

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

**CAMP ON 14.5± ACRES, BUSINESS ZONED LOT & LOTS AT SAWYER LAKE
SATURDAY, OCTOBER 24 AT 10:00 AM**

**Sale to be held at the Gilmanton Academy Building, 503 Province Road, Gilmanton, NH
Registration begins at the Gilmanton Academy Building at 9:00 AM on day of sale.**



Sale 1



Sale 2



Sale 3



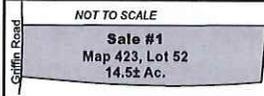
Sale 5



Sale 7

ID 15-319. We have been retained by the Town of Gilmanton to sell at Public Auction these (9) 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!

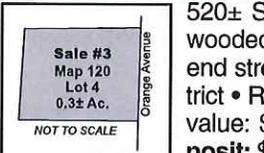
Sale 1: Tax Map 423, Lot 52, 149 Griffin Road • 1-story, 560± SF, 1-bedroom camp located on 14.5± wooded acres along a dirt road in a private setting • Rural Zoning District • Assessed value: \$87,500. 2014 taxes: \$2,006 • **Deposit: \$2,500.**



Sale 2: Tax Map 421, Lot 12, 89 South Road • Business Zoned 5.472± acre lot located on a dirt road less than 1/2 mile from Route 106 • Property is mostly cleared, has a driveway and a concrete slab • Assessed value: \$49,400. 2014 taxes: \$1,133 • **Deposit: \$2,500.**



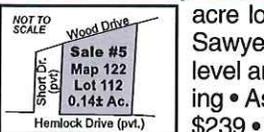
Sale 3: Tax Map 120, Lot 4, 25 Orange Avenue • 1-story, 520± SF, 2-bedroom camp located on a wooded 0.3± acre lot at the end of a dead end street in the Sawyer Lake Village District • Residential Lake Zoning • Assessed value: \$41,100. 2014 taxes: \$1,023 • **Deposit: \$2,500.**



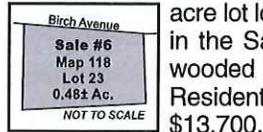
Sale 4: Tax Map 410, Lot 29, Sawtooth Road • Vacant 6± acre parcel located on a Class VI Road • Lot is wooded and mostly level in topography • Rural Zoning District • Assessed value: \$18,400. 2014 taxes: \$422 • **Deposit: \$2,500.**



Sale 5: Tax Map 122, Lot 112, Wood Drive • Vacant 0.14± acre lot located close to the water in the Sawyer Lake Village District • Lot is fairly level and wooded • Residential Lake Zoning • Assessed value: \$9,600. 2014 taxes: \$239 • **Deposit: \$1,000.**



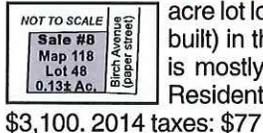
Sale 6: Tax Map 118, Lot 23, Birch Avenue • Vacant 0.48± acre lot located just a short walk to the beach in the Sawyer Lake Village District • Lot is wooded and slightly sloping in topography • Residential Lake Zoning • Assessed value: \$13,700. 2014 taxes: \$341 • **Deposit: \$1,000.**



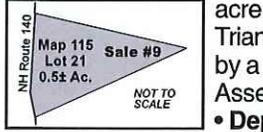
Sale 7: Tax Map 118, Lot 50, Birch Avenue • Vacant 0.25± acre lot near the beach in the Sawyer Lake Village District • Lot is mostly wooded and level in topography • Residential Lake Zoning • Assessed value: \$9,000. 2014 taxes: \$224 • **Deposit: \$1,000.**



Sale 8: Tax Map 118, Lot 48, Birch Avenue • Vacant 0.13± acre lot located on a paper street (road not yet built) in the Sawyer Lake Village District • Lot is mostly wooded and level in topography • Residential Lake Zoning • Assessed value: \$3,100. 2014 taxes: \$77 • **Deposit: \$1,000.**



Sale 9: Tax Map 115, Lot 21, NH Route 140 • Vacant 0.5± acre lot located along busy Route 140 • Triangular shaped, wooded lot is traversed by a small brook • Village zoning district • Assessed value: \$2,800. 2014 taxes: \$64 • **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 30 days. Conveyance by deed without covenants. Other terms may be announced at time of sale.

PLOT PLANS & PHOTOS 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

