

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!

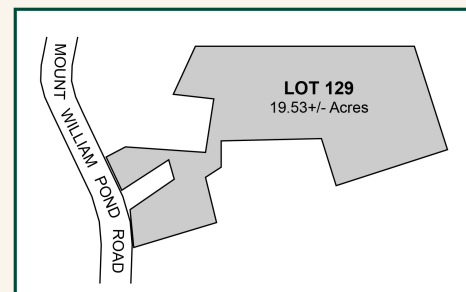


SALE #1: 213 HODGDON ROAD (Tax Map 407, Lot 61) · 1979 built Raised Ranch style home located on a 5+/- acre lot · Home offers 1,340+/- SF GLA, 7 RM, 4 BR and 2 BA · Features include vinyl siding, detached 2-car garage, open rear porch, deck to rear and FHW/oil heat · Assessed Value: \$341,600. 2024 Taxes: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

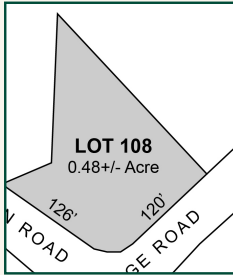


JSJ Auctions
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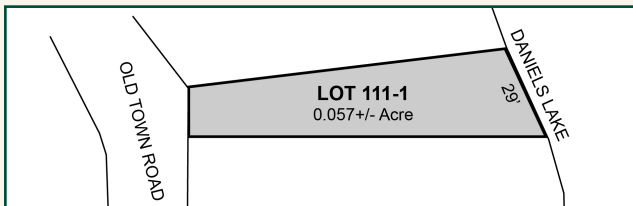
PUBLIC AUCTION



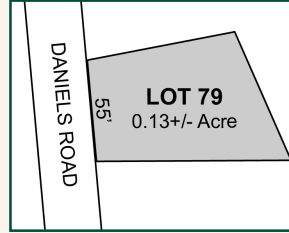
SALE #5: TWIN BRIDGE ROAD (Tax Map 110, Lot 108) • Vacant 0.48+/- acre corner lot located near Daniels Lake • Lot is heavily wooded and relatively flat in topography • Assessed Value: \$47,100. 2024 Taxes: \$960. **DEPOSIT:** \$5,000



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

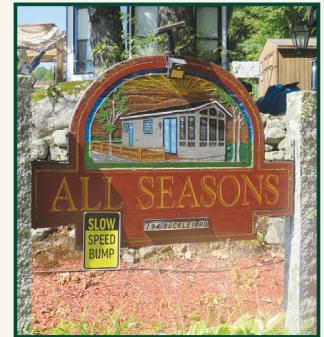
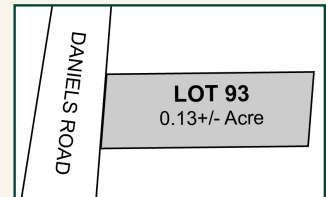


SALE #7: OLD TOWN ROAD (Tax Map 110, Lot 111-1) • Vacant 0.057+/- acre lot located on Daniels Lake • Lot has 29 FF on Daniels Lake and is relatively flat and lightly wooded • Assessed Value: \$29,900. 2024 Taxes: \$610. **DEPOSIT:** \$2,500



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.



JSJ Auctions
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MEMORANDUM OF SALE

By virtue of a public auction held on October 4, 2025, the Town of Weare (“**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:** Map 407, Lot 61 as described in the invoice books of the Tax Collector for the Town of Weare and located at 213 Hodgdon Road, Weare, New Hampshire.

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

- a. Ten Thousand Dollars (\$10,000.00) 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 seven percent (7.00%) 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 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 **Tuesday, November 4, 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 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:** Borrower has received a copy of the disclosures attached to this Agreement as Schedule A.

14. **Additional Provisions:** Buyer acknowledges that the property was acquired by the Seller 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; defects in title may exist; 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.

SIGNATURE PAGE FOLLOWS

WITNESS OUR HANDS this October 4, 2025.

WITNESS

SELLER

Town of Weare

By: _____

Name: _____

Title: _____

BUYER

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				SALES HISTORY							PICTURE							
WEARE, TOWN OF TAX DEED 15 FLANDERS MEMORIAL ROAD WEARE, NH 03281				Date	Book	Page	Type	Price	Grantor									
				07/24/2018	9093	1319	U I 35		LABARRE, LEON II &									
				10/30/2009	8148	1542	Q I	244,933	CHAPMAN, S&C									
LISTING HISTORY				NOTES														
01/07/21	DMVM			WHITE; PAT=BB COURT; 1X1296 EST AROUND POOL; 10/10 ALL INFO FROM HO OUTSIDE DNVI/ CHANGED EPF TO FFF DUE TO HEAT; APPLI. IN KITCH & ALL NEW CARPET WAS PART OF SALE PRICE; 6/15 ALL INFO FROM HO AT DOOR, ROOF ON 14X16 ADDTN IN BAD SHAPE; 1/21; NOH; EXT=FAIR; EST PATS DUE TO SNOW; CLUTTER ARND GAR;														
01/01/21	INSP	MARKED FOR INSPECTION																
06/24/15	DMVM																	
03/15/11	DMPR																	
10/25/10	DMV																	
12/15/09	JBVM																	
11/17/09	INSP	MARKED FOR INSPECTION																
01/16/06	DLCL																	
EXTRA FEATURES VALUATION															MUNICIPAL SOFTWARE BY AVITAR			
Feature Type		Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes							WEARE ASSESSING OFFICE			
GARAGE-1 STY		624	24 x 26	86	30.00	60	9,660											
SHED-WOOD		80	10 x 8	260	10.00	80	1,664											
POOL-INGRND-VINYL		648	36 x 18	85	28.00	20	3,084	HEATED/NEEDS LINER										
PATIO		152	19 x 8	165	7.00	50	878	EST/SHAPE										
DECK		160	10 x 16	160	7.00	30	538	EST/SHAPE										
PATIO		2,128	38 x 56	68	7.00	50	5,065	EST/SHAPE										
							20,900								PARCEL TOTAL TAXABLE VALUE			
Year		Building		Features		Land												
2022		\$ 197,200		\$ 20,900		\$ 123,500		Parcel Total: \$ 341,600										
2023		\$ 197,200		\$ 20,900		\$ 123,500		Parcel Total: \$ 341,600										
2024		\$ 197,200		\$ 20,900		\$ 123,500		Parcel Total: \$ 341,600										
LAND VALUATION															LAST REVALUATION: 2021			
Zone: RESIDENTIAL				Minimum Acreage: 1.93				Minimum Frontage: 200				Site: AVERAGE Driveway: PAVED Road: PAVED						
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes			
EXEMPT-MUNIC		1.930 ac	118,000	E	100	100	100	100	100 -- LEVEL	100	118,000	0	N	118,000				
EXEMPT-MUNIC		3.070 ac	x 2,000	X	100				90 -- ROLLING	100	5,500	0	N	5,500				
		5.000 ac									123,500			123,500				

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1340	1.00	1340
RBF	RAISED BSMNT	696	0.75	522
ENT	ENTRY WAY	24	0.10	2
VLT	VAULTED	208	0.05	10
PRS	PIER	208	-0.05	-10
DEK	DECK/ENTRANCE	116	0.10	12
OPF	OPEN PORCH	100	0.25	25
RBU	RAISED BSMNT	360	0.25	90
GLA:	1,340	3,052		1,991
2021 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 234,799		
Year Built:		1979		
Condition For Age:	GOOD	16 %		
Physical:				
Functional:				
Economic:				
Temporary:				
Total Depreciation:		16 %		
Building Value:		\$ 197,200		



213 Hodgdon Road- Tax Map 407-061

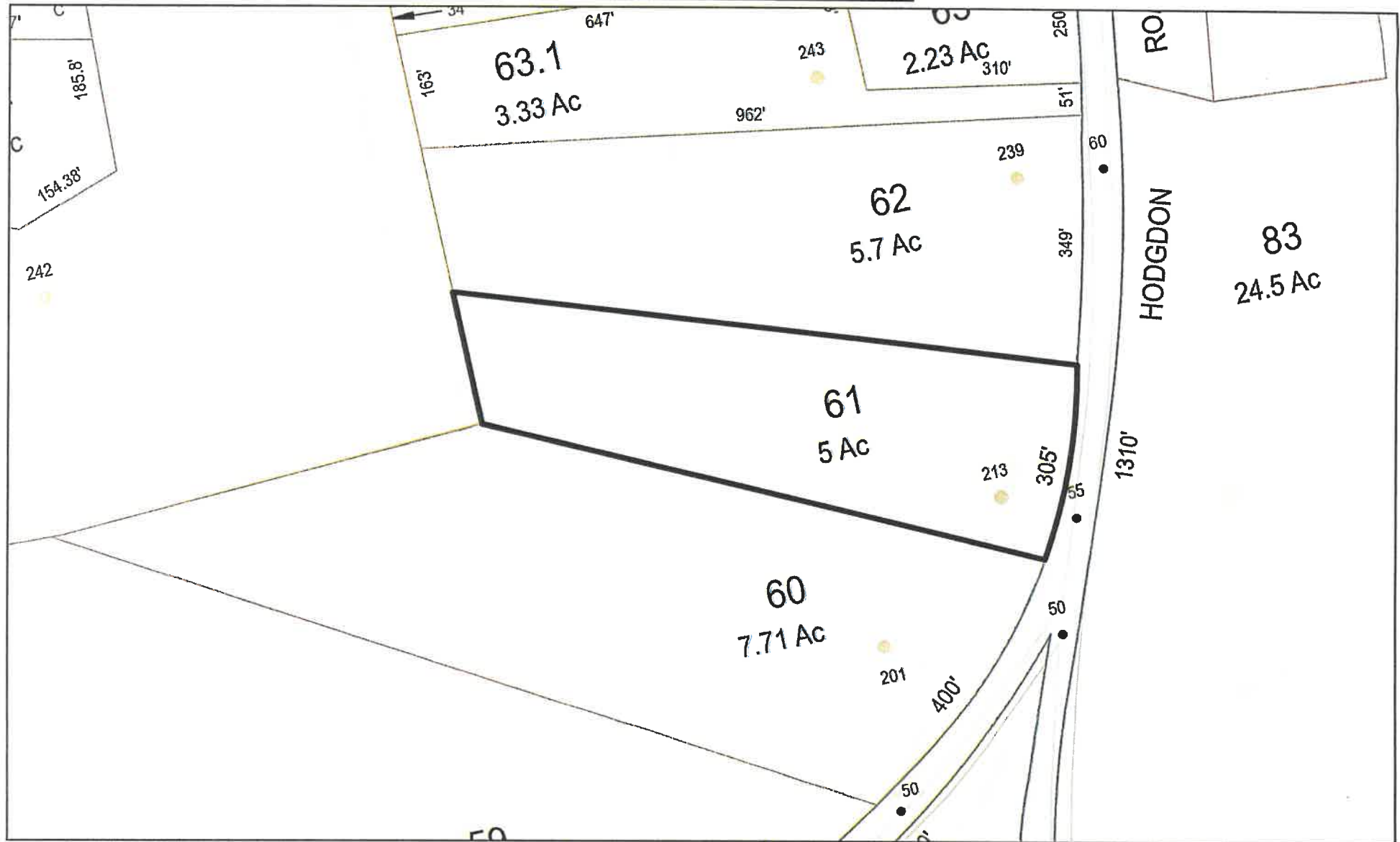
Town of Weare, NH

1 inch = 200 Feet

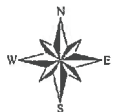


August 8, 2025

www.cai-tech.com



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213 Hodgdon Road- Tax Map 407-061

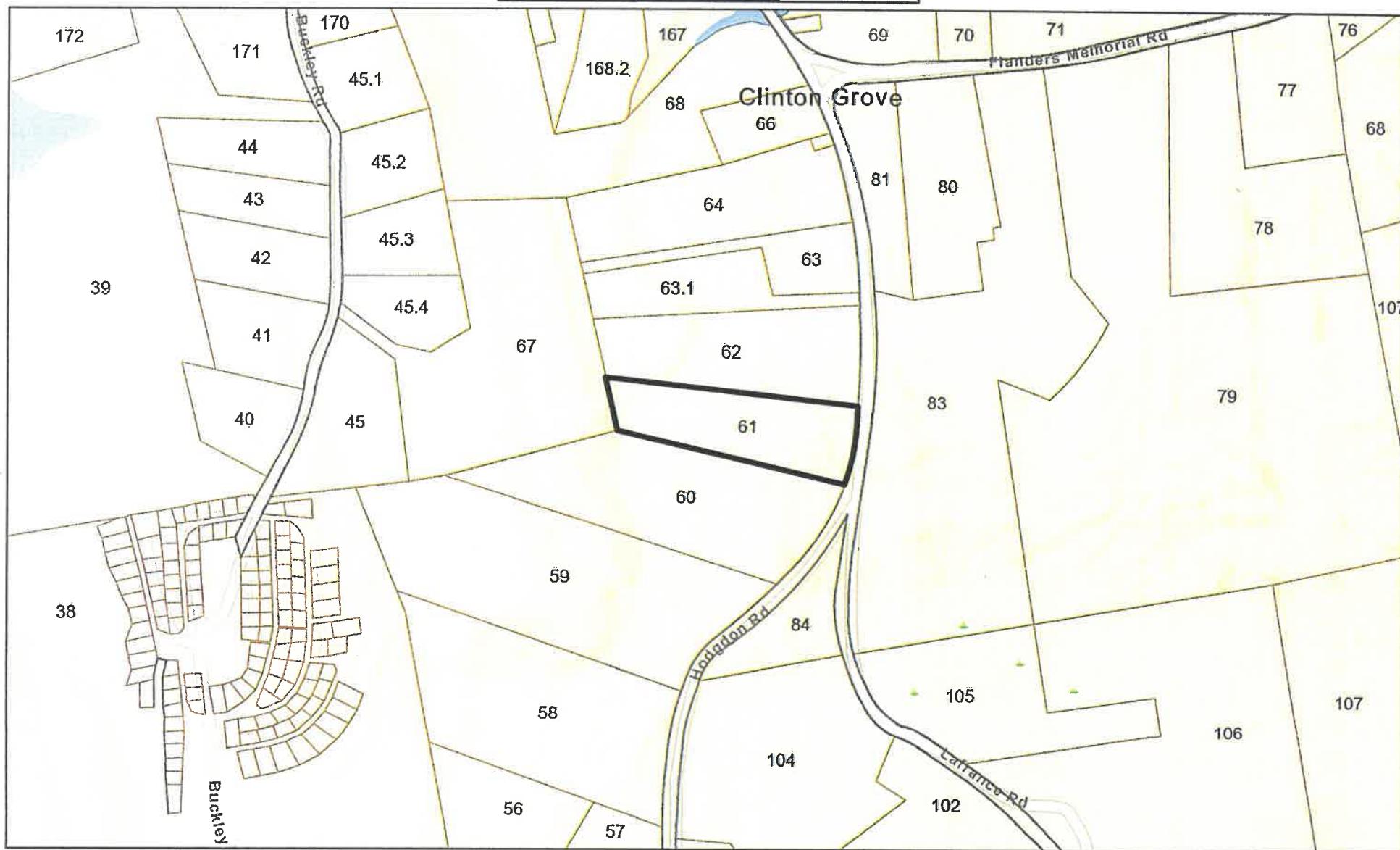
Town of Weare, NH

1 inch = 500 Feet



August 8, 2025

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