

PUBLIC AUCTION

(6) TOWN OWNED PROPERTIES TOWN OF NEW IPSWICH, NH

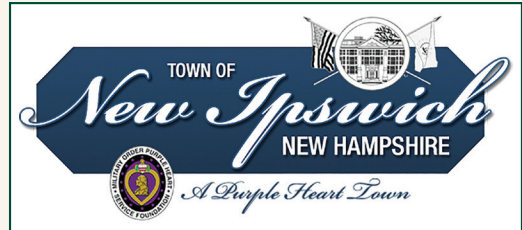
* SINGLE FAMILY HOME * VACANT LOTS *

SATURDAY, SEPTEMBER 27 AT 10:00 AM

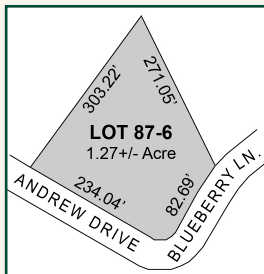
(REGISTRATION FROM 9:00 AM)

SALE TO BE HELD AT:

New Ipswich Town Hall
661 Turnpike Road, New Ipswich, NH



ID# 25-201 · We have been retained by the Town of New Ipswich to sell at PUBLIC AUCTION these (6) town-owned properties which were acquired by Tax-Collectors Deed. These properties appeal to investors, builders, or abutters.



Sale #1: ANDREW DRIVE (Tax Map 13, Lot 87-6)

Vacant 1.27+/- acre corner lot located just off Route 123A in the Blueberry Hills of New Ipswich Development · Lot has 234+/- FF along Andrew Drive, is heavily wooded and relatively flat · Assessed Value: \$87,000. 2024 Taxes: \$1,324. **DEPOSIT \$10,000**

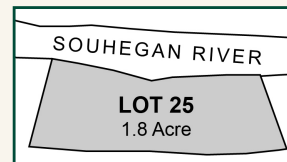
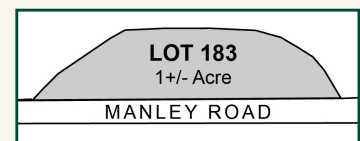


Sale #2: 29 WHEELER ROAD (Tax Map 7, Lot 69)

Two-story Colonial style home located on a 1.1+/- acre lot · 2001 built home offers 2,785+/- SF GLA, 4 BR, 2 BA and is in need of repair · FHA/oil heat, served by well & septic (condition unknown) · Property also includes an older style mobile home · Assessed Value: \$213,800. 2024 Taxes: \$3,254. **DEPOSIT: \$5,000**

Sale #3: MANLEY ROAD (Tax Map 11, Lot 183)

Vacant 1+/- acre lot located near Route 123 and Route 123A · Lot is located in a quiet neighborhood, is heavily wooded and slopes down from the road · Assessed Value: \$77,300. 2024 Taxes: \$1,177. **DEPOSIT: \$5,000**

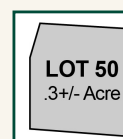
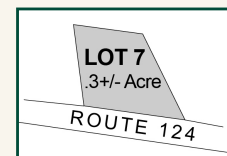


Sale #4: HIGHBRIDGE ROAD (Tax Map 15B, Lot 25)

Vacant 1.8+/- acre lot located along the Souhegan River along Route 123 close to the Greenville town line · Lot slopes down from road toward the river and is heavily wooded · Assessed Value: \$77,300. 2024 Taxes: \$1,177. **DEPOSIT: \$5,000**

Sale #5: TURNPIKE ROAD (Tax Map 1, Lot 7)

Vacant 0.3+/- acre lot located along Route 124 · Lot is heavily wooded and slopes up from the road · Assessed Value: \$60,100. 2024 Taxes: \$915. **DEPOSIT: \$2,500**



Sale #6: TURNPIKE ROAD (Tax Map 11, Lot 50)

Vacant landlocked 0.3+/- acre lot located behind 621 Turnpike Road · Lot is heavily wooded and relatively flat · Assessed Value: \$66,500. 2024 Taxes: \$1,012. **DEPOSIT: \$1,000**

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

PREVIEWS: Non-landlocked lots are marked and a drive-by is recommended.

TERMS: Deposits per property by cash, certified check/bank check or other tender acceptable to the Town of New Ipswich at time of sale, balance of purchase due within 30 days from the sale date. Conveyance by Quitclaim Deed. Sales are subject to Town confirmation. The Town of New Ipswich reserves the right to reject any and all bids. All properties 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
SINCE 1982



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