

ACKNOWLEDES AND AGREES: That the sale of the property as provided for herein is made on an "AS IS" condition and basis with faults, latent or patent.

PRIOR STATEMENTS: All representations, statements, and agreements heretofore made between the parties hereto are merged in this AGREEMENT, which alone fully and completely expresses the respective obligations, and this AGREEMENT is entered into by each party after opportunity for investigation, neither party relying on any statements or representation not embodied in this AGREEMENT. This Agreement shall not be altered or modified except by written agreement signed and dated by both BUYER and SELLER.

ADDITIONAL PROVISIONS:

WITNESS: The signatures of the above-mentioned parties on the dates as noted below.

TOWN OF HENNIKER

By: _____

Its: _____

Duly authorized

Date: _____

Witness: _____

BUYER

By: _____

Its: _____

Duly authorized

Date: _____


Witness: _____

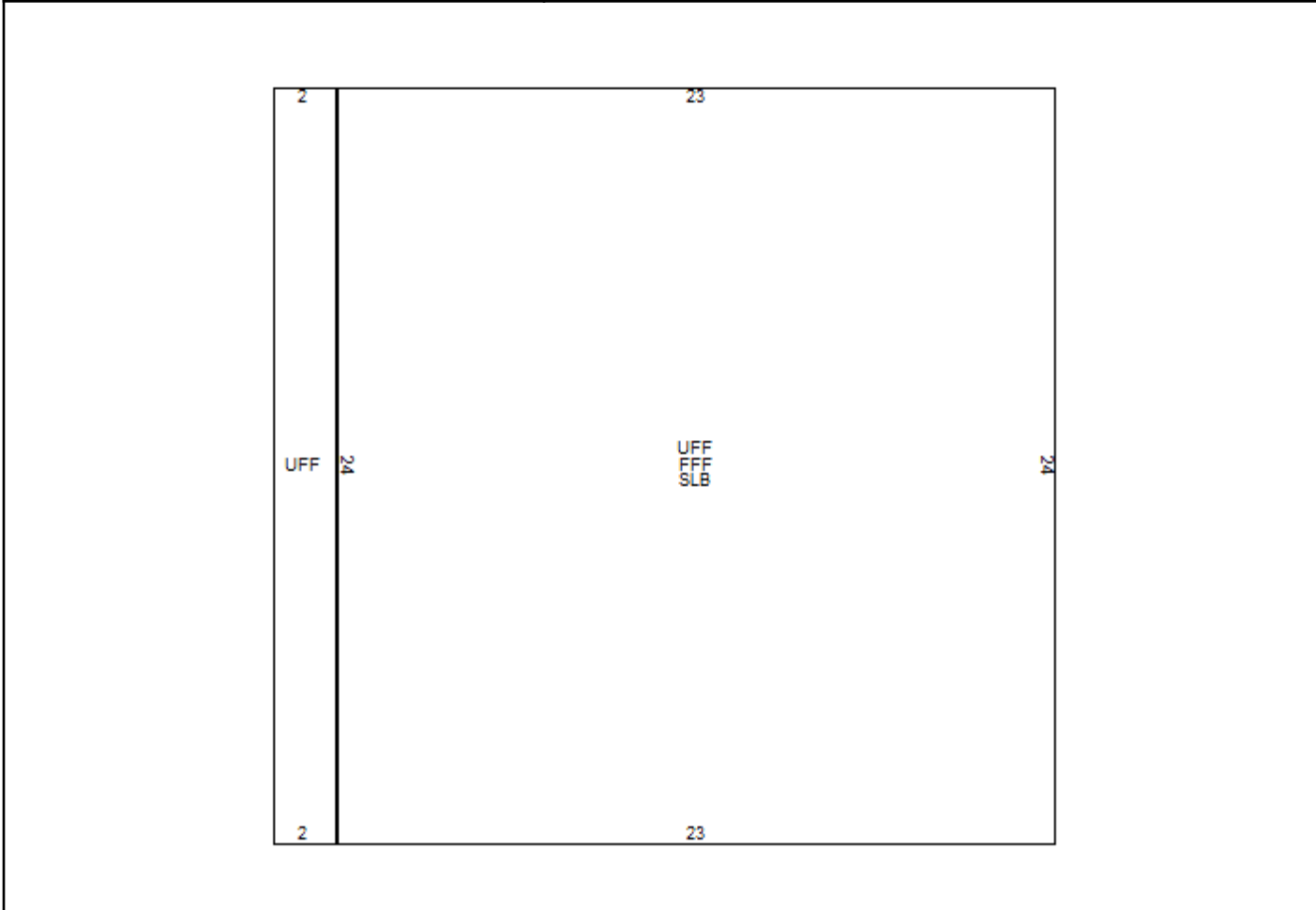
| OWNER INFORMATION | SALES HISTORY | PICTURE | | | | | | | | | | | | | | | | | | |
|---|---|---------|--------|--------|------------------------|-------|---------|------------|------|------|--------|--------|----------------------|------------|------|------|-----|--------|------------------------|--|
| 2174 WEARE ROAD LLC 6 INDIAN RIDGE ROAD CONTOOCOOK, NH 03229 | <table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>07/25/2013</td> <td>3400</td> <td>1144</td> <td>U I 51</td> <td>68,200</td> <td>JOOS RICHARD CHARLES</td> </tr> <tr> <td>07/11/1997</td> <td>2062</td> <td>1343</td> <td>Q V</td> <td>20,000</td> <td>BRUNNHOEZLZL FREDERICK</td> </tr> </tbody> </table> | Date | Book | Page | Type | Price | Grantor | 07/25/2013 | 3400 | 1144 | U I 51 | 68,200 | JOOS RICHARD CHARLES | 07/11/1997 | 2062 | 1343 | Q V | 20,000 | BRUNNHOEZLZL FREDERICK | |
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| 07/11/1997 | 2062 | 1343 | Q V | 20,000 | BRUNNHOEZLZL FREDERICK | | | | | | | | | | | | | | | |

| LISTING HISTORY | NOTES |
|---|--|
| 07/30/20 SS14 FIELD REVIEW 05/09/18 BL01 MEASUR+1 VISIT 03/07/17 GH98 ASSESSOR REVIEW 03/01/16 GH98 ASSESSOR REVIEW 08/05/15 KL14 FIELD REVIEW 05/07/15 GH98 ASSESSOR REVIEW 03/10/15 GH98 ASSESSOR REVIEW 03/11/14 GH98 ASSESSOR REVIEW | HOT TUB ON WDK IF 08: REZONED CR1 15: LOT SIZE 570X832 PER DEED CALCULATES TO 10.89 ACRES, 2ND FLOOR FRONT DECK = NO VALUE 17: NO CHANGE TO DECK, CK 2018 18: SHED=Nv (COND), SHED ON WHEELS=Nv, OLD MH=Nv (COND), VARIOUS OBS=Nv (COND) WDK ADDED |

| EXTRA FEATURES VALUATION | | | | | | | | MUNICIPAL SOFTWARE BY AVITAR | | | |
|--------------------------|--------------|----------------------|-------------------|-----------------|-------------------|---------------------|-----------------------------------|--------------------------------------|--|--|--|
| Feature Type | Units | Lngth x Width | Size Adj | Rate | Cond | Market Value | Notes | HENNIKER ASSESSING OFFICE | | | |
| SHED-WOOD | 260 | 10 x 26 | 122 | 10.00 | 30 | 952 | Year: 2005 | | | | |
| DECK | 144 | 144 x 1 | 171 | 7.00 | 30 | 517 | Year: 2005 | | | | |
| 1,500 | | | | | | | PARCEL TOTAL TAXABLE VALUE | | | | |
| | | Year | Building | Features | Land | | | | | | |
| | | 2022 | \$ 121,900 | \$ 1,500 | \$ 128,000 | | Parcel Total: \$ 251,400 | | | | |
| | | 2023 | \$ 121,900 | \$ 1,500 | \$ 128,000 | | Parcel Total: \$ 251,400 | | | | |
| | | 2024 | \$ 121,900 | \$ 1,500 | \$ 128,100 | | Parcel Total: \$ 251,500 | | | | |

| LAND VALUATION | | | | | | | | | | | LAST REVALUATION: 2022 | | | |
|--------------------------------|--------------|------------------------------|-----------|------------------------------|-------------|-------------|--|-------------------|-------------|-------------------|------------------------|----------|------------------|--------------|
| Zone: COMM RECREATIONAL | | Minimum Acreage: 2.00 | | Minimum Frontage: 125 | | | Site: AVERAGE Driveway: GRAVEL/DIRT Road: PAVED | | | | | | | |
| Land Type | Units | Base Rate | NC | Adj | Site | Road | DWay | Topography | Cond | Ad Valorem | SPI | R | Tax Value | Notes |
| IF RES | 2.000 ac | 127,000 | E | 100 | 100 | 100 | 95 | 95 -- MILD | 95 | 108,900 | 0 | N | 108,900 | ACC |
| IF RES | 8.890 ac | x 2,500 | X | 96 | | | | 90 -- ROLLING | 100 | 19,200 | 0 | N | 19,200 | |
| 10.890 ac | | | | | | | | | | 128,100 | | | 128,100 | |

| PICTURE | OWNER | TAXABLE DISTRICTS | BUILDING DETAILS | | | | | | |
|---|--|---|------------------|------------|--------------|-------|---|------------------|--|
|  | <p>2174 WEARE ROAD LLC</p> <p>6 INDIAN RIDGE ROAD</p> <p>CONTOOCOOK, NH 03229</p> | <table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table> | District | Percentage | | | <p>Model: 2.00 STORY CONVENTION</p> <p>Roof: GABLE OR HIP/PREFAB METALS</p> <p>Ext: AVERAGE</p> <p>Int: DRYWALL</p> <p>Floor: PINE/SOFT WD/MIN PLYWD</p> <p>Heat: WOOD/COAL/NONE</p> <p>Bedrooms: 2 Baths: 1.0 Fixtures:</p> <p>Extra Kitchens: Fireplaces:</p> <p>A/C: No Generators:</p> <p>Quality: B1 AVG-10</p> <p>Com. Wall:</p> <p>Size Adj: 1.2500 Base Rate: RSA 136.00</p> <p>Bldg. Rate: 0.9603</p> <p>Sq. Foot Cost: \$ 130.60</p> | | |
| District | Percentage | | | | | | | | |
| | | | | | | | | | |
| PERMITS | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Date</th> <th>Project Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>09/15/98</td> <td>NEW CONSTRUCTION</td> <td> </td> </tr> </tbody> </table> | | | | Date | Project Type | Notes | 09/15/98 | NEW CONSTRUCTION | |
| Date | Project Type | Notes | | | | | | | |
| 09/15/98 | NEW CONSTRUCTION | | | | | | | | |



| BUILDING SUB AREA DETAILS | | | | |
|---------------------------|---------------|--------------|------|--------------|
| ID | Description | Area | Adj. | Effect. |
| UFF | UPPER FLR FIN | 600 | 1.00 | 600 |
| FFF | FST FLR FIN | 552 | 1.00 | 552 |
| SLB | SLB | 552 | 0.00 | 0 |
| GLA: | 1,152 | 1,704 | | 1,152 |

| 2022 BASE YEAR BUILDING VALUATION | |
|-----------------------------------|-------------------|
| Market Cost New: | \$ 150,451 |
| Year Built: | 1996 |
| Condition For Age: | FAIR 19 % |
| Physical: | |
| Functional: | |
| Economic: | |
| Temporary: | |
| Total Depreciation: | 19 % |
| Building Value: | \$ 121,900 |



Town of Henniker, NH

1 inch = 138 Feet



www.cai-tech.com

June 4, 2024



The data on this map has been compiled from a variety of sources granted voluntarily by private owners and official sources and is not to be considered legal location of property boundary lines. The Town of Henniker assumes no responsibility for the accuracy of individual parcels.