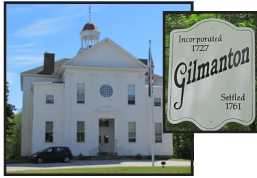


# (7) TAX DEEDED PROPERTIES IN GILMANTON, NH AT ABSOLUTE AUCTION



## CAMPS & VACANT LOTS AT SAWYER LAKE & SHELLCAMP POND SATURDAY, AUGUST 12, 2017 AT 10:00 AM

Sale to be held at the Gilmanton Town Offices, 503 Province Road, Gilmanton, NH  
Registration begins at the Gilmanton Town Offices at 9:00 AM on day of sale



**Sale 1**



**Sale 2**



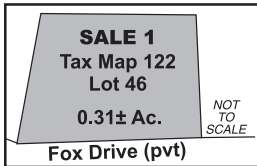
**Sawyer Lake**



**Shellcamp Pond**

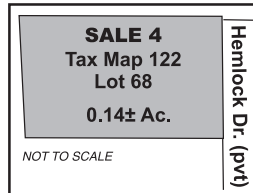
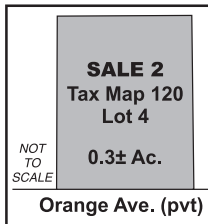
**ID 17-214.** We have been retained by the Town of Gilmanton to sell at Public Auction these (7) properties which were acquired by Tax Collector's Deed. These properties will be sold at **ABSOLUTE AUCTION** (no minimums! no reserves!) and appeal to investors, developers, builders, sportsmen, abutters, or someone just looking for a good deal!

### ■ (6) SAWYER LAKE PROPERTIES (Residential Lake Zoning District)

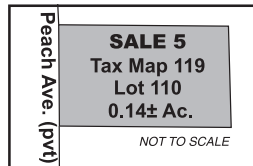


**SALE 1: Tax Map 122, Lot 46**  
**62 Fox Dr.** • 1-story, 1 BR, 1 BA, 624± SF camp in poor condition on a 0.31± acre lot close to Sawyer Lake w/partial water views • Property has numerous outbuildings & patio areas • Assessed value: \$61,300. 2016 taxes: \$1,582 • **Deposit:** \$2,500.

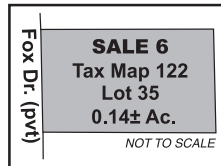
**SALE 2: Tax Map 120, Lot 4**  
**25 Orange Avenue** • 1-story, 2 BR, 1 BA, 520± SF camp on a 0.3± acre lot with access to nearby Sawyer Lake • Camp has screen porch and is in need of work • Assessed value: \$41,100. 2016 taxes: \$1,061 • **Deposit:** \$2,500.



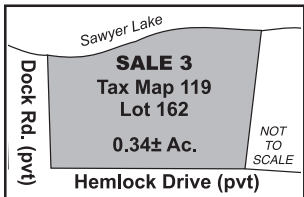
**SALE 4: Tax Map 122, Lot 68**  
**Hemlock Drive** • Vacant 0.14± acre lot at the end of Hemlock Drive close to Sawyer Lake • Lot is wooded and level in topography • Assessed value: \$9,600. 2016 taxes: \$248 • **Deposit:** \$1,000.



**SALE 5: Tax Map 119, Lot 110**  
**Peach Avenue** • Vacant 0.14± acre lot just a short walk to Sawyer Lake • Wooded lot appears to be wet and rocky • Assessed value: \$5,300. 2016 taxes: \$137 • **Deposit:** \$1,000.



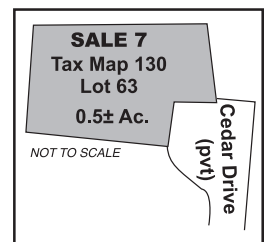
**SALE 6: Tax Map 122, Lot 35**  
**Fox Drive** • Vacant 0.14± acre lot close to lake • Lot is heavily wooded and slopes upward from road • Potential lake views with clearing • Assessed value: \$4,700. 2016 taxes: \$121 • **Deposit:** \$1,000.



**SALE 3: Tax Map 119, Lot 162**  
**Hemlock Dr.** • Waterfront 0.34± acre vacant lot on Sawyer Lake • Lot has 162± feet of lake frontage, is heavily wooded & slopes steeply from road to water • Nice lake views • Assessed value: \$12,400. 2016 taxes: \$320 • **Deposit:** \$2,500.

### ■ (1) SHELLCAMP POND PROPERTY (Rural Zoning District)

**SALE 7: Tax Map 130, Lot 63**  
**Cedar Drive** • Vacant 0.5± acre lot near Shellcamp Pond is level and wooded • Lot is somewhat difficult to access • Assessed value: \$7,600. 2016 taxes: \$182 • **Deposit:** \$1,000.



#### — TERMS FOR ALL PROPERTIES —

Deposits by cash, certified check, bank check, or other form of payment acceptable to the Town of Gilmanton at time of sale, balance due within 45 days. Conveyance by Quitclaim Deed. Other terms may be announced at time of sale.

**PLOT PLANS, PHOTOS & MORE INFO ARE AVAILABLE ON OUR WEBSITE**

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

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.

**James R. St. Jean**  
AUCTIONEERS

45 Exeter Road, Epping, NH 03042, NH Lic. #2279

**603-734-4348 ■ www.jsjauctions.com**

