

PUBLIC AUCTION

TOWN OWNED PROPERTY JAFFREY, NH THREE-BEDROOM RAISED RANCH FRIDAY, FEBRUARY 27 AT 2:00 PM 118 MOUNTAIN ROAD, JAFFREY, NH

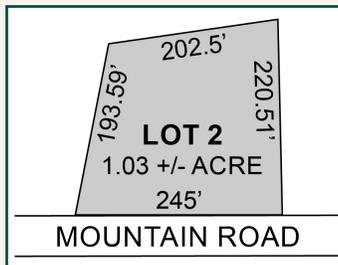
*** SALE TO BE HELD ON SITE ***

ID#26-110 • We have been retained by the Town of Jaffrey, NH to sell at PUBLIC AUCTION this town-owned property that was acquired via tax collector's deed • 1985 built single family home located on a 1.03+/- acre lot offering stunning views of Grand Monadnock and close to Stony Brook • Home offers 1,132 SF GLA, 5 RM, 3 BR and 1.5 BA • Features include a 1-car under garage, unfinished raised basement, 12' x 16' deck, 2 detached sheds, vinyl siding & FHA/oil heat • Served by public water & private septic • Tax Map 229, Lot 2. Assessed Value: \$294,800. 2025 Taxes: \$5,586.

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

Preview: By appointment with auctioneer and one hour prior to the sale.

Terms: \$10,000 deposit by cash, certified check/bank check or other tender acceptable to the Town of Jaffrey at time of sale, balance of purchase due within 30 days from the sale date. Conveyance by Deed Without Covenants, sale is subject to town confirmation. The Town of Jaffrey reserves the right to reject all bids. The property will be 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



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 February, 2026, by and between the Town of Jaffrey, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 28 Main Street, Jaffrey, New Hampshire 03452 (hereinafter referred to as the “SELLER”), and the BUYER _____ having an address of _____

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

Map: 229 Lot: 2 Address: 118 Mountain Road

PRICE: The SELLING PRICE is \$ _____

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 Auctioneer 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 Town’s obligation to convey title. This BUYER’S PREMIUM is in addition to the SELLING PRICE and is payable directly to the Auctioneer.

DEED: The SELLER agrees to furnish, at its own expense, a duly executed Conveyance by 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, outstanding municipal charges for sewer, water or betterment assessments/connection or capacity charges for the same, 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.

TRANSFER OF TITLE: Shall be given on or before thirty (30) days after the date of this AGREEMENT. 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 Jaffrey Town Hall, 28 Main Street, Jaffrey, NH. **Time is of the essence.**

AGREEMENT AND DEPOSIT RECEIPT (Cont'd)

TITLE: If the BUYER desires an examination of the title, BUYER shall pay the cost thereof. BUYER acknowledges that TITLE shall be transferred by Conveyance 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.

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 the unqualified right to sell the property to the next highest qualified bidder. Alternatively, the BUYER may demand specific performance of this contract to which the SELLER will acquiesce.

ACKNOWLEDGES AND AGREES: That the sale of the property as provided for herein is made on an "AS IS" condition and basis with faults, latent or patent.

GOVERNING LAW: This Agreement is made in and shall be interpreted and enforced under the laws of the State of New Hampshire.

REVENUE STAMPS AND CLOSING COSTS: Buyer shall pay for the revenue stamps assessed against by New Hampshire law. Buyer shall be responsible for all recording costs assessed by the Cheshire County Registry of Deeds.

N.H. REV. STAT. ANN. §477:4 AND §485-A:39 NOTICES:

- a. Radon Gas: Radon gas, the product of decay of radioactive materials in rock may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through water from a deep well. Testing can establish its 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 Paint: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.
- d. RSA 477:4-c and d, Water Supply, Sewage Disposal and Insulation: Seller has no information.
- e. RSA 477:4-g Methamphetamine Production Site: Seller has no information regarding whether Property was used for methamphetamine production.
- f. RSA 485-A:39 Waterfront Property Site Assessment Study: Seller has no information.
- g. RSA 477:4-h Public Utility Tariff Pursuant to RSA 374:61: Seller has no information whether Property is subject to a public utility tariff under RSA 374:61.

PRIOR STATEMENTS: All representations, statements, and agreements heretofore made between the parties hereto are merged in this AGREEMENT, which alone fully and completely expresses the respective obligations, and this 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.

ADDITIONAL PROVISIONS:

WITNESS: The signatures of the above-mentioned parties on the dates as noted below.

TOWN OF JAFFREY

BUYER

By: _____

By: _____

Its: _____

Its: _____

Duly authorized

Duly authorized

Date: _____

Date: _____

Witness: _____

Witness: _____

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
JAFFREY, TOWN OF			2 Above Street	2 Public Water	1 Paved	3 Rural	Description	Code	Assessed	Assessed	1708 JAFFREY, NH
			4 Rolling	6 Septic			ExmptBldg	9035	203,700	203,700	
10 GOODNOW ST			SUPPLEMENTAL DATA				ExmptLand	9035	90,400	90,400	
			Alt Prcl ID 0229 0002 0000	PHOTO Callback			Exmpt OB	9035	700	700	
JAFFREY NH 03452			BMSI ACC 5446	LOCATIO LC3 VW:	COLOR BEIGE	GIS ID	Assoc Pid#	Total		294,800	294,800

VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
JAFFREY, TOWN OF			3246	338	05-17-2023	U	I	0	50	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
HANEY, GEORGE			0	0	01-01-2000	U	V	0		2025	9035	203,700	2025	9035	203,700	2024	9035	130,000
											9035	90,400		9035	90,400		9035	50,200
											9035	700		9035	700		9035	700
			Total							294,800		Total		294,800		Total		180,900

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	notes	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	201,100
Appraised Xf (B) Value (Bldg)	2,600
Appraised Ob (B) Value (Bldg)	700
Appraised Land Value (Bldg)	90,400
Special Land Value	0
Total Appraised Parcel Value	294,800
Valuation Method	C
Total Appraised Parcel Value	294,800

NOTES
IA
7/17: ADJ OBLDG
5/22: NC APPARENT

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	

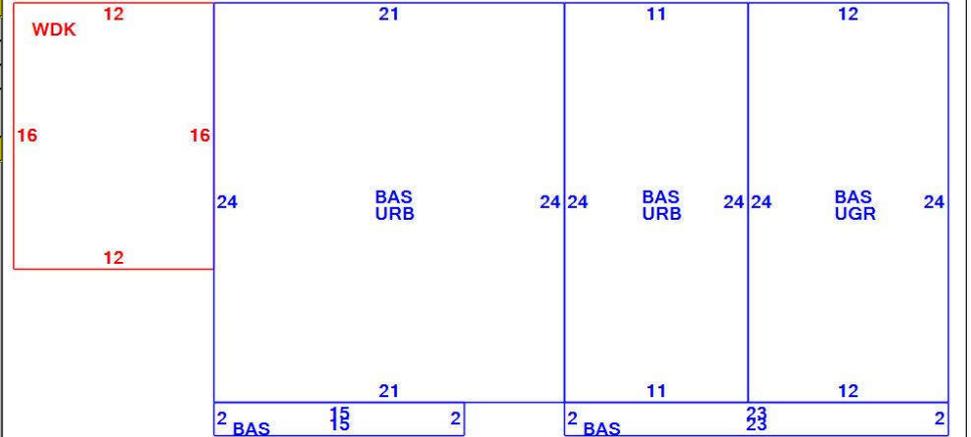
VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
06-26-2025	STM			14	Property Review
06-09-2023	MP			45	Change Value Chang
05-13-2022	STM			01	Measur+1Visit
04-24-2020	STM			14	Property Review
07-12-2017	STM			01	Measur+1Visit
08-31-2012	SA			00	Measur+Listed
05-25-2004	DK			00	Measur+Listed

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	903R	Town 01	R1			43,560 SF	2.07	1.00000	5	1.00	50	1.000		1.0000	2.07	90,200
1	903R	Town 01				0.030 AC	5,000.00	1.00000	0	1.00	50	1.000		1.0000	5,000	200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	08	Raised Ranch			
Model:	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	01				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	19	Brick Veneer			
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	5	5 Rooms			
Bath Style:	02	Modern			
Kitchen Style:	02	Average			
MHP					

CONDO DATA			
Parcel Id	C	Owne	0.0
Adjust Type	Code	Description	Factor%

COST / MARKET VALUATION	
Building Value New	287,245
Year Built	1985
Effective Year Built	1995
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	201,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



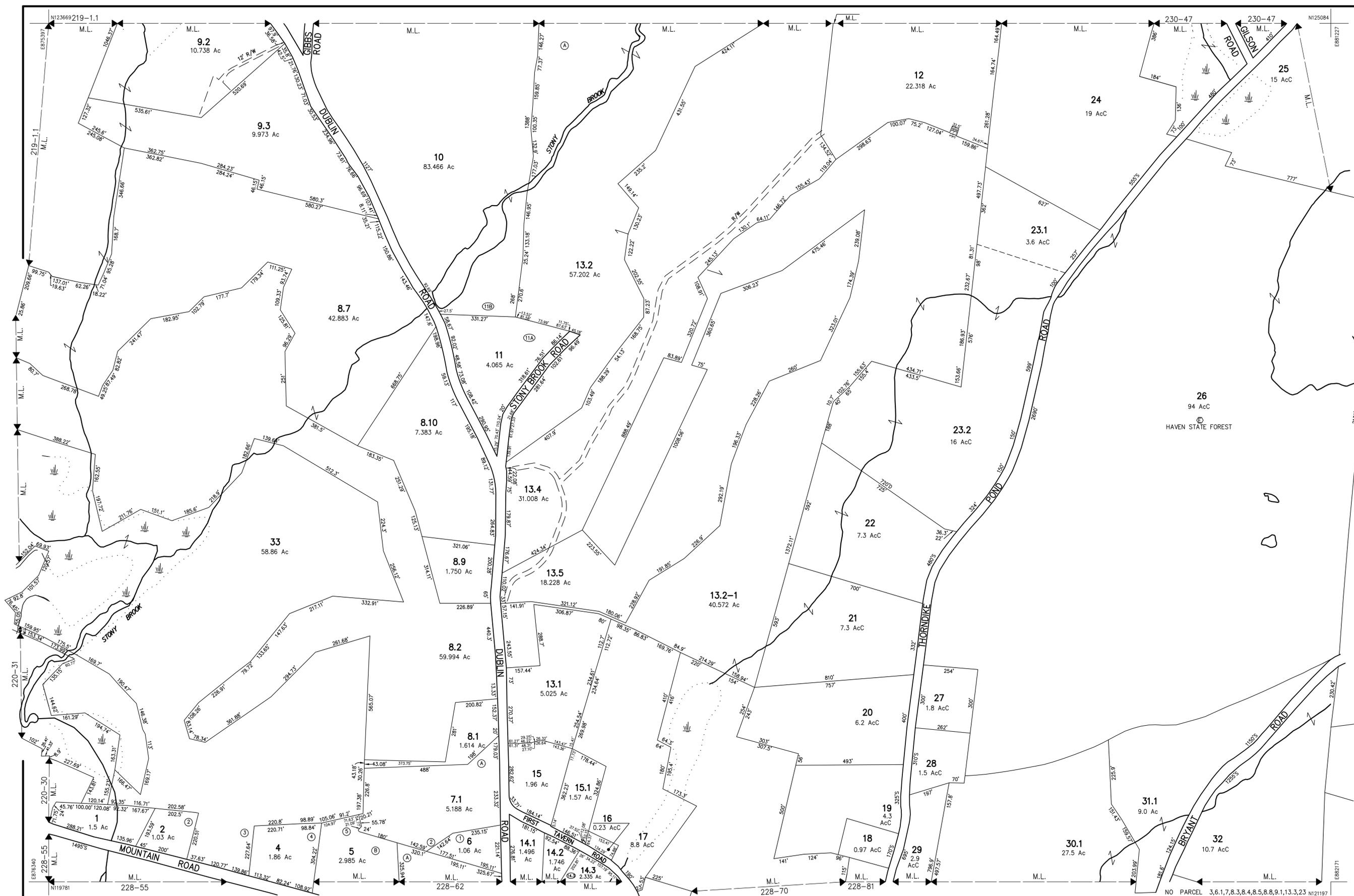
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	Fireplace 1 St	B	1	3700.00	2002		70		0.00	2,600
IMP	Implement Sh	L	95	6.00	1995		10		0.00	100
SHD1	Shed	L	88	14.00	2004		50		0.00	600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,132	1,132	1,132	182.47	206,556
UGR	Garage Under	0	288	72	45.62	13,138
URB	Unfinished Raised Basement	0	768	269	63.91	49,084
WDK	Wood Deck	0	192	19	18.06	3,467
Ttl Gross Liv / Lease Area		1,132	2,380	1,492		272,245





THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83; CORNER VALUES ARE ROUNDED TO NEAREST FOOT.

PHOTOGRAPHY DATE : APRIL 25, 1987

COMPLETION DATE : DECEMBER 31, 1988

PRODUCED IN 1988 BY

CAI Technologies
Precision Mapping. Geospatial Solutions.

11 PLEASANT STREET, LITTLETON, NH 03561
800.322.4540 - WWW.CAI-TECH.COM

AREA CALCULATED
AREA SURVEYED
COMMON OWNERSHIP
EXEMPT PROPERTY
MATCH LINE
WATER

LEGEND

AcC
Ac
OR
M.L.
WETLANDS

RECORD DIMENSION 100'
RIGHT OF WAY R/W
SCALED DIMENSION 100'
SUBDIVISION LOT NO. ②

WETLANDS

SCALE 1" = 200'

FEET 0 200 400 600
METERS 0 60.96 121.92 182.88

REVISED TO :

PROPERTY MAPS

JAFFREY
NEW HAMPSHIRE

INDEX DIAGRAM

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MAP NO. **229**