

PUBLIC AUCTION

TOWN OWNED PROPERTY

BOSCAWEN, NH

TWO-BEDROOM CAMP ON 2.95+/- ACRES
THURSDAY, OCTOBER 9 AT 3:00 PM
MAP 49, LOT 33 TOTE RD., BOSCAWEN, NH

*** SALE TO BE HELD ON SITE ***

SPORTSMAN'S RETREAT



ID#25-203 • We have been retained by the Town of Boscawen to sell at PUBLIC AUCTION this town-owned property that was acquired by Tax Collector's Deed • Vacant 2 BR 15' X 30' Cabin located on a secluded 2.95+/- acre lot on a private road just off Route 4 • Home offers two bedrooms and propane heat • Agricultural/Residential zoned lot is mostly flat • Property currently does not have private or public utilities • Assessed Value: \$59,100. 2024 Taxes: \$1,138.



740'		173.6'
175'	LOT 33 2.95+/- Acre 735+/-'	

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



PREVIEW: Property is marked and a drive-by is recommended.

TERMS: \$10,000 non-refundable deposit by cash, certified/bank check or other tender acceptable to the Town of Boscawen at time of sale, balance of purchase price along with buyer's premium due within 30 days from the sale date. Conveyance by Deed Without Covenants. Sale is subject to Town confirmation. The Town of Boscawen reserves the right to reject any and all bids. The lot is 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.

MORE DETAILS & PHOTOS ARE AVAILABLE ON OUR WEBSITE



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