

PUBLIC AUCTION

(3) VACANT LOTS TOTALING 5.37+/- ACRES TOWN OF EPPING, NH

FRIDAY, OCTOBER 24 AT 3:00 PM
BEEDE & WITHAM ROAD, EPPING, NH

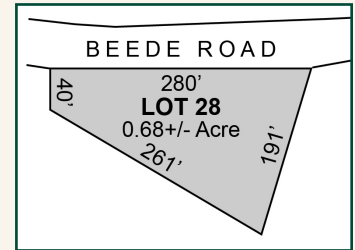
SALE TO BE HELD AT:

Lot 37 Witham Road, Epping, NH

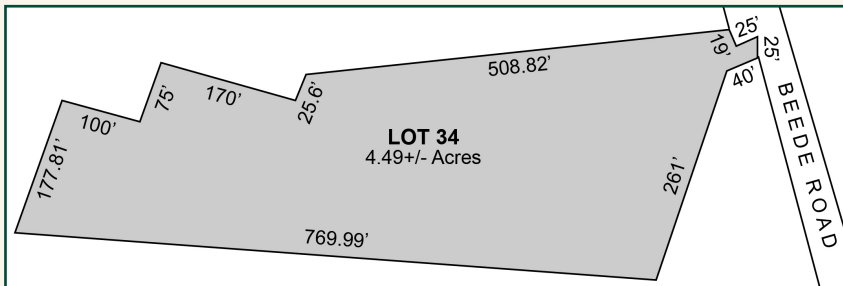


ID#25-217 · We have been retained by the Town of Epping to sell at PUBLIC AUCTION these three vacant lots totaling 5.37+/- acres. Properties will be offered individually and in the entirety.

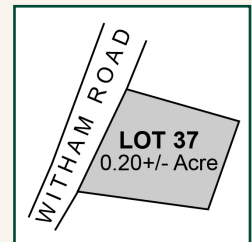
MAP 34, LOT 28 BEEDE ROAD : Vacant 0.68+/- acre lot located just off Route 101 along Beede Hill Road · Lot is heavily wooded, relatively flat and has a stream running through part of it · Assessed Value: \$47,500. 2024 Taxes: \$1,198.



MAP 34, LOT 34 BEEDE ROAD: Vacant 4.49+/- acre lot with a small amount of frontage along Beede Hill Road · Lot is mostly wet, heavily wooded and relatively flat · Assessed Value: \$147,200. 2024 Taxes: \$3,714.



MAP 34, LOT 37 WITHAM ROAD: Vacant 0.2+/- acre lot located on Witham Road · Lot is mostly wetland, clear and relatively flat in topography · Assessed Value: \$75,200. 2024 Taxes: \$1,897.



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

TERMS: \$2,500 (per lot) or \$7,500 (entirety) non-refundable deposit by cash, certified/bank check or other tender acceptable to the Town of Epping 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. Sales are subject to Town confirmation. The Town of Epping reserves the right to reject any and all bids. The property 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.

PLOT PLANS, PHOTOS, BROCHURE & MORE DETAILS ARE AVAILABLE ON OUR WEBSITE



JSJ Auctions
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