PUBLIC AUCTION

(6) TOWN OWNED PROPERTIES

TOWN OF NEW IPSWICH, NH

* SINGLE FAMILY HOME * VACANT LOTS *

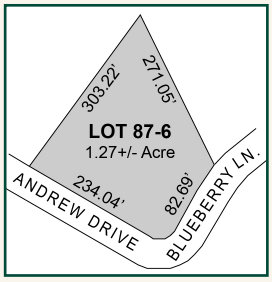
SATURDAY, SEPTEMBER 27 AT 10:00 AM

(REGISTRATION FROM 9:00 AM)

SALE TO BE HELD AT:

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

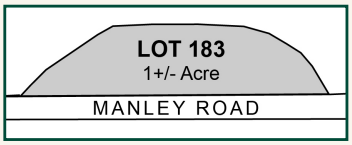
ID# 25-201 · We have been retained by the Town of New Ipswich to sell at PUBLIC AUCTION these (6) town-owned properties which were acquired by Tax-Collectors Deed. These properties appeal to investors, builders, or abutters.

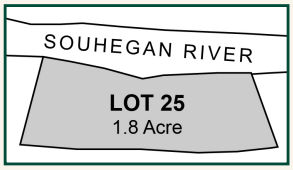


Sale #1: ANDREW DRIVE (Tax Map 13, Lot 87-6)
Vacant 1.27+/- acre corner lot located just off Route 123A in the Blueberry Hills of New Ipswich Development · Lot has 234+/- FF along Andrew Drive, is heavily wooded and relatively flat · Assessed Value: $87,000. 2024 Taxes: $1,324. **DEPOSIT $10,000**

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 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**

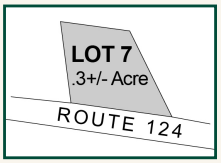
Sale #3: MANLEY ROAD (Tax Map 11, Lot 183)
Vacant 1+/- acre lot located near Route 123 and Route 123A · Lot is located in a quiet neighborhood, is heavily wooded and slopes down from the road · Assessed Value: $77,300. 2024 Taxes: $1,177. **DEPOSIT: $5,000**





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

NAA Auctioneer

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

AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this 27th day of September, 2025, by and between the Town of New Ipswich, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 661 Turnpike Road, New Ipswich, New Hampshire 03071, (the "**SELLER**"), and

_____ having and address of

_____ (the "**BUYER**").

WITNESSETH: That the SELLER agrees to sell and convey, and the BUYER agrees to buy certain land with the improvements thereon, located in New Ipswich, New Hampshire, known as:

Map: 7 Lot: 69 Location: 29 Wheeler Road

PRICE: The SELLING PRICE is $ _____, which shall be paid as follows:

> The BUYER'S DEPOSIT, receipt of which is hereby acknowledged, in the sum of $_____.
>
> The BALANCE of the SELLING PRICE shall be payable at closing, and tendered in cash or certified check in the amount of $_____.

BUYER'S PREMIUM DUE: The SELLING PRICE does not include the BUYER'S PREMIUM of ten percent (10%) of the SELLING PRICE, due to the JSJ Auctions at closing.

SELLING PRICE $_____ at 10% equals BUYERS PREMIUM $_____.

Payment of such an amount by the BUYER in accordance with the previous clause, by cash or certified check at closing, is a prior condition of the SELLER'S obligation to convey title. This BUYER'S PREMIUM is in addition to the SELLING PRICE and is payable directly to the JSJ Auctions.

DEED: The SELLER agrees to furnish, at its own expense, a duly executed DEED, without covenants, to the property.

POSSESSION AND TITLE: The property is sold in its AS IS, WHERE IS condition, without any warranty as to its use or condition whatsoever, subject to all tenants and rights of use or possession, limitations of use by virtue of prior land use approvals and/or interests secured or inuring to the benefit of abutters, third parties or members of the general public, or other matters of record which may impact the use of, or title to, the property, if any, including mortgages, equity lines of credit, liens, attachments, orders to cease and desist, and any State and Federal tax liens which have survived the Town's acquisition of the property. Further, the SELLER does not in any way warranty or guarantee the availability of any municipal land permits, including building permits, zoning approvals or any other similar permits. It shall be the responsibility of the BUYER to apply for any required permits to the appropriate departments of the Town of New Ipswich.

TRANSFER OF TITLE: The deed shall be delivered and the balance of the Bid Price shall be paid on or before November 12, 2025. The place and time of TRANSFER OF TITLE shall be determined by mutual agreement. Failing such mutual agreement, the time of transfer shall be as designated by

the SELLER and shall occur at New Ipswich Town Office, 661 Turnpike Road, New Ipswich, New Hampshire 03071. Time being of the essence.

TITLE: If the BUYER desires an examination of the title, BUYER shall pay the cost thereof. BUYER acknowledges that TITLE shall be transferred by DEED without covenants. DEED and BUYER'S TITLE shall be subject to matters of record and as described in the section entitled POSSESSION AND TITLE above.

TAXES, UTILITIES: BUYER shall be responsible for any and all taxes and utilities assessed or incurred as of the date of closing, including but not limited to a prorated portion of the taxes for the 2025 tax year which would have been assessed but for the town's ownership.

RECORDING FEES AND TRANSFER TAX: BUYER shall be responsible for all recording fees and transfer taxes, which may be assessed with respect to this conveyance, and shall provide all necessary forms to the SELLER, and shall cause same to be filed as required by law. All fees and filings shall be completed within fifteen (15) days of closing.

RISK OF LOSS: Risk of loss from any cause shall be upon the SELLER until the transfer of the property covered hereby.

LIQUIDATED DAMAGES: If the BUYER shall default in the performance of his/her obligations under this AGREEMENT, the amount of the deposit and any additional deposit given by the BUYER may, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages. Further, all of the BUYER'S rights and interests in and to the AGREEMENT shall, without further notice or further consideration, be assigned to SELLER. Upon BUYER'S default or failure to close SELLER reserves this unqualified right to sell the property to the next highest qualified bidder.

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 Agreement. 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.

PRIOR STATEMENTS: Only this AGREEMENT fully and completely expresses the respective obligations of the parties, and the AGREEMENT is entered into by each party after opportunity for investigation, neither party relying on any statements or representation not embodied in this AGREEMENT. This AGREEMENT shall not be altered or modified except by written agreement signed and dated by both BUYER and SELLER.

MISCELLANEOUS: This instrument, which may be executed in duplicate, is to be construed as a New Hampshire contract. Any dispute under this AGREEMENT shall be resolved within the venue of the Hillsborough County Superior Court in the State of New Hampshire. This AGREEMENT shall be cancelled, modified or amended only by a written instrument signed by both the SELLER and the BUYER. This AGREEMENT shall be binding upon and inures to the benefit of the parties and their respective heirs, devisees, executors, administrators, successors, agents and assigns.

ADDITIONAL PROVISIONS: BUYER acknowledges that the property was acquired by the Town of New Ipswich by Tax Collector's Deed. Borrower understands that purchasing tax deed properties presents additional risks. BUYER may be unable to obtain title insurance or financing for the property; the former owner may dispute the taxes, dispute tax lien procedure, redeem the property or refuse to vacate; and the property may be subject to liens and encumbrances

DISCLOSURES: Borrower has received a copy of the disclosures attached to this Agreement as Schedule A.

WITNESS OUR HANDS this September 27, 2025.

Seller:

Town of New Ipswich

_____
Witness

By: _____
Name:
Title:

Buyer:

_____
Witness

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

Schedule A

DISCLOSURES

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.

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.

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

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.

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.

Water Supply; Sewage Disposal: Seller has no information relative to (i) 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; (ii) 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; (iii) approved seating capacity based on the sewage disposal system, if the property is a food service establishment; 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; (iv) 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; (v) the insulation, including type and location; (vi) the property being located in a federally designated flood hazard zone.

Methamphetamine Production Site: Seller has no information regarding whether Property was used for methamphetamine production.

Public Utility Tariff: Seller has no information whether Property is subject to a public utility tariff under RSA 374:61.

OWNER INFORMATION

TOWN OF NEW IPSWICH

661 TURNPIKE ROAD

NEW IPSWICH, NH 03071

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/24/2019	9224	706	U I 50		KANE, MICHAEL E.
07/11/1995	5640	477	Q I	30,000	OJALA, ROBERT

PICTURE

LISTING HISTORY

01/23/19	MAIL	APPT LETTER
06/29/16	NTRM	
02/13/12	REX	
03/10/10	REPX	
02/20/07	BNPM	
04/29/06	JRPR	
03/07/05	JDPR	
05/13/03	CMPL	

NOTES

DNPU M-SHED=COND, INFO@DOOR DNVI; NO CHANGES 2004; LCOND=NO ELEC. OR SEPTIC - COMPOST TOILETS ONLY; SHED-METAL-MH USED FOR STORAGE; 2009 REVIEW UC - CALL FOR APPT; MH USED FOR STO TO BE REMOVED; 2010 BATTERY & INVERTER (NO ELECTRIC); OWNER REF ENTRY; 2012 GATED AND POSTED; NC; FD=UNF INT AND EXT, NO PLANS TO FINISH. 2016; NO CHANGE.2019: TAX DEED.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

NEW IPSWICH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2023	$ 105,600	$ 0	$ 44,100
		Parcel Total:	$ 149,700
2024	$ 131,200	$ 0	$ 82,600
		Parcel Total:	$ 213,800
2025	**$ 131,200**	**$ 0**	**$ 82,600**
		Parcel Total:	**$ 213,800**

LAND VALUATION

LAST REVALUATION: 2024

Zone: RD RURAL DISTRICT **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	1.100 ac	103,200	E	100	100	100	100		80	82,600	0	N	82,600	CNOTES
	1.100 ac									82,600			**82,600**	

PICTURE

OWNER

TOWN OF NEW IPSWICH

661 TURNPIKE ROAD

NEW IPSWICH, NH 03071

Account Number:

TAXABLE DISTRICTS

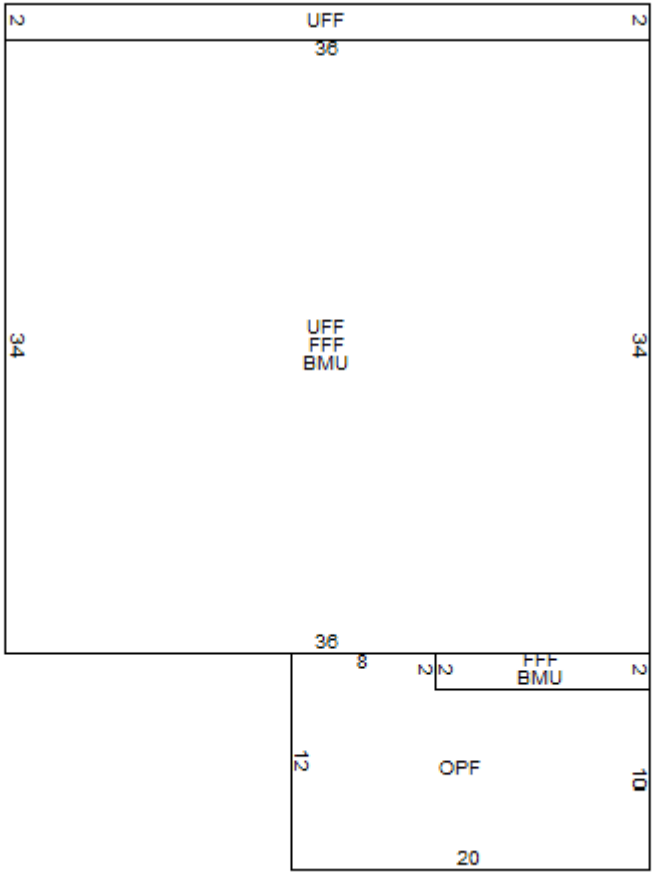
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY FRAME COLONIAL**
Roof: **GABLE HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **OIL/FA DUCTED**
Bedrooms: **4** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9893** Base Rate: **EXL 150.00**
Bldg. Rate: **1.0131**
Sq. Foot Cost: **$ 151.97**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1296	1.00	1296
FFF	FST FLR FIN	1248	1.00	1248
BMU	BSMNT	1248	0.15	187
OPF	OPEN PORCH FIN	216	0.25	54
GLA:	**2,544**	**4,008**		**2,785**

2024 BASE YEAR BUILDING VALUATION

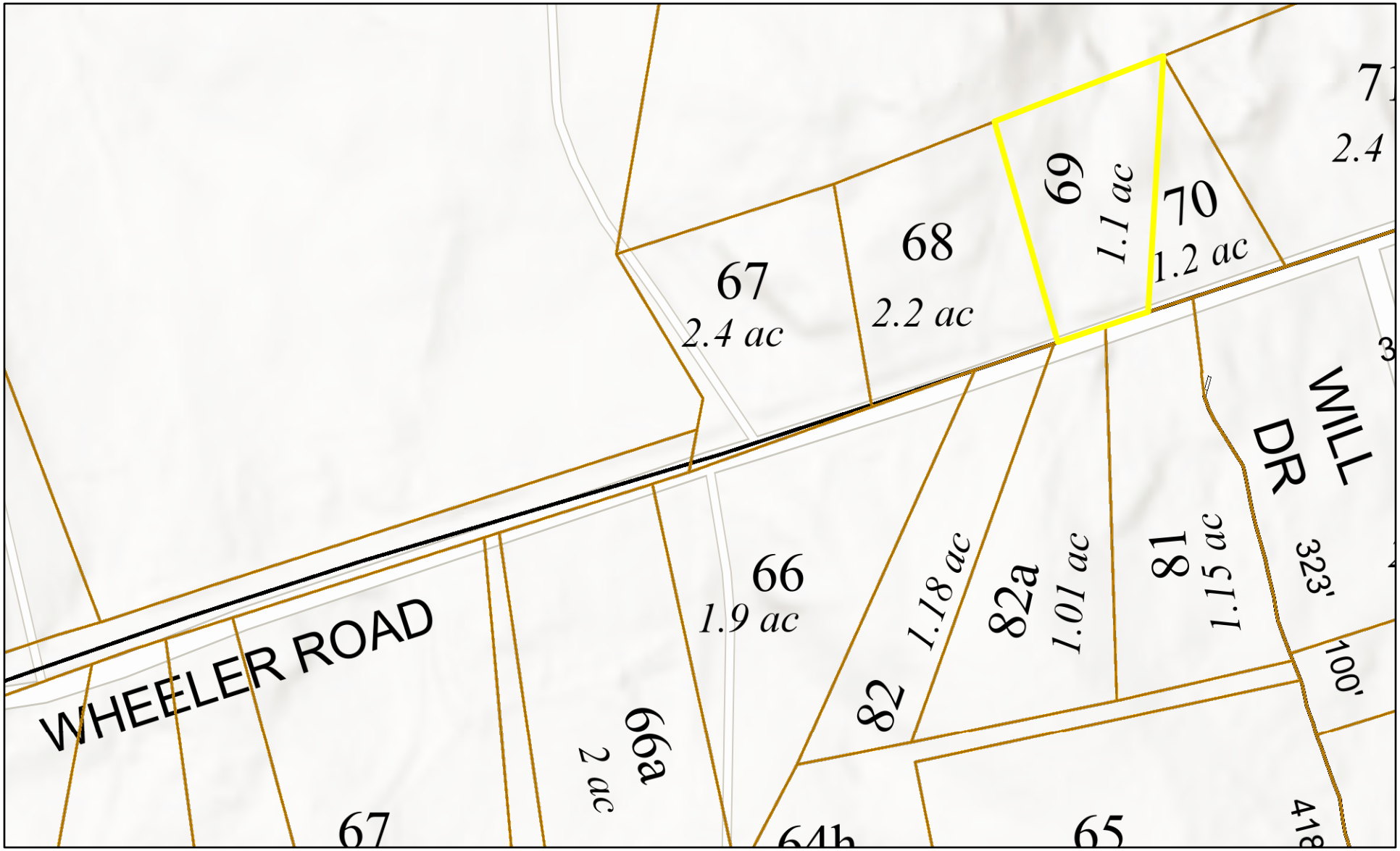
Market Cost New:		**$ 423,236**
Year Built:		**2001**
Condition For Age:	POOR	**19 %**
Physical:		
Functional:	UNF	**50 %**
Economic:		
Temporary:		
Total Depreciation:		**69 %**
Building Value:		**$ 131,200**

New Ipswich, NH

1 inch = 169 Feet

April 23, 2025

0 169 338 507



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