

# PUBLIC AUCTION

(4) TOWN OWNED PROPERTIES

## TOWN OF ASHLAND, NH

\* IMPROVED LOT \* RIVERFRONT LOT \*

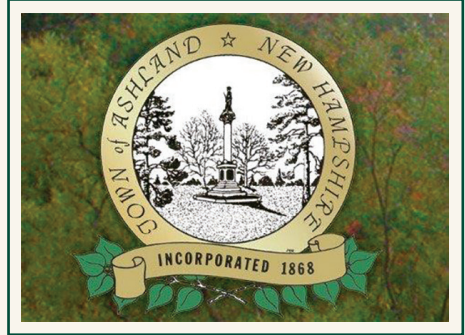
\* VACANT LOTS \*

**SATURDAY, SEPTEMBER 20 AT 10:00 AM**

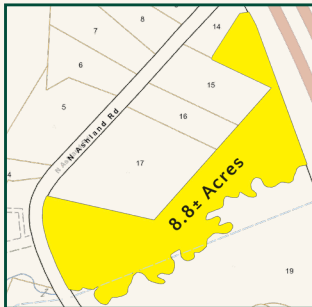
(REGISTRATION FROM 9:00 AM)

**SALE TO BE HELD AT:**

Ashland Elementary School  
16 Education Drive, Ashland, NH



**ID#25-192** · We've been retained by the Town of Ashland to sell at PUBLIC AUCTION these (4) Town-Owned properties. These properties will appeal to investors, builders, and abutters!



**SALE #1:** Woodmill Village (Tax Map 201, Lot 18) · Vacant 8.80+/- acre lot with 455+/- FF located along North Ashland Road across the street from Owl's Nest Vineyard Golf Course · The lot slopes up from the road and has some mountain views · Assessed Value: \$63,800. 2024 Taxes: \$1,173. **Deposit: \$10,000.**

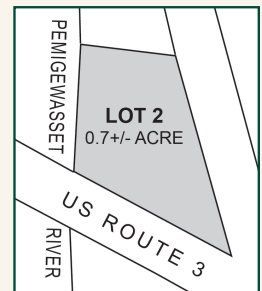
**SALE #3:** River Street (Tax Map 108, Lot 23) · Vacant 0.52+/- acre lot located along the Squam River just off Rte. 3 · Lot is mostly cleared, level in topography and wet · Assessed Value: \$40,100. 2024 Taxes: \$737. **Deposit: \$5,000.**



**SALE #2:** 134 Thompson Street (Tax Map 107, Lot 24) · Camp style home in disrepair is located on a 3+/- acre lot close to Route 3 · Home is a tear-down · Assessed Value: \$138,400. 2024 Taxes: \$2,545. **Deposit: \$10,000.**



**SALE #4:** North Ashland Road (Tax Map 213, Lot 2) · Vacant 0.7+/- acre lot located just off Route 3 · Lot is heavily wooded and slopes down from the road then drops off significantly toward the Pemigewasset River · Assessed Value: \$13,700. 2024 Taxes: \$252. **Deposit: \$5,000.**



### 10% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

**PREVIEW:** All properties are marked, a drive-by is recommended.

**TERMS:** All deposits by cash, certified check, bank check, or other form of payment acceptable to the Town of Ashland at time of sale, balance due within 30 days. Conveyance by Deed Without Covenants. All properties are sold 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 & MORE DETAILS ARE AVAILABLE ON OUR WEBSITE**



**JSJ Auctions**  
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