

PUBLIC AUCTION

(10) CITY-OWNED PROPERTIES IN NASHUA, NH



DETACHED CONDO VACANT LAND MANUFACTURED HOME

FRIDAY, OCTOBER 2, 2026 AT 1:00 PM
(Registration from 12:00 Noon)

Sale Location: NASHUA CITY HALL
3rd FLOOR AUDITORIUM, 229 MAIN STREET, NASHUA, NH

ID 26-201 • We are pleased to offer for the City of Nashua at PUBLIC AUCTION these (10) City owned properties that were acquired by Tax Collector's deed. These properties appeal to investor's builders or abutters. Great opportunity to own desirable properties at your bid price!!

Sale #1 184 Coburn Woods Drive (Tax Map F, Lot 79-184C) Detached style condo in Coburn Woods Development located close to Nashua Airport and Route 3 • Home offers 1,234+/- SF GLA, 5 RM, 3 BR and 1 BA • Features include rear deck, attached 1-car garage and FHA/gas heat • Served by public water and sewer • Assessed Value: \$367,400. 2025 Taxes: \$6,183. Deposit: \$10,000	SALE #2 77 Farmwood Drive (Tax Map D, Lot 51-1543-77) 1972 built manufactured home located on a corner lot in River Pines community just off Rt. 111 near the Hollis town line • Home offers 972+/- SF GLA, 4 RM, 2 BR & 1 BA • Features include vinyl siding, enclosed porch, detached shed, central A/C & FHA/oil heat • Served by public water & community septic • Assessed Value: \$125,600. 2025 Taxes: \$2,113. Deposit: \$10,000	SALE #3 L Narrows Road (Tax Map I, Lot 10) Landlock 9+/- acre vacant lot located close to Nashua Airport and Route 3 • The lot is currently marked as RES ACLNUD (Residential Land-Undevelopable) by the City of Nashua Assessor • Assessed Value: \$208,200. 2025 Taxes: \$3,504. Deposit: \$5,000	SALE #4 L Edgewood Avenue (Tax Map 60, Lot 38) Landlocked 0.22+/- acre vacant lot located behind Edgewood Ave. and Amherst St. • The lot is currently marked as RES ACLNPO (Residential Land -Potentially Developable) by the City of Nashua Assessor • Assessed Value: \$111,900. 2025 Taxes: \$1,883. Deposit: \$5,000
SALE #5 91 Groton Road (Tax Map D, Lot 584) Vacant 0.46+/- acre corner lot located at the corner of Depot Road & Groton Road just over the Hollis Line • Lot is heavily wooded and rolling in topography • The lot is currently marked as RES ACLNUD (Residential Land-Undevelopable) by the City of Nashua Assessor • Assessed Value: \$51,900. 2025 Taxes: \$873. Deposit: \$2,500	SALE #6 3-5 Curtis Drive (Tax Map C, Lot 790) Vacant 0.49+/- acre lot located close to Mass border • Lot is heavily wooded and wet to the rear • The lot is currently marked as RES ACLNUD (Residential Land-Undevelopable) by the City of Nashua Assessor • Assessed Value: \$43,500. 2025 Taxes: \$732. Deposit: \$2,500	SALE #7 L Irene Street (Tax Map 124, Lot 148) Vacant landlocked 0.50+/- acre lot located close to Main Street • Lot appears to be close to wetlands • The lot is currently marked as RES ACLNUD (Residential Land-Undevelopable) by the City of Nashua Assessor • Assessed Value: \$41,400. 2025 Taxes: \$697. Deposit: \$2,500	SALE #8: L Pitarys Drive (Tax Map E, Lot 2225) Vacant landlocked 0.29+/- acre lot located at the end of Pitarys Drive • Lot is lightly wooded and relatively flat • The lot is currently marked as RES ACLNPO (Residential Land-Potentially Developable) by the City of Nashua Assessor • Assessed Value: \$41,600. 2025 Taxes: \$700. Deposit: \$2,500
SALE #9: L Hassel Brook Road (Tax Map 106, Lot 41) Vacant landlocked 2.59+/- acre lot located close to Fairgrounds Jr High • lot is down from the road and appears to be mostly wet • The lot is currently marked as RES ACLNUD (Residential Land-Undevelopable) by the City of Nashua Assessor • Assessed Value: \$5,600. 2025 Taxes: \$94. Deposit: \$1,000	SALE #10: L Tolles Street (Tax Map 47, Lot 400) Vacant landlocked 0.05+/- acre lot located between Tolles St and Burnham Ave. • The lot is currently marked as RES ACLNUD (Residential Land-Undevelopable) by the City of Nashua Assessor • Assessed Value: \$2,100. 2025 Taxes: \$35. Deposit: \$1,000		

7.5% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

PREVIEWS: Accessible lots are marked; drive-by assessments are recommended.

TERMS: All deposits are non-refundable and must be presented in the form of cash or bank/certified check at registration. NO PERSONAL CHECKS. Balance of purchase price along with buyer's premium due within 30 days from sale. Sales are subject to City of Nashua confirmation. The City of Nashua reserves the right to reject all bids. All properties sold "AS IS, WHERE IS" subject to all outstanding liens, if any. Conveyance by Deed without Covenants. 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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