

PUBLIC AUCTION

(10) TOWN OWNED PROPERTIES TOWN OF WEARE, NH

(3) SINGLE FAMILY HOMES * 19.53+/- VACANT LOT
LOTS AT DANIELS LAKE * MANUFACTURED HOME IN PARK
LOT AT ALL SEASONS CAMPGROUND

SATURDAY, OCTOBER 4 AT 9:00 AM

(REGISTRATION FROM 8:00 AM)

SALE TO BE HELD AT:
WEARE MIDDLE SCHOOL CAFE,
16 EAST ROAD, WEARE, NH



ID#25-204 · We are pleased to offer for the Town of Weare at PUBLIC AUCTION, these (10) Town owned properties that were acquired by Tax Collector's deed. These properties appeal to first-time homebuyers, investors, builders, or abutters!

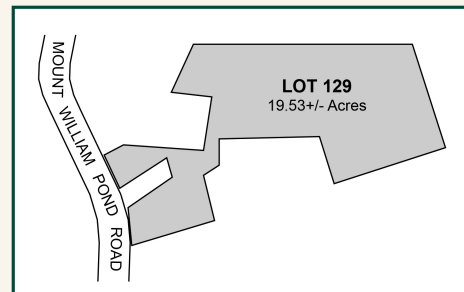


SALE #1: 213 HODGDON ROAD (Tax Map 407, Lot 61) · 1979 built Raised Ranch style home located on a 5+/- acre lot · Home offers 1,340+/- SF GLA, 7 RM, 4 BR and 2 BA · Features include vinyl siding, detached 2-car garage, open rear porch, deck to rear and FHW/oil heat · Assessed Value: \$341,600. 2024 Taxes: \$6,965. **DEPOSIT:** \$10,000



SALE #2: 111 OLD FRANCESTOWN ROAD (Tax Map 410, Lot 85-2) · 2005 built Garrison style home located on a 10.01+/- acre lot · Home offers 1,728+/- SF GLA, 8 RM, 3 BR and 2½ BA · Features include vinyl siding, attached garage, rear deck and FHW/oil heat · Assessed Value: \$316,900. 2024 Taxes: \$6,462. **DEPOSIT:** \$10,000

SALE #3: 385 DUSTIN TAVERN ROAD (Tax Map 411, Lot 42-2) · Older camp style home located on a 10.78+/- acre lot just off Route 77 · Features include detached garage & multiple out buildings, a good portion of the land is wet · Assessed Value: \$254,100. 2024 Taxes: \$5,181. **DEPOSIT:** \$10,000



SALE #4: MT. WILLIAM POND ROAD (Tax Map 408, Lot 129) · Vacant 19.53+/- acre lot located just off Route 114 · Lot is heavily wooded and rolling in topography · Prime development or timbering opportunity · Assessed Value: \$74,100. 2024 Taxes: \$1,511. **DEPOSIT:** \$10,000

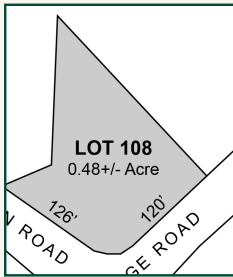


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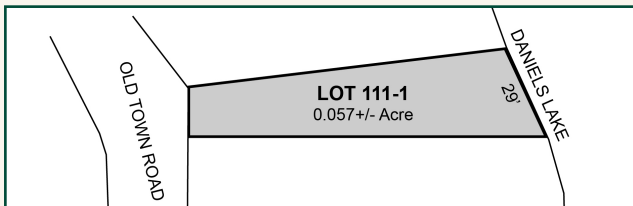
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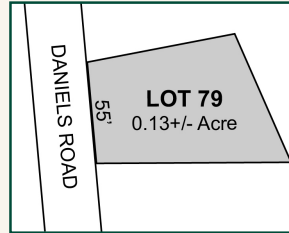
SALE #5: TWIN BRIDGE ROAD (Tax Map 110, Lot 108) • Vacant 0.48+/- acre corner lot located near Daniels Lake • Lot is heavily wooded and relatively flat in topography • Assessed Value: \$47,100. 2024 Taxes: \$960. **DEPOSIT:** \$5,000



SALE #6: 174 S STARK HWY, UNIT #7 (Tax Map 412, Lot 193-7) • 1972 built manufactured home located in the South Weare Mobile Home Co-Op just off Route 114 • Home offers 720+/- SF GLA, 2 BR and 1 BA • Features include metal siding, side porch and FHA/oil heat • Assessed Value: \$25,200. 2024 Taxes: \$514. **DEPOSIT:** \$5,000

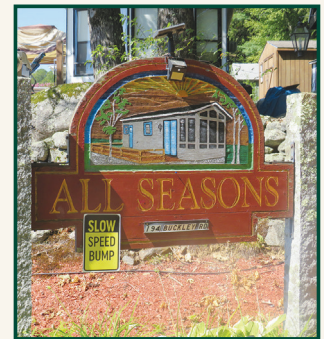
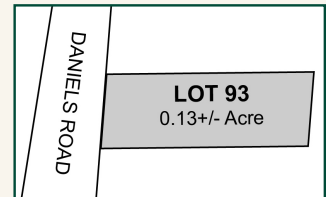


SALE #7: OLD TOWN ROAD (Tax Map 110, Lot 111-1) • Vacant 0.057+/- acre lot located on Daniels Lake • Lot has 29 FF on Daniels Lake and is relatively flat and lightly wooded • Assessed Value: \$29,900. 2024 Taxes: \$610. **DEPOSIT:** \$2,500



SALE #8: DANIELS ROAD (Tax Map 110, Lot 79) • Vacant 0.13+/- acre lot located on a private road across from Daniels Lake • Lot has 55 FF along Daniels Road, is heavily wooded and slopes up from the road • Assessed Value: \$10,800. 2024 Taxes: \$220. **DEPOSIT:** \$2,500

SALE #9: DANIELS ROAD (Tax Map 109, Lot 93) • Vacant 0.13+/- acre lot located at the end of a private road • Lot is heavily wooded and rolling in topography • Assessed Value: \$8,500. 2024 Taxes: \$173. **DEPOSIT:** \$2,500



SALE #10: 194 BUCKLEY ROAD, UNIT #51 (Tax Map 407, Lot 38-51) • Vacant pad site with mountain views located in All-Seasons Park • Town will convey a 1/130th interest in the campground with exclusive use of the area designated as lot 51 • Total Assessed Value: \$11,300. 2024 Taxes: \$230. **DEPOSIT:** \$2,500

7% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

PREVIEWS: Sales 1-3 by appointment with auctioneer, all other properties are marked, a drive-by is recommended.

TERMS: All deposits by cash, certified check, bank treasurer's check or other payment acceptable to the Town of Weare at time of sale, balance due within 30 days. SALES ARE SUBJECT TO TOWN CONFIRMATION. THE TOWN OF WEARE RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS. Conveyance by deed without covenants. 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, AND MORE DETAILS ARE AVAILABLE ON OUR WEBSITE.



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