

TWO CITY OWNED PROPERTY AT

PUBLIC AUCTION

NORTH END HOME & WEST SIDE BUILDING LOT

Saturday, MAY 10, 2025 Beginning at 10:00 AM

We have been retained by the City of Manchester to sell at **PUBLIC AUCTION** these (2) city-owned properties that were acquired by Tax Collector's Deed. These two desirable properties appeal to investors, builders, or first-time home buyers. Sales to be held at their respective addresses.



SALE #1 @ 10:00AM 49 Ledgewood Road, Manchester, NH

ID#25-112 • Single family ranch style home located on a 0.9± acre lot on a dead-end street in Manchester's North End • Home offers 2,008± SF GLA, 7 RMS, 4 BR, 3 BA, and FHW/Oil heat • Features include attached two car garage, vinyl siding, wrap-around deck, finished basement & is served by public water & sewer • Assessed value: \$490,700. Tax Map 564, Lot 15. 2024 Taxes: \$9,608. **DEPOSIT: \$20,000**



SALE #2 @ 11:00AM – 49 West Street, Manchester, NH

ID# 25-146 • Vacant 2,350± SF building lot formerly improved by a 2-family home • Fire damaged building was removed in 2020 and this now vacant lot is ready for development • Residential lot is cleared, flat and rectangular in shape • Public water & sewer are available • Tax Map 378, Lot 50. Assessed Value: \$77,900. 2024 Taxes: \$1,525. **DEPOSIT \$10,000**

AUCTIONEERS NOTE: These are cash sales and must be closed within 45 days from auction or high bidder(s) will forfeit day of sale deposit(s). There are **NO** financing, home inspection or "ability to obtain Title Insurance" contingencies!!

PREVIEWS: Ledgewood Road by appt. w/ auctioneer; West St. lot is marked, drive-by is recommended.

10% BUYERS PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

TERMS: All deposits by cash, certified check, bank check, or other form of payment acceptable to the City of Manchester at time of sale, balance due within 45 days. Conveyance by deed without covenants or warranties. Sales are subject to confirmation by the City of Manchester. The properties are 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 on all matters they deem relevant.

FOR MORE INFORMATION, PLEASE VISIT WWW.JSJAUCTIONS.COM



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