

PUBLIC AUCTION

MORTGAGEE'S SALES

PRIME DEVELOPMENT & INVESTMENT OPPORTUNITIES

*** SALES TO BE HELD ON SITE ***

PEMBROKE, NH

129.6+/- ACRES COMMERCIAL
DEVELOPMENT LAND

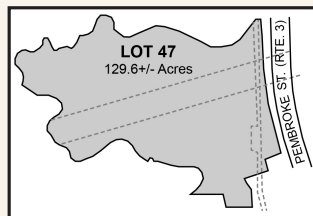
THURSDAY, OCTOBER 22 AT 11:00 AM

612-644 PEMBROKE STREET
PEMBROKE, NH



ID#26-213 • Highly visible 129.6+/- acre commercial parcel • Located directly on the Pembroke/Concord town line, in an area of some significant commercial development • This land is zoned Commercial/Light Industrial, Limited Office & Soucook River Development • Topography is mixed, with slopes and rolling terrain, including some steep slopes • The parcel is encumbered by a 300' wide electric utility ROW that bisects the property and a natural gas ROW • There is significant road frontage on both Pembroke St. (Rte. 3) & Kline Way • Power, public water & public sewer are available at the street • Tax Map 634, Lot 47. Assessed Value: \$669,700. 2025 Taxes: \$14,626. Mortgage Ref: Merrimack County Registry of Deeds Book 3841, Page 336. Sale per order of Mortgagee by its Attys: Upton & Hatfield, LLP, Concord, NH; Andrew D. Grosvenor, Esq.

Terms: \$50,000 deposit in the form of certified check or bank treasurer's check or other check satisfactory to Mortgagee, balance due within 45 days. Other terms may be announced at time of sale.



LOUDON, NH

26+/- ACRES COMMERCIAL
DEVELOPMENT LAND

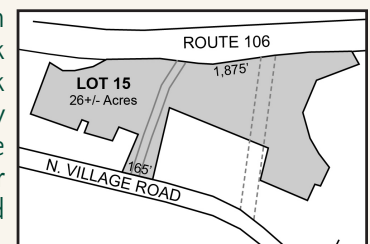
THURSDAY, OCTOBER 22 AT 1:00 PM

LOT 15, ROUTE 106
LOUDON, NH



ID#26-214 • 26+/- contiguous acres of raw, undeveloped land • Zoned Commercial/Light Industrial (C-1), offering flexible options for warehousing, manufacturing, corporate office, or potential multi-family development • Parcel features dual road frontage with 1,875' on Route 106 & 165' on N. Village Road with a rough driveway • Excellent regional connectivity with close proximity to major corridors like Route 106 & Route 3, sitting just minutes away from Concord and the Manchester markets • Private water and sewer would be required • Tax Map 30, Lot 15. Assessed Value: \$219,400. 2025 Taxes: \$4,991. Mortgage Ref: Merrimack County Registry of Deeds Book 3841, Page 336. Sale per order of Mortgagee by its Attys: Upton & Hatfield, LLP, Concord, NH; Andrew D. Grosvenor, Esq.

Terms: \$25,000 deposit in the form of certified check or bank treasurer's check or other check satisfactory to Mortgagee, balance due within 45 days. Other terms may be announced at time of sale.



All information herein is believed but not warranted to be correct.

The Mortgagee does not warrant the condition or existence of any feature described above.

MORE DETAILS & PHOTOS ARE AVAILABLE ON OUR WEBSITE



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