

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) Ten Thousand
(\$10,000) 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 378 Lot 0050, 49 West St as shown in the records of the Board of Assessors of Manchester, New Hampshire. Said property was formerly owned by **BERTHA D. BEAULIEU** and was acquired by the City of Manchester, New Hampshire by virtue of a Tax Collector's deed dated September 10, 2021, recorded in the Hillsborough County Registry of Deeds on September 13, 2021 at **Book 9525, Page 1653**.

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				5 Curb & Gutter				RES LAND		1300		77,900		77,900															
						6 Sidewalk																									
SUPPLEMENTAL DATA																															
Alt Prcl ID						RAD OR C CAD = 631																									
Land Adjus NO						TIF Origina																									
Voided NO						TIF Note																									
Total SF 2350						Land Class R																									
TIF Zone						Parcel Zip 03102-4341																									
Frontage/D No																															
GIS ID 378-50						Assoc Pid#																									
										Total		77,900		77,900																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
CITY OF MANCHESTER TAX COLLECT BEAULIEU, BERTHA D				9525 1653		09-11-2021		U I		0 50				Year Code		Assessed		Year Code		Assessed V		Year Code		Assessed							
				0 0		10-20-1978		U V		0 0				2024 1300		77,900		2023 1300		77,900		2022 1300		77,900							
										Total		77,900		Total		77,900		Total		77,900											
EXEMPTIONS				OTHER ASSESSMENTS														This signature acknowledges a visit by a Data Collector or Assessor													
Year		Code		Description		Amount		Code		Description		Number		Amount		Comm Int															
Total				0.00																											
ASSESSING NEIGHBORHOOD																															
Nbhd		Nbhd Name		B		Tracing		Batch																							
570																															
NOTES																															
FIRE DAMAGE TOTAL LOSS JANUARY 2016 CITY PETITIONED COURT TO ALLOW DEMO OF ABANDONED UNSAFE BUILDING.																															
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			
2020-02193		06-09-2020		DE				47,400		06-21-2021		100				DEMO 2-FAM AND REMOVE		06-21-2021		LP						05		Measur/ BP Or UC			
10-1196		04-09-2010		AD		Addition		8,770		03-28-2011		100				Demo existing bathroom to cre															
07-5090		10-30-2007		AD		Addition		2,500		08-27-2008		100				Build a wheelchair ramp in sid															
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		1300		VAC RES BL						2,350 SF		34.89		1.00000		1		1.00		570		0.950						1.0000		33.14 77,900	
Total Card Land Units										0 AC		Parcel Total Land Area 0										Total Land Value 77,900									

CONDO DATA

Parcel Id		C		Owne	
			B		S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

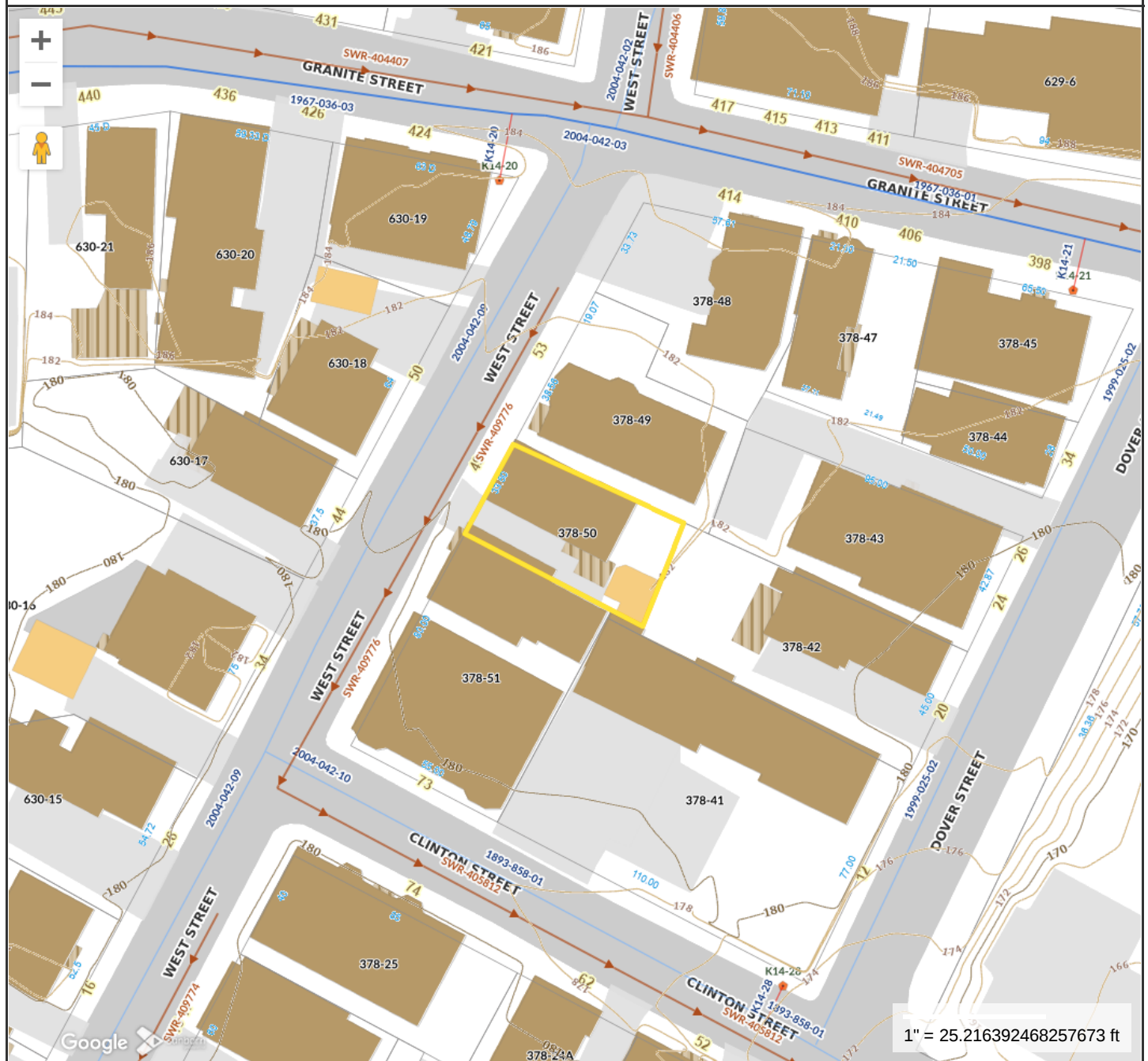
Building Value New	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

49 WEST ST

**Property Information**

ParcelID 0378-0050
Location 49 WEST ST
Owner CITY OF MANCHESTER TAX COLLECT






**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Manchester, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.



Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

Map Theme Legends

Water Mains

-  Water Service Pipes
-  Hydrant Branch
-  Water Main <= 6"
-  Water Main 8"-12"
-  Water Main > 12"


Fire Hydrants

-  Private Hydrant
-  Municipal Hydrant

Topography

-  Contours
-  2 Foot Contour
-  10 Foot Contour

Easements



 Zoom in to see layer.