

PUBLIC AUCTION

(7) TOWN OWNED PROPERTIES TOWN OF CANAAN, NH

* VACANT RESIDENTIAL LOTS *

SATURDAY, OCTOBER 24, 2026 AT 10:00 AM

(REGISTRATION FROM 9:00 AM)

SALE TO BE HELD AT:

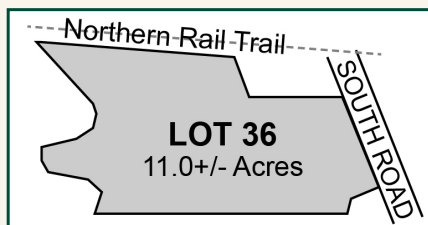
Canaan Emergency Operations Center
52 NH-118, Canaan, NH



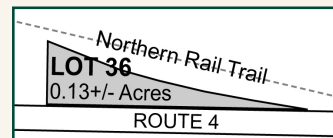
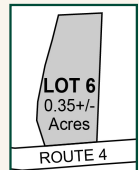
ID#26-180 • We've been retained by the Town of Canaan to sell these (7) Town-Owned properties at PUBLIC AUCTION.

These properties will appeal to investors, builders, and abutters!

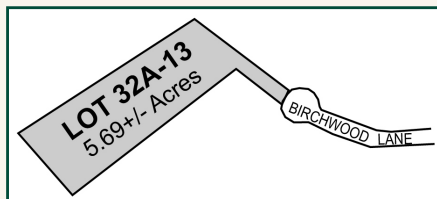
SALE #1: Map 7, Lot 36, South Road • Vacant 11.0+/- acre, rural zoned, wooded lot with frontage along South Road • Lot is close to Crystal Lake Brook, abuts the Northern Rail Trail and is a short distance from Mascoma Valley Regional High School and Indian River School • Assessed Value: \$77,000. 2025 Taxes: \$2,399. **Deposit: \$5,000.**



SALE #4: Map 15C, Lot 6 US Route 4 • Vacant 0.35+/- acre lot located to the left of 1065 US Route 4, close to the center of Canaan • The lot is mostly cleared and slopes up steeply from Route 4 • Assessed Value: \$29,300. 2025 Taxes: \$913. **Deposit: \$2,500.**



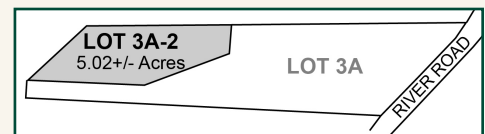
SALE #5: Map 15B, Lot 36 US Route 4 • Vacant 0.13+/- acre lot located to the right of 1367 US Route 4, east of town center • Pie shaped lot has frontage along US Route 4, abuts the Northern Rail Trail to the rear and is within walking distance to Mirror Lake • Assessed Value: \$16,900. 2025 Taxes: \$527. **Deposit: \$2,500.**



SALE #2: Map 15, Lot 32A-13 Birchwood Lane • Vacant 5.69+/- acre, rural zoned, mostly wooded lot located close to Rte. 118

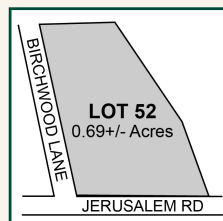
at the end of Birchwood Lane • The lot is level and has road frontage along Birchwood Lane • Assessed Value: \$61,400. 2025 Taxes: \$1,913. **Deposit: \$5,000.**

SALE #6: Map 10, Lot 3A-2 River Road • Vacant 5.02+/- acre lot located

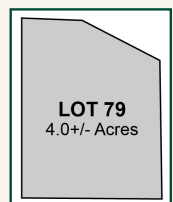


to the rear of 281 River Road • Lot is wooded and rolling in topography, has R-O-W access but doesn't have road frontage • Assessed Value: \$54,900. 2025 Taxes: \$1,711. **Deposit: \$2,500.**

SALE #3: Map 12, Lot 52 Jerusalem Road • Vacant 0.69+/- acre mostly wooded lot at the intersection of Jerusalem Rd. and Birchwood Ln. • Located on a dirt road, the lot slopes up from the road and has road frontage along Jerusalem Rd. and frontage along Birchwood Ln. • Assessed Value: \$39,400. 2025 Taxes: \$1,228. **Deposit: \$2,500.**



SALE #7: Map 6, Lot 79 US Route 4 • Vacant 4.0+/- acre landlocked parcel located to the rear Mascoma Valley Regional High School in West Canaan • Lot appears to be wooded and relatively flat in topography and doesn't have road frontage • Assessed Value: \$7,500. 2025 Taxes: \$234. **Deposit: \$1,000.**



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

PREVIEW: All non-landlocked properties are marked, a drive-by is recommended. Please contact auctioneer for details.

TERMS: All deposits by cash, certified check, bank check, or other form of payment acceptable to the Town of Canaan at time of sale, balance due within 30 days. Conveyance by Deed Without Covenants. All properties are subject to Town confirmation and 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.

PLOT PLANS, PHOTOS, BROCHURE, AND MORE DETAILS ARE AVAILABLE ON OUR WEBSITE.



JSJ Auctions
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