

PUBLIC AUCTION

SHERIFF'S SALE OSSIPPEE, NH VACANT 3.12+/- ACRE LOT FRIDAY, JULY 31 AT 11:00 AM 4 ROYAL CIRCLE, OSSIPPEE, NH

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

ID#26-181 • 3.12+/- acre lot located on a dirt road close to Route 16 & Ossipee Corner • This Rural zoned lot contains a concrete slab, is partially cleared and is located on a cul-de-sac • Private septic is located on property (condition unknown) • Tax Map 231, Lot 17. Assessed Value: \$111,000. 2025 Taxes: \$1,417. Sale per order of: Office of the Sheriff of Carroll County; Writ of Execution Case No. 212-2023-CV-00205, Carroll Superior Court.

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

Preview: The lot is marked, drive-by is recommended.

Terms: \$5,000 deposit on day of sale by cash, certified check, bank check or other form of payment satisfactory to Seller at time of sale, balance due within 20 days. The Sheriff and/or his designee retain the right to refuse any or all bids. In addition to the purchase price, purchaser shall pay Sheriff's fees, outstanding real estate taxes, transfer taxes and recording fees. Any other terms will be announced on the day of the sale. Conveyance by Sheriff's Deed. The property is sold **"AS IS, WHERE IS"**.

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



LOT 17
3.12+/- Acres

ROYAL CIRCLE (PVT)



JSJ Auctions
SINCE 1982



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