

# PUBLIC AUCTION

## (9) TOWN-OWNED PROPERTIES IN ANTRIM, NH



### LOTS NEAR GREGG LAKE VACANT RESIDENTIAL LOTS LANDLOCKED PARCELS

**Saturday, February 8, 2025 @ 10:00 AM**

*(Registration from 9:00 AM)*

*Sale to be held at:* **ANTRIM TOWN HALL, 66 Main Street, Antrim, NH**

**ID#25-107** · We've been retained by the Town of Antrim to sell at **PUBLIC AUCTION** these (9) Town-Owned properties. These properties will appeal to investors, builders, and abutters!

**SALE #1: Tax Map 224, Lot 6** · Undeveloped landlocked 49± acre lot located behind 200 Salmon Brook Road · Assessed value: \$78,400. 2024 taxes: \$1,630. **DEPOSIT: \$5,000.**

**SALE # 2: Tax Map 234, Lot 18, Gregg Lake Road** · Vacant 2.9± acre lot with 409'± of frontage located near Gregg Lake · Lot is wooded and slopes up from the road · Assessed value: \$57,500. 2024 taxes: \$1,195. **DEPOSIT: \$2,500.**

**SALE # 3: Tax Map 204, Lot 2, Concord St** · Vacant 0.81± acre lot located just off Rt. 202 · Lot is accessed via Field Rd and is mostly clear & relatively flat in topography · Assessed value: \$41,600. 2024 taxes: \$869. **DEPOSIT: \$2,500.**

**SALE # 4: Tax Map 233, Lot 14, Gregg Lake Road** · Vacant 2.4± acre lot located just off Rt. 31 · Lot is heavily wooded and has a brook running through the parcel · Assessed value: \$27,500. 2024 taxes \$572. **DEPOSIT: \$2,500.**

**SALE # 5: Tax Map 234, Lot 11, Private Road 68** · Vacant landlocked lot located behind 207 Gregg Lake Road. · Lot is wooded and gently rolling in topography · Assessed value: \$25,000. 2024 taxes: \$520. **DEPOSIT: \$2,500.**

**SALE # 6: Tax Map 204, Lots 27 & 28, Concord St/Old Concord Rd** · (2) Two vacant wooded lots totaling 0.55± acres located along busy Rt. 202 that will be sold together · Lots slope down from the road on both sides then level off. Total Assessed value: \$26,700. Total 2024 taxes: \$555 **DEPOSIT: \$2,500.**

**SALE #7: Tax Map 212, Lot 37** · Landlocked 5.5± acre lot located along the North Branch River · Lot is wooded and rolling in topography · Assessed value: \$13,600. 2024 taxes: \$283. **DEPOSIT: \$1,000.**

**SALE #8: Tax Map 201, Lot 23** · Landlocked 0.31± acre Lakefront Residential zoned lot located off Upper Road near Franklin Pierce Lake · Assessed value: \$500. 2024 taxes: \$10. **DEPOSIT: \$1,000.**

### 10% BUYER'S PREMIUM DUE AT CLOSING

**PREVIEW:** All non-landlocked properties are marked, a drive-by is recommended. Please contact auctioneer for details. **TERMS:** All deposits by cash, certified check, bank check, or other form of payment acceptable to the Town of Antrim at time of sale, balance due within 30 days. Conveyance by Quitclaim deed. All properties are subject to Town confirmation and 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.

**PLOT PLANS, PHOTOS, BROCHURE, AND MORE DETAILS ARE AVAILABLE ON OUR WEBSITE**



**JSJ Auctions**  
SINCE 1982



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**AGREEMENT AND DEPOSIT RECEIPT**

**THIS AGREEMENT** made this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the Town of Antrim, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 66 Main Street, Antrim, New Hampshire 03440 (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 Antrim, New Hampshire, known as:

Map: \_\_\_\_\_ Lot: \_\_\_\_\_ Address: \_\_\_\_\_.

**PRICE:** The SELLING PRICE is \$ \_\_\_\_\_.

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

The BALANCE OF THE SELLING PRICE shall be payable at closing, and tendered in cash or certified 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 or certified 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 QUITCLAIM DEED, to the property.

**POSSESSION AND TITLE:** The property is sold in its AS IS, WHERE IS condition, without any warranty as to its use of 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 of 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.

**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 Antrim Town Offices, 66 Main Street, Antrim, NH 03440. **Time is of the essence.**

**TITLE:** If the BUYER desired 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

**AGREEMENT AND DEPOSIT RECEIPT (Cont'd)**

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 this 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.

**ACKNOWLEDGES 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 the AGREEMENT, which along fully and completely expressed the respective obligations, and the AGREEMENT is entered into by each party after opportunity for investigation, neither party relying on any statements or representation not embodied in this AGREEMENT shall not be altered or modified except by written agreement signed and dated by both BUYER and SELLER.

ADDITIONAL PROVISIONS:

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

**TOWN OF ANTRIM**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Duly authorized

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

**BUYER**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Duly authorized

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

**Town of Antrim**  
EXEMPT PROPERTY ASSESSMENT RECORD

Date Printed: 8/27/2024  
Assessment Year: 2023

Map & Lot: 204-027-000-000-0000

Location: CONCORD STREET & OLD CONCORD RO

Parcel ID: 1945

Card: 1 of 1

Owner Information					Current Assessment Summary				Parcel Data									
TOWN OF ANTRIM  PO BOX 517 ANTRIM, NH 03440					NICU Acres		0.1400		Neighborhood	NEIGHBORHOOD #1		Electric						
					CU Acres					Property Class	Exempt		Water					
					Total Acres		0.1400		Prime Use		Exempt: Town		Waste					
					Living Area Sq. Ft.				Zone			P/U Year						
Sale History					Assessed Values				Topography		Rolling							
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land		\$11,000		Road Surface	Paved								
					Current Use				Special District									
					Total Land		\$11,000		Improvements									
					<b>Total Assessment</b>		<b>\$11,000</b>											
					Total Market Value		\$11,000											
Notes																		
LAND - MAY NOT EXIST 04/2007: ACREAGE CHANGE PER MAPPING COMPANY.																		
Assessed Land Valuation									Visit History									
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value		Date	Reason		By						
HOMESITE VACAN	0.140			14,695	Shape or Size	0.75	\$11,000		2/19/20	Land Only		AF						
									7/24/15	Land Only		DJW						
									8/06/12	Land Only		SM						
Assessment History																		
									Date	Land	Curr. Use	Improvements	Total					
									12/31/23	11,000			11,000					
									12/31/22	4,400			4,400					
									12/07/21	4,400			4,400					
									12/31/20	4,400			4,400					
									12/12/19	4,400			4,400					
							<b>\$11,000</b>											
Current Use																		
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value	Building Permits								
										Date	Type	Number	Status					





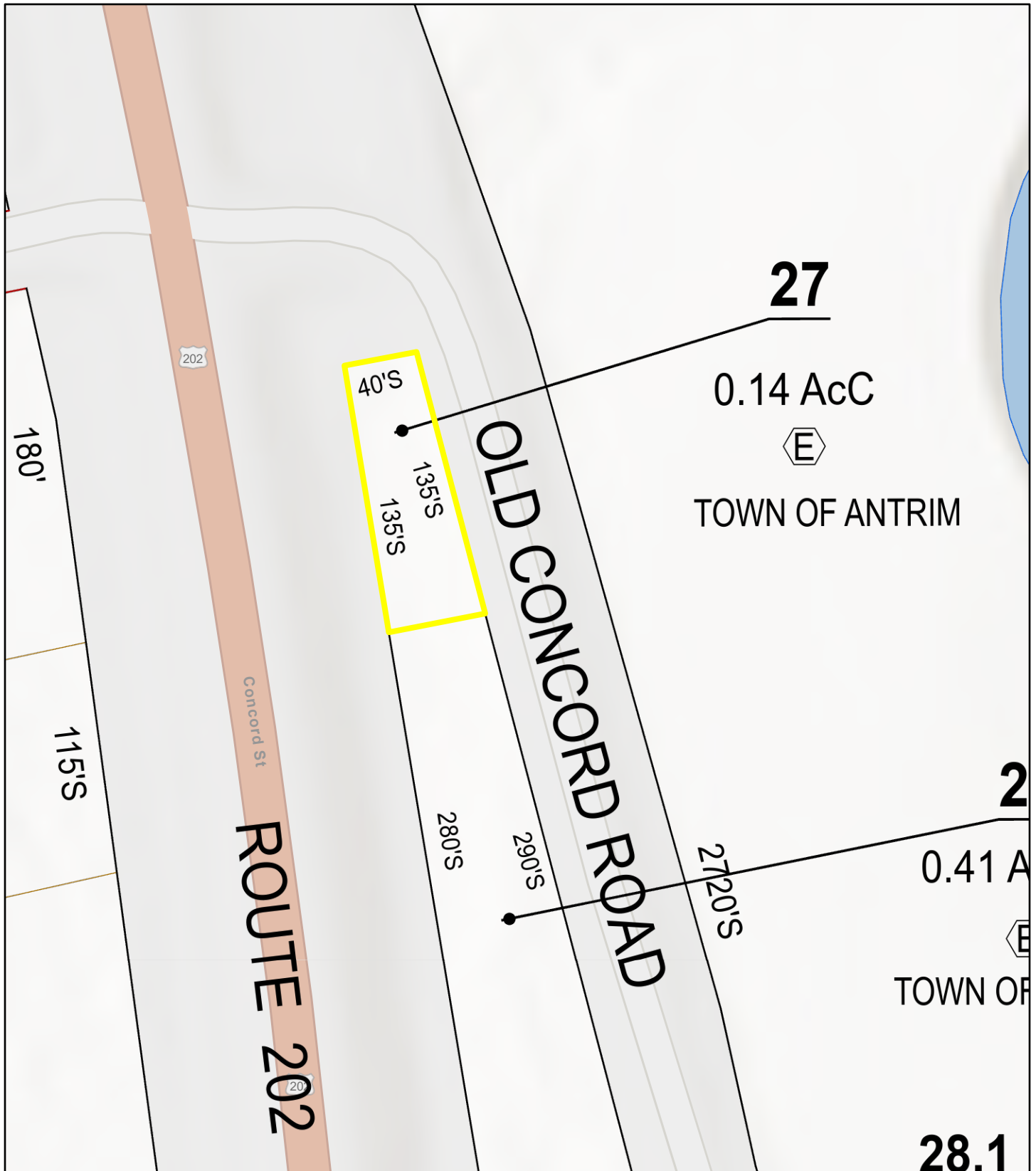
Town of Antrim, NH

1 inch = 69 Feet



www.cai-tech.com

November 14, 2024



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**Town of Antrim**  
EXEMPT PROPERTY ASSESSMENT RECORD

Date Printed: 8/27/2024  
Assessment Year: 2023

Map & Lot: 204-028-000-000-0000

Location: CONCORD STREET & OLD CONCORD RO

Parcel ID: 1050

Card: 1 of 1

Owner Information					Current Assessment Summary			Parcel Data					
TOWN OF ANTRIM  PO BOX 517 ANTRIM, NH 03440					NICU Acres	0.4100		Neighborhood	NEIGHBORHOOD #1	Electric			
					CU Acres				Property Class	Exempt	Water		
					Total Acres	0.4100		Prime Use		Exempt: Town		Waste	
					Living Area Sq. Ft.			Zone	P/U Year				
Sale History					Assessed Values			Topography	Level				
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$15,700		Road Surface	Paved				
					Current Use			Special District					
					Total Land	\$15,700							
					Improvements								
					<b>Total Assessment</b>	<b>\$15,700</b>							
<b>Total Market Value</b>					<b>\$15,700</b>								
Notes													
LAND - 04/2007: ACERAGE CHANGE PER MAPPING COMPANY													
Assessed Land Valuation								Visit History					
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By			
HOMESITE VACAN	0.410			31,400	Shape or Size	0.50	\$15,700	2/19/20	Land Only	AF			
								7/24/15	Land Only	DJW			
								8/06/12	Land Only	SM			
Assessment History													
								Date	Land	Curr. Use	Improvements	Total	
								12/31/23	15,700			15,700	
								12/31/22	6,600			6,600	
								12/07/21	6,600			6,600	
								12/31/20	6,600			6,600	
								12/12/19	6,600			6,600	
								<b>\$15,700</b>					
Current Use										Building Permits			
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value	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			<b>Replacement Cost</b>		\$0										
# of Rooms	0		<b>Influences/Obsolescence</b>												
#of Bedrooms	0		Depreciation %		0										
Color			Functional Obs %		0										
Foundation			External Infl. %		0										
Framing			% Unfinished		0										
Insulation			<b>Depreciated Value</b>		0										
Roof Type			Location Adj.												
Roof Material			<b>Building Value</b>		\$0										
Exterior Siding			<b>Plumbing Fixtures</b>												
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.	%	Base Value	Unf	Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr.	FO % Unf.	Value
	Sketch	Living													
<b>Total Building Segments:</b>			0	0	0		<b>Main Building:</b>	\$0	<b>Outbuildings:</b>	\$0	<b>Total Buildings on Card:</b>		\$0		





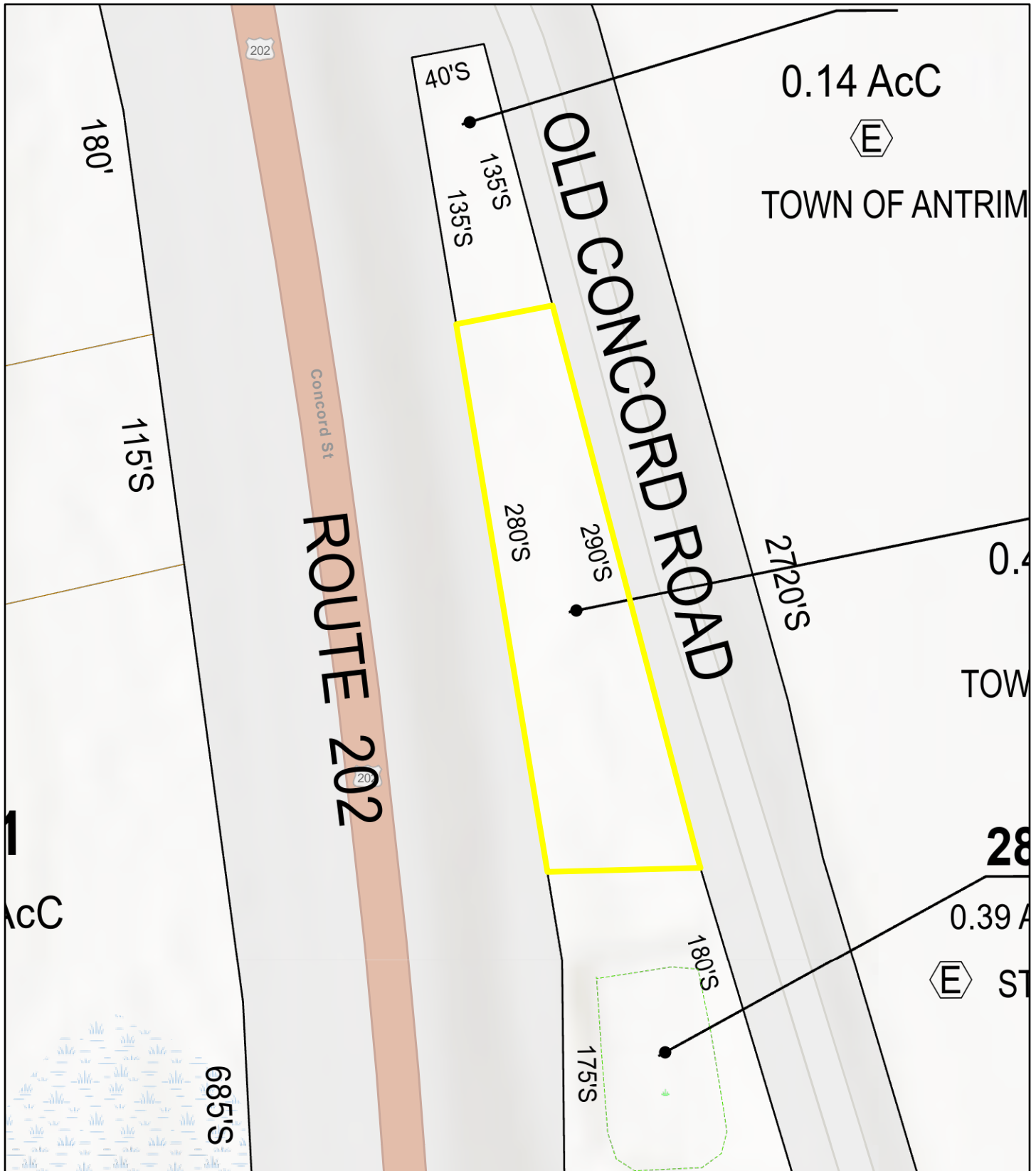
Town of Antrim, NH

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January 6, 2025



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