

PUBLIC AUCTION

TOWN OWNED PROPERTY

8.8± ACRE VACANT LOT

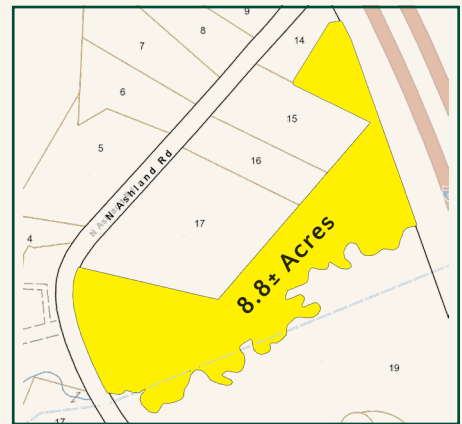
THURSDAY, DECEMBER 12, 2024 AT 2:00 PM

WOODMILL VILLAGE, ASHLAND, NH

~ Sale to be held on site ~



ID#24-230 · We have been retained by the Town of Ashland to sell at PUBLIC AUCTION this town-owned property which was acquired by Tax Collector's Deed. This property appeals to investors, builders, or abutters · Vacant 8.80± acre lot with 455± FF located along North Ashland Road across the street from the former White Mountain Country Club · The lot slopes up from the road and has some mountain views · Tax Map 201, Lot 18. Assessed Value: \$75,300. 2023 Taxes: \$1,303. Deposit: \$5,000.



10% BUYERS PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

PREVIEW: Lot is marked and a drive-by is recommended.

TERMS: \$5,000.00 non-refundable deposit by cash, certified/bank check or other tender acceptable to the Town of Ashland at time of sale, balance of purchase price along with buyer's premium due within 30 days from the sale date. Conveyance by Quitclaim Deed. The Town of Ashland reserves the right to reject any and all bids. 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
SINCE 1982



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

MEMORANDUM OF SALE

By virtue of a public auction held December ____, 2024 by JSJ Auctions (“Auctioneer”), **Town of Ashland**, a municipal corporation (“Seller”) with a mailing address of 20 Highland Street, P.O. Box 517, Ashland New Hampshire 03217 and

_____ (“Buyer”) with a mailing address of:

agrees to acquire the real property shown as Lot 18 on Map No. 201 of the 2021 Property Maps Ashland, New Hampshire (the “Property”) on the terms and conditions set forth below:

1. Purchase Price: The purchase price is _____ Dollars (\$_____) (the “Bid Price”), which shall be paid as follows:

- a. Five Thousand Dollars (\$5,000.00) in cash, certified or bank treasurer’s check on the signing of this Memorandum (the “Deposit”);
- b. The balance of _____ Dollars (\$_____) in cash, certified or bank treasurer’s check shall be paid at closing.

2. Buyer’s Premium: Buyer shall pay to Auctioneer a Buyer’s Premium of _____ Dollars (\$_____) equal to ten percent (10%) of the Bid Price at closing. The Buyer’s Premium is in addition to, not a part of, the purchase price. Seller and Buyer represent to each other that no other broker or agent has participated in the sale on its behalf and each will indemnify and save the other harmless from any demand, claim or suit at law or in equity by any such broker or agent claiming through him or her, including reimbursement or reasonable attorneys’ fees and court cost.

3. Deed and Closing: The deed shall be a Quitclaim Deed. The deed shall be delivered and the balance of the Bid Price shall be paid on or before January 11, 2025 at 10:00 AM, time being of the essence, at the offices of Smith-Weiss Shepard & Kanakis, 47 Factory Street, Nashua, New Hampshire, or at such time or place as the parties shall agree.

4. Taxes and Other Encumbrances: The Premises are sold subject to the real estate taxes assessed or assessable on the premises, subject to all rights of possession and subject to all prior liens and other enforceable encumbrances, whether or not of record, and to any rights of redemption which any person, the Internal Revenue Service, or any other governmental agency may possess.

5. Zoning: Seller does not represent or warrant to Buyer that the current use of the premises and the building thereon comply in any respect with any municipal zoning ordinances, building or other like code or that the buildings or the use of the premise is not a nonconforming structure or use.

6. Inspection: Buyer acknowledges that it is fully satisfied with the physical condition of the premises; and the Buyer covenants and agrees that it will accept the premises in their current condition. The Seller disclaims all warranties of fitness for a particular purpose or of merchantability or habitability, either expressed or implied. The Buyer agrees to take the within described property AS IS. The Buyer agrees and acknowledges that it is their responsibility and

obligation to secure the premises as of the date of this Memorandum. The Buyer shall be responsible for maintaining insurance coverage on the premises; Seller shall not keep the premises insured against loss for the benefit of the Buyer.

7. **Revenue Stamps and Closing Costs:** Buyer shall pay for the revenue stamps assessed against both Buyer and Seller by New Hampshire law. Buyer shall be responsible for all recording costs assessed by the Grafton County Registry of Deeds.

8. **Default:** If Seller defaults, Buyer shall be entitled to the return of the Deposit as its sole remedy. If Buyer defaults, Seller shall be entitled to retain the Deposit as liquidated damages or pursue its remedies at law or in equity at its election. Upon default by Buyer, Buyer's bid shall be immediately assigned to Seller and Seller may thereafter complete the purchase of the premises.

9. **Acceptance of Deed:** Acceptance of a deed by Buyer shall be deemed to be the full performance of every agreement and obligation of Seller.

10. **Governing Law:** This Memorandum is made in and shall be interpreted and enforced under the laws of the State of New Hampshire.

11. **Integration:** All representations, statements and agreements heretofore made are merged in this Memorandum which is the full expression of the parties' obligations and neither party in entering this Memorandum has relied upon any statement or representation not set forth herein.

12. **Time:** Time is of the essence as to each and every aspect of this Memorandum of Sale.

13. **N.H. Rev. Stat. Ann. §477:4 a, c, d, g, h and §485-A:39 Notices:**

a. **Radon Gas:** Radon gas, the product of decay of radioactive materials in rock may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.

b. **"Arsenic:** Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well."

c. **Lead Paint:** Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

d. RSA 477:4-c and d, **Water Supply, Sewage Disposal and Insulation:** Seller has no information.

e. RSA 477:4-g **Methamphetamine Production Site:** Seller has no information regarding whether Property was used for methamphetamine production.

f. RSA 485-A:39 **Waterfront Property Site Assessment Study:** Seller has no information.

g. RSA 477:4-h Public Utility Tariff Pursuant to RSA 374:61: Seller has no information whether Property is subject to a public utility tariff under RSA 374:61.

WITNESS OUR HANDS this December 12, 2024.

SELLER:

Town of Ashland

Witness

By: _____
Name:
Title:

BUYER:

Witness

Name:
SS or Fed. ID: _____
Telephone #: _____
Email: _____

Witness

Name:
SS or Fed. ID: _____
Telephone #: _____
Email: _____

Smith-Weiss Shepard & Kanakis, P.C.
47 Factory Street
Nashua, NH 03060
Transfer Tax: \$

QUITCLAIM DEED

The **Town of Ashland**, a municipal corporation with a mailing address of 20 Highland Street, P.O. Box 517, Ashland New Hampshire 03217, for consideration paid, grants to _____ with a mailing address of _____, with QUITCLAIM covenants, the following property located in Belmont, Belknap County, New Hampshire:

A certain tract or parcel of land together with any improvements thereon located at in, Ashland, Grafton County, New Hampshire and identified in the Town of Ashland tax records as Tax Map201, Lot 18 for the sum of \$_____.

Meaning and intending to describe and convey the property acquired by the Town of Ashland by Tax Deed recorded in the Grafton County Registry of Deeds at Book 4063, Page 756.

The Grantor is transfer exempt from tax under N.H. RSA 78-B:2, II and N.H. Admin Rule Rev. 802.03.

The Town of Ashland

Executed this _____, 2025

By: _____
Name:
Title:

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

The foregoing instrument was acknowledged before me on _____, 2025, by _____, duly authorized _____ of the Town of Ashland.

Notary Public/Justice of the Peace
My commission expires:

Town of Ashland
EXEMPT PROPERTY ASSESSMENT RECORD

Date Printed: 11/15/2023
Assessment Year: 2023

Map & Lot: 201-018-000-000-0000

Location: WOODMILL VILLAGE

Parcel ID: 1749

Card: 1 of 1

Owner Information					Current Assessment Summary			Parcel Data					
TOWN OF ASHLAND PO BOX 517 ASHLAND, NH 03217					NICU Acres	8.8000		Neighborhood	01 - Rural		Electric		
					CU Acres				Property Class	Exempt		Water	
					Total Acres		8.8000			Prime Use	Exempt: Town		Waste
					Living Area Sq. Ft.			Zone			P/U Year		
Sale History					Assessed Values			Topography Road Surface Special District					
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$75,300							
6/20/2014	CF INVESTMENTS SHEYS REALTY T	U/ Invalid		4063/ 756	Current Use								
4/01/1900		Invalid			Total Land	\$75,300							
					Improvements								
					Total Assessment		\$75,300						
					Total Market Value		\$75,300						
Notes													
Assessed Land Valuation								Visit History					
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By			
COMM VACANT	1.000			44,000			\$44,000	6/10/20	Land Only	KC			
EXCESS REAR	7.800			31,338			\$31,300	9/23/10	Land Only	JB			
								Assessment History					
								Date	Land	Curr. Use	Improvements	Total	
								11/14/23	75,300			75,300	
								12/07/21	48,000			48,000	
								12/31/20	48,000			48,000	
								12/12/19	48,000			48,000	
								12/03/18	48,000			48,000	
								\$75,300					
Current Use													
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value	Building Permits			
										Date	Type	Number	Status

General Information			Building Computation														
Prop. Class			Base Value		\$0												
Building Style			Size Adj. Factor		0.00												
Year Built	0		Building Adj.		\$0												
Effective Year	0		Grade Adj. Factor		0.00												
Grade/Quality			Extra Features		\$0												
Condition			Replacement Cost		\$0												
# of Rooms	0		Influences/Obsolescence														
#of Bedrooms	0		Depreciation %		0												
Color			Functional Obs %		0												
Foundation			External Influ. %		0												
Framing			% Unfinished		0												
Insulation			Depreciated Value		0												
Roof Type			Location Adj.														
Roof Material			Building Value		\$0												
Exterior Siding			Plumbing Fixtures														
Flooring			# 2-Fixture Baths		0												
Interior Walls			# 3-Fixture Baths		0												
Heating Fuel			# 4-Fixture Baths		0												
Heating Type			# 5-Fixture Baths		0												
Cooling Type			# Extra Fixtures		0												
			# Kitchen Sinks		0												
			# Hot Water		0												
Building Adjustments			Extra Features														
Description	#/sf	Amount	Description	#/sf	Amount												
Building Segments						Outbuildings											
Segment	Area		Rate / Sq. Ft.	%	%	Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr.	FO % Unf.	Value			
	Sketch	Living													Effective	Base Value	Unf
Total Building Segments:						Main Building:						Outbuildings:				Total Buildings on Card:	
0						0						0				\$0	



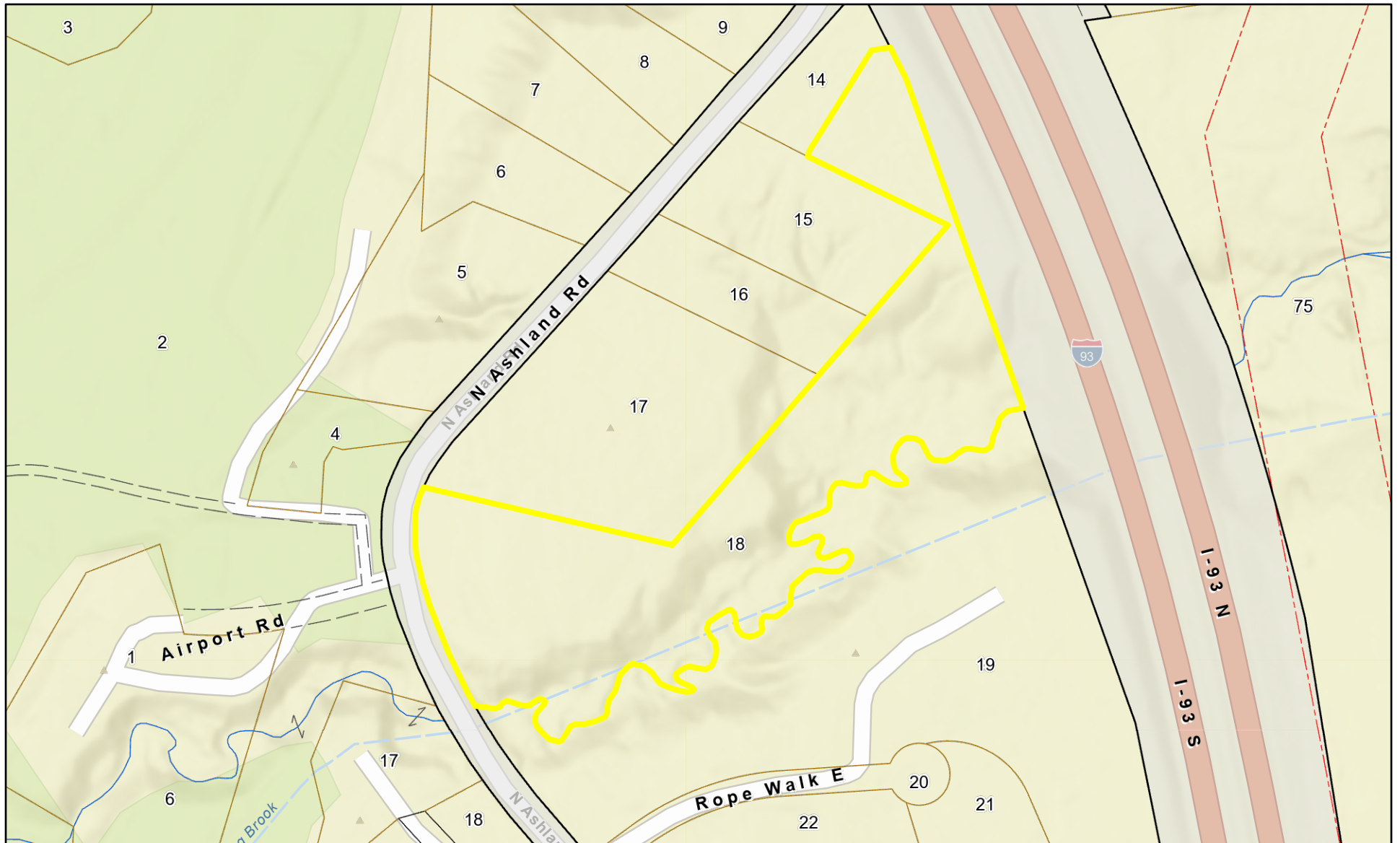
Town of Ashland, NH

1 inch = 273 Feet



November 5, 2024

www.cai-tech.com



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