

PUBLIC AUCTION

(4) TOWN OWNED PROPERTIES

TOWN OF ASHLAND, NH

* IMPROVED LOT * RIVERFRONT LOT *

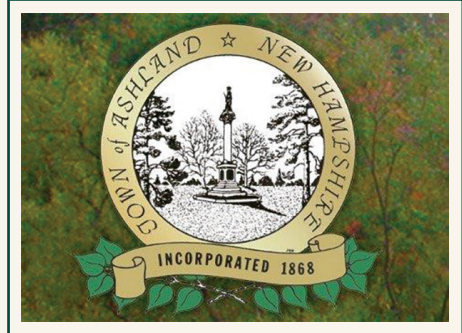
* VACANT LOTS *

SATURDAY, SEPTEMBER 20 AT 10:00 AM

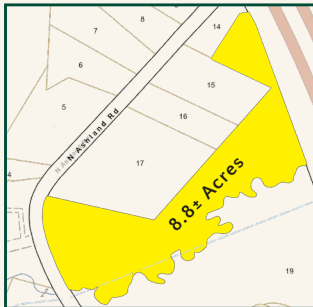
(REGISTRATION FROM 9:00 AM)

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.**

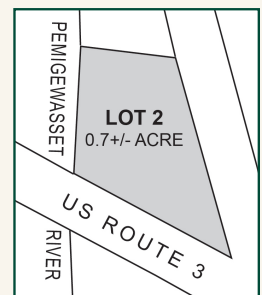
SALE #3: River Street (Tax Map 108, Lot 23) · Vacant 0.52+/- acre lot located along the Squam River just off Rte. 3 · Lot is mostly cleared, level in topography and wet · Assessed Value: \$40,100. 2024 Taxes: \$737. **Deposit: \$5,000.**



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
SINCE 1982



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

MEMORANDUM OF SALE

By virtue of a public auction held on **September 20, 2025**, the Town of Ashland (“**Seller**”) agrees to convey and _____ of _____ (“**Buyer**”) agrees to acquire the following described property on the terms and conditions set forth as follows:

1. **Property:** Land on River Street as shown on the Town of Ashland tax maps as Map 108 Lot 23.

2. **Purchase Price:** The purchase price is _____ Dollars (\$ _____) (the “**Purchase Price**”), which shall be paid as follows:

- a. Five Thousand Dollars (\$5,000.00) in cash, certified or bank treasurer’s check on the signing of this Memorandum (the “**Deposit**”);
- b. The balance of _____ Dollars (\$ _____) in cash, certified or bank treasurer’s check at the closing.

3. **Buyer’s Premium:** Buyer shall pay JSJ Auctions a Buyer’s Premium of _____ Dollars (\$ _____) equal to ten percent (10.00%) of the Purchase Price at closing. **THE BUYER’S PREMIUM IS IN ADDITION TO, NOT A PART OF, THE PURCHASE PRICE.** Seller and Buyer represent to each other that no other broker or agent has participated in the sale on its behalf and each will indemnify and save the other harmless from any demand, claim or suit at law or in equity by any such broker or agent claiming through him or her, including reimbursement or reasonable attorney fees and court cost.

4. **Encumbrances:** The Premises are sold subject to all rights of possession and subject to all prior liens, easements, and other enforceable encumbrances, whether or not of record, and to any rights of redemption which the Internal Revenue Service or any other governmental agency may possess.

5. **Deed and Closing:** The deed shall be a deed with no covenants. The deed shall be delivered and the balance of the Bid Price shall be paid on or before **Monday, October 20, 2025** at such place as the parties shall agree.

6. **Revenue Stamps and Closing Costs:** Buyer shall pay for the revenue stamps assessed against both Buyer and Seller by New Hampshire law. Buyer shall be responsible for all recording costs assessed by the Grafton County Registry of Deeds.

7. **Default:** If Seller defaults, Buyer shall be entitled to the return of the Deposit as its sole remedy. If Buyer defaults, Seller shall be entitled to retain the Deposit as liquidated damages, or pursue its remedies at law or in equity at its election. In addition, upon default by Buyer, Buyer’s bid shall be immediately assigned to Seller and Seller may thereafter complete the purchase of the premises or further assign the bid.

8. **Inspection:** Buyer acknowledges that it is fully satisfied with the physical condition of the premises; and the Buyer covenants and agrees that it will accept the premises in their current condition. The Seller disclaims all warranties of fitness for a particular purpose or of merchantability or habitability, either expressed or implied. The Buyer agrees to take the within described property AS IS. The Buyer agrees and acknowledges that it is their responsibility and obligation to secure the premises as of the date of this Memorandum. The Buyer shall be responsible for maintaining insurance coverage on the premises; Seller shall not keep the premises insured against loss for the benefit of the Buyer.

9. **Acceptance of Deed:** Acceptance of a deed by Buyer shall be deemed to be the full performance of every agreement and obligation of Seller.

10. **Governing Law:** This Memorandum is made in and shall be interpreted and enforced under the laws of the State of New Hampshire.

11. **Integration:** All representations, statements and agreements heretofore made are merged in this Memorandum which is the full expression of the parties' obligations and neither party in entering this Memorandum has relied upon any statement or representation not set forth herein.

12. **Time:** Time is of the essence as to every aspect of this Memorandum of Sale.

13. **Disclosures:** In compliance with New Hampshire law, the following information is provided to Buyer:

- a. **Radon:** Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.
- b. **Arsenic:** Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.
- c. **Lead:** Before 1978, paint containing lead may have been used in structures. Exposure to lead from the presence of flaking, chalking, chipping lead paint or lead paint dust from friction surfaces, or from the disturbance of intact surfaces containing lead paint through unsafe renovation, repair, or painting practices, or from soils in close proximity to the building, can present a serious health hazard, especially to young children and pregnant women. Lead may also be present in drinking water as a result of lead in service lines, plumbing and fixtures. Tests are available to determine whether lead is present in paint or drinking water
- d. **PFAS:** Poly-and perfluoroalkyl substances (PFAS) are found in products that are used in domestic, commercial, institutional and industrial settings. These chemical compounds have been detected at levels that exceed federal and/or state advisories or standards in wells

throughout New Hampshire, but are more frequently detected at elevated levels in southern New Hampshire. Testing of the water by an accredited laboratory can measure PFAS levels and inform a buyer's decision regarding the need to install water treatment systems.

- e. **Flood:** Properties in coastal areas and along waterways may be subject to increased risk of flooding over time. A standard homeowners insurance policy typically does not cover flood damage. The buyer is encouraged to determine whether separate flood insurance is required and consult the Federal Emergency Management Agency's flood maps (FEMA.GOV) in order to determine if the property is in a designated flood zone.
- f. **Water Supply; Sewage Disposal:** Seller has no information relative to the type of private water supply system, its location, malfunctions, date of installation, date of the most recent water test and whether or not the seller has experienced a problem such as an unsatisfactory water test or a water test with notations. Seller has no information relative to the sewage disposal system including the size of the tank, type of system, its location, malfunctions, the age of the system, the date it was most recently serviced, and the name of the contractor who services the system.
- g. **Water and Septic:** Seller has no information relative to the type of private water supply system, its location, malfunctions, date of installation, date of most recent water test and whether or not the seller has experienced a problem such as an unsatisfactory water test or a water test with notations. Seller has no information relative to the private sewage disposal system including its location, malfunctions, the date it was most recently serviced and the name of the contractor who services the system. Seller has no information relative to the insulation, including type and location. Seller has no information relative to the property being located in a federally designated flood hazard zone.
- h. **Methamphetamine:** The Seller has knowledge of methamphetamine production on the property
- i. **Public Utility Tariff:** Seller has knowledge of any metered public utility services at the premises that the BUYER may be responsible for paying as a condition of such utility service is provided under a tariff with unamortized or ongoing charges for energy efficiency or renewable energy improvements pursuant to RSA 374:61.

WITNESS OUR HANDS this September 20, 2025.

SELLER

Town of Ashland

Witness

By: _____
Name: _____
Title: _____

BUYER

Witness

Name: _____
SS or Fed. ID: _____
Telephone #: _____
Email: _____

Witness

Name: _____
SS or Fed. ID: _____
Telephone #: _____
Email: _____

Town of Ashland
EXEMPT PROPERTY ASSESSMENT RECORD

Date Printed: 12/02/2024
Assessment Year: 2023

Map & Lot: 108-023-000-000-0000

Location: RIVER STREET

Parcel ID: 1133

Card: 1 of 1

Owner Information					Current Assessment Summary			Parcel Data						
TOWN OF ASHLAND PO BOX 517 ASHLAND, NH 03217					NICU Acres		0.5200	Neighborhood	SIDE STRTS/MXD US		Electric			
					CU Acres				Property Class	Exempt		Water		
					Total Acres		0.5200			Prime Use	Exempt: Town		Waste	
					Living Area Sq. Ft.						Zone		P/U Year	
Sale History					Assessed Values			Topography	Rolling		Wetland			
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land		\$40,100		Road Surface	Paved				
4/01/1900					Current Use					Special District				
					Total Land		\$40,100							
					Improvements									
					Total Assessment		\$40,100							
					Total Market Value		\$40,100							
Notes														
LAND - SMALL UNUSABLE AREA, MOSTLY WET. RIVER FRONTAGE OLD PICK-UP NOTES - 13 PU- BLA W/ LOT 015-002-018 APPR. 4/4/13. ADJ = .52 AC;DOCK ON LOT 15-2-18														
Assessed Land Valuation														
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By				
COMM VACANT	0.520			100,160	Topo/Wet	0.40	\$40,100	7/20/22	Land Only	JJ				
								10/13/17	Land Only	JJ				
								2/02/12	Measure - Exterior	PB				
								Assessment History						
								Date	Land	Curr. Use	Improvements	Total		
								12/31/23	40,100			40,100		
								11/14/23	40,100			40,100		
								12/07/21	30,800			30,800		
								12/31/20	30,800			30,800		
								12/12/19	30,800			30,800		
Current Use														
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value	Building Permits				
										Date	Type	Number	Status	



1 inch = 102 Feet

August 12, 2025



www.cai-tech.com



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