

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



JSJ Auctions
SINCE 1982



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

PURCHASE AND SALE AGREEMENT

Agreement made this 10th day of May, 2025, between the City of Manchester, New Hampshire, a body corporate and politic, with an address of One City Hall Plaza, Manchester, New Hampshire 03101 (hereinafter SELLER) and

(hereinafter BUYER)

WHEREAS, SELLER has sold at auction sale certain property described in Schedule A, annexed hereto, to BUYER and BUYER is willing to buy upon the terms and conditions set forth at said sale, the terms and conditions contained in the notice of said sale and the terms and conditions contained in this agreement, this agreement having been available for review prior to said sale.

NOW THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. The terms and conditions as contained in the notice of sale, as supplemented or modified up to the time of auction, are incorporated herein subject to the provisions of paragraph 4.

2. BUYER agrees to buy the premises described in Exhibit A, annexed hereto. This conveyance is made subject to any existing rights or liens which take precedence over the tax deed vesting title in the SELLER.

3. This conveyance is made subject to a pro rata share, as of the date of the deed, of the 2025 real estate taxes assessed on the premises described in Exhibit A.

4. The BUYER agreed to pay a purchase price of _____
_____ (\$ _____) DOLLARS,

payable as follows:

a) Twenty Thousand
(\$20,000) DOLLARS by bank or certified check prior to the signing of this Agreement.

b) \$ _____ (\$ _____) DOLLARS
by bank or certified check upon delivery of the deed.

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 _____% 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
SELLER'S obligation to convey title. This BUYER'S PREMIUM is in addition to the
SELLING PRICE and is payable directly to the Auctioneer.

5. BUYER is purchasing the property "as is, where is" and is not relying upon any
warranty, statement or representation, express or implied, made by or for the SELLER or the
auctioneer as to the property's title, its condition, or its suitability for any particular use.

6. BUYER shall bring the property into compliance with the zoning ordinances of the
City of Manchester and specifically waives any claim the BUYER may have to a nonconforming
use or nonconforming building.

7. SELLER makes no warranties as to title, the zoning and permitted uses of the
property, the availability of utilities, access to the premises or the condition of the premises.

8. SELLER shall convey the property by a **DEED WITHOUT COVENANTS OR
WARRANTIES.**

9. **BUYER agrees to close on the premises and tender the sum due under 4(b) above and no later than NOON on June 24, 2025 at the Office of the Manchester City Solicitor, One City Hall Plaza, Manchester, New Hampshire or at such other time and place as the BUYER and SELLER may agree to in writing, subject to the approval of the City of Manchester Board of Mayor and Aldermen.**

10. Time is of the essence with regards to the performance of the obligations called for by this Agreement.

11. This Agreement is subject to the Supplemental Disclosures attached hereto the BUYER as exhibit B. The BUYER acknowledges that these Supplemental Disclosures were reviewed and signed by the BUYER prior to the execution of this Agreement.

12. The BUYER is solely responsible for the removal of any tenants and the disposition of any personal property remaining on the premises.

13. If the BUYER shall default in the performance of BUYER's obligations under this Agreement, the amount set forth 4(a) above shall, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages.

14. In the event that the BUYER should default in the performance of its obligations under this Agreement, the BUYER agrees that its rights to purchase the property set forth in Schedule A, annexed hereto, shall, at the option of the SELLER, be assigned to the SELLER and/or its nominee. This assignment shall be in the nature of a mitigation of damages and acceptance by the SELLER shall not constitute a waiver of any other claim for damages by the SELLER against the BUYER, nor shall it prohibit retention of the amount set forth under 4(a) above as reasonable liquidated damages, to induce the SELLER and/or its nominee to accept assignment hereunder.

IN WITNESS WHEREOF, the Parties hereto have set their hands this 10th day of May,
2025.

City of Manchester

Witness

Duly Authorized

Witness

BUYER

EXHIBIT A

Map 564 Lot 0015, 49 Ledgewood Road as shown in the records of the Board of Assessors of Manchester, New Hampshire. Said property was formerly owned by **BENJAMIN MOSES INDUSTRIES LTD** and was acquired by the City of Manchester, New Hampshire by virtue of a Tax Collector's deed dated September 9, 2024, recorded in the Hillsborough County Registry of Deeds on September 11, 2024 **at Book 9801, Page 2015.**

EXHIBIT B

The following notifications are made pursuant to N.H. RSA 477:4-a, 477:4-c and 477:4-d.

“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.”

“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.”

Water Supply: Because the SELLER has not actually occupied or resided in the property information relative to the type of any private water supply system, its location, malfunctions, date of installation, date of most recent water test and whether there has been a problem such as unsatisfactory water test, or a water test with notations is unknown and unavailable to the SELLER.

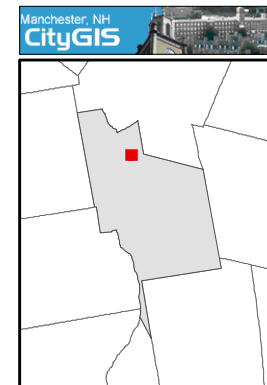
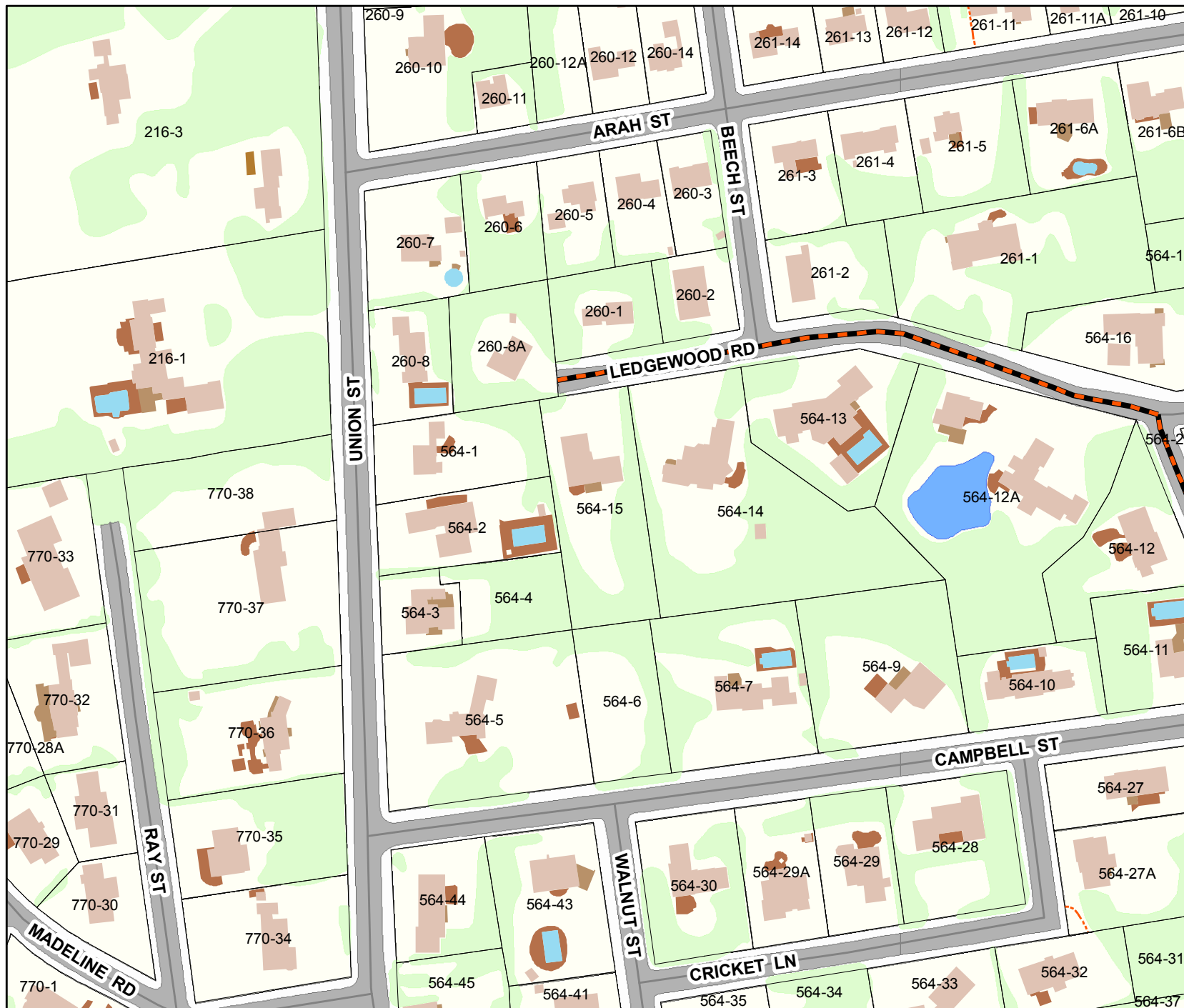
Private sewage disposal system: Because the SELLER has not actually occupied or resided in the property information as to a private sewage disposal system, if any, its location, malfunctions, the date it was most recently serviced and the name of the contractor who services the system is unknown and unavailable to the SELLER.

DATE

BUYER

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				2017 MANCHESTER, NH VISION							
CITY OF MANCHESTER TAX COLLEC ONE CITY HALL PLAZA MANCHESTER NH 03101		1	Suitable	1	All Public	1	Paved	1	Urban	Description	Code	Appraised	Assessed								
		1	Level								RESIDNTL	1010	333,800			333,800					
											RES LAND	1010	155,400			155,400					
SUPPLEMENTAL DATA										RESIDNTL	1010	1,500	1,500								
Alt Prcl ID Land Adjus NO Voided NO Total SF 39086 TIF Zone Frontage/D No GIS ID 564-15						RAD OR C CAD = 650 TIF Origina TIF Note Land Class R Parcel Zip 03104-2129 Assoc Pid#				Total		490,700	490,700								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
CITY OF MANCHESTER TAX COLLECTOR BENJAMIN MOSES INDUSTRIES LTD CITY OF MANCHESTER TAX COLL BENJAMIN MOSES INDUSTRIES LTD STATEWIDE INDUSTRIES INC				9801	2015	09-09-2024	U	I	9,088		35	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
				9244	2543	12-09-2019	U	I	0		35	2024	1010	333,800	2023	1010	333,800	2022	1010	333,800	
				9165	0066	05-01-2019	U	I	0		35		1010	155,400		1010	155,400		1010	155,400	
				0000	0000	07-05-2017	U	I	0		38		1010	1,500		1010	1,500		1010	1,500	
				7312	2594	09-02-2004	Q	I	395,000		00	Total		490,700	Total		490,700	Total		490,700	
EXEMPTIONS				OTHER ASSESSMENTS																	
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor							
Total				0.00																	
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name				B		Tracing				Batch				APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 331,900 Appraised Xf (B) Value (Bldg) 1,900 Appraised Ob (B) Value (Bldg) 1,500 Appraised Land Value (Bldg) 155,400 Special Land Value 0 Total Appraised Parcel Value 490,700 Valuation Method C Total Appraised Parcel Value 490,700					
250																					
NOTES																					
21 MLS INCLUDES BASEMENT AREA IN LIVING AREA																					
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments					Date	Id	Type	Is	Cd	Purpost/Result			
17-2869	06-29-2017	AD	Addition	2,000	10-12-2018	100		3. IF WORK IS BEING DONE Strip and re-roof and reside usi					10-12-2018	LT			05	Measur/ BP Or UC			
16-2620	12-19-2016	RF	ROOF OR SIDI	8,000	10-12-2018	100							08-25-2005	JM			00	Meas & Int Insp.			
													09-24-2003	DC			01	Meas/Int Estimate			
													01-20-2001	DD			02	2nd Visit Not Home			
													10-24-2000	MP			01	Meas/Int Estimate			
												08-08-1990				20	Sale Inspection				
LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value				
1	1010	SINGLE FAM			39,086 SF	2.94	1.00000	1	1.00	250	1.350				1.0000	3.97	155,400				
Total Card Land Units					1	AC	Parcel Total Land Area					1	Total Land Value					155,400			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:	01		Ranch								
Model	01		Residential								
Grade:	05		Average +10								
Stories:	1		1 Story								
Occupancy	1					CONDO DATA					
Exterior Wall 1	25		Vinyl Siding			Parcel Id			C		Owne
Exterior Wall 2	19		Brick Veneer						B		S
Roof Structure:	03		Gable/Hip			Adjust Type		Code	Description		Factor%
Roof Cover	03		Asphalt			Condo Flr					
Interior Wall 1	03		Plastered			Condo Unit					
Interior Wall 2						COST / MARKET VALUATION					
Interior Flr 1	12		Hardwood			Building Value New				474,140	
Interior Flr 2	14		Carpet			Year Built				1955	
Heat Fuel	02		Oil			Effective Year Built				1991	
Heat Type:	05		Hot Water			Depreciation Code				GD	
AC Type:	01		None			Remodel Rating					
Total Bedrooms	04		4 Bedrooms			Year Remodeled					
Total Bthrms:	3					Depreciation %				30	
Total Half Baths	0					Functional Obsol				0	
Total Xtra Fixtrs						External Obsol				0	
Total Rooms:	7					Trend Factor				1	
Bath Style:	02		Average			Condition					
Kitchen Style:	02		Average			Condition %					
MHP						Percent Good				70	
						RCNLD				331,900	
						Dep % Ovr					
						Dep Ovr Comment					
						Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
FPL1	FIREPLACE 1	B	1	2700.00	1988		70		0.00	1,900	
PAT1	PATIO-AVG	L	300	10.00	2016		50		0.00	1,500	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value		
BAS	First Floor			2,008	2,008	2,008	159.16		319,595		
FBM	Basement, Finished			0	2,008	703	55.72		111,890		
FGR	Garage			0	480	168	55.71		26,739		
FOP	Porch, Open			0	260	52	31.83		8,276		
WDK	Deck, Wood			0	484	48	15.78		7,640		
Ttl Gross Liv / Lease Area				2,008	5,240	2,979			474,140		



DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc. appearing on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this information was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.

