

PUBLIC AUCTION

TOWN OF PITTSFIELD, NH

THREE-BEDROOM RANCH ON 1.46+/- ACRE LOT

SATURDAY, JULY 11, 2026 AT 10:00 AM

13 BARNSTEAD ROAD, PITTSFIELD, NH

*** TO BE SOLD ON THE PREMISES ***

370+/- FEET OF FRONTAGE ALONG SUNCOOK RIVER



ID#26-172 • We have been retained by the Town of Pittsfield, NH to sell at PUBLIC AUCTION this town-owned property that was acquired via tax collector's deed • This 1.46+/- acre riverfront lot is located close to the center of Pittsfield • The lot is partially in a FEMA-mapped flood zone • Current improvements include: a 1960 built, 1-story, 3BR, 2BA Ranch style home with 2,046+/- SF GLA, detached 1-story barn with loft and a 1-story garage • Serviced by Pennichuck water & town sewer • Tax Map: U01, Lot: 4. Assessed Value: \$362,400. 2025 Taxes: \$6,458.



AUCTIONEER'S NOTE: *The property will be sold subject to the following contingencies: The deed of sale will include an easement for wastewater utility access for the Town of Pittsfield. The buildings currently on the property must be demolished and removed by the new owner within 90 days of sale.*

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

Preview: One hour prior to the sale, if permitted. A drive-by is recommended.

Terms: \$10,000 deposit by cash, certified check/bank check or other tender acceptable to the Town of Pittsfield at time of sale, balance of purchase due within 30 days from the sale date. Conveyance by Quitclaim Deed, the sale is subject to town confirmation. The Town of Pittsfield 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



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