

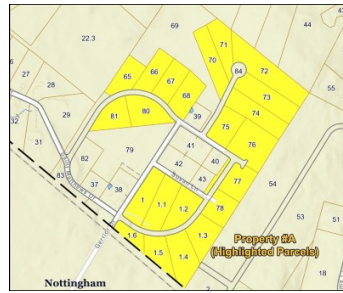
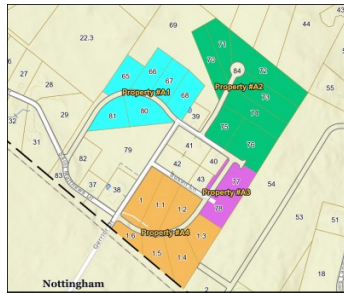
9+ Tax Deeded Properties to be sold at PUBLIC AUCTION



11:00 AM, Nov. 5, 2022

Registration starts at 10:00 AM
 Early Childhood Learning Center, Multi-Purpose Room
 77 Ramsdell Lane, Barrington, NH 03825

Authorized by the Town of
Barrington, NH



Property #A / Properties #A1, #A2, #A3, and #A4 “The Homestead” (Gerrior Drive, Susan Lane, Patricia Lane)

Collection of 23 parcels totaling approximately 50.90 acres. Part of a Barrington–Nottingham residential development known as “The Homestead” that was never fully completed on the Barrington side. Development on the Nottingham side is a well-built and attractive residential neighborhood.

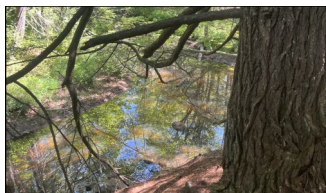
The auction for this property ONLY will consist of two phases:

First, the property as divided into four lots (i.e., “Properties #A1, #A2, #A3, and #A4” (see map)) will each be auctioned without reserve. Second, the entire property (i.e., “Property #A” (see map)) will be auctioned without reserve. The property will be sold to the higher of (1) the total combined high bids for Property #A1, Property #A2, Property #A3, and Property #A4, OR (1) the high bid for Property A.

Notes:

(A) If the property is sold as a whole, the town requires that, within one year of the final sale, the successful purchaser (1) removes the debris and (2) removes the structures or improves the structures to the standards set by the applicable town authorities. (B) If the property is sold as a whole or in four separate lots, the town requires that, within one year of the final sale, the successful purchaser(s) either (1) merges the parcels, or (2) applies to the town to develop the parcels to the standards set by the planning board and other applicable town authorities. (C) Certain roads depicted on the maps do not exist. Bidders are encouraged to conduct their due diligence to determine road access for each property.

Property #A	Property #A1	Property #A2	Property #A3	Property #A4
<u>Combined Assessed Value:</u> \$1,094,800	<u>Combined Assessed Value:</u> \$127,600	<u>Combined Assessed Value:</u> \$285,000	<u>Combined Assessed Value:</u> \$185,300	<u>Combined Assessed Value:</u> \$496,900
<u>Total Acreage:</u> 50.904 (with two structures)	<u>Total Acreage:</u> 12.179	<u>Total Acreage:</u> 19.953	<u>Total Acreage:</u> 4.137 (with one structure)	<u>Total Acreage:</u> 14.635 (with one structure)

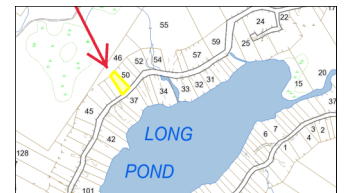


Property #1: 346 Berry River Road TM 102-49

0.38 acre lot with pleasing river views. Close to Long Pond. Property has a freestanding screened porch and outhouse that each require maintenance.

Assessed at \$31,400.

Note: The town does not permit the purchaser to erect a new permanent residential structure on this property. The purchaser may, subject to applicable laws and regulations, place a camper/trailer or non-residential structure(s) on the property.



Property #2: Long Shores Drive TM 103-49

0.33 acre wooded lot on a quiet road. Close to Long Pond and not far from Property #3 and Property #4.

Assessed at \$15,700.

Note: The town does not permit the purchaser to erect a new permanent residential structure on this property. The purchaser may, subject to applicable laws and regulations, place a camper/trailer or non-residential structure(s) on the property.

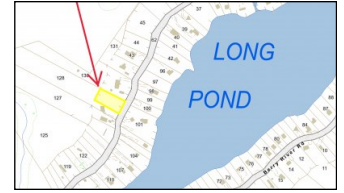


Property #3: 715 Long Shores Drive, TM 104-100

0.31 acre lot with gorgeous waterfront on Long Pond. Not far from Property #3 and Property #4. Trailer and storage shed located near the entrance.

Assessed at \$78,700.

Note: The town does not permit the purchaser to erect a new permanent residential structure on this property. The purchaser may, subject to applicable laws and regulations, place a camper/trailer or non-residential structure(s) on the property.



Property #4: Long Shores Drive, TM 104-129

0.44 acre wooded lot on a quiet road. Close to Long Pond and not far from Property #2 and Property #3.

Assessed at \$16,000.

Note: The town does not permit the purchaser to erect new permanent structures on this property.



Property #5: Washington Street, TM 106-37

1.00 acre U-shaped wooded lot with frontage on Washington Street and Daniel Cater Road. Close to Ayers Pond.

Assessed at \$64,400.



Property #6: Nippo Court, TM 112-49

0.15 acre lot with road access via a right-of-way. Close to Nippo Pond.

Assessed at \$45,200.

Note: The town does not permit the purchaser to erect a new permanent residential structure on this property. The purchaser may, subject to applicable laws and regulations, place a camper/trailer or non-residential structure(s) on the property.



Property #7: 120 Tolend Road, TM 223-21

0.65 acre lot with ~600 square foot, 2-bedroom, 1-bath mobile home in fair condition. Several outbuildings on the property. Parcel is located in a desirable residential neighborhood.

A great starter home or investment opportunity!

Assessed at \$90,800.



Property #8: Calef Highway, TM 223-22 & 223-29

Two adjacent vacant lots being sold as one property totaling 6.22 acres. Frontage on Calef Highway (Route 125) and Old Green Hill Road.

Combined assessed value of \$119,200.

Note: The town requires the purchaser to merge the two lots within one year of the final sale.

- ◆ **Bidder registration begins at 10:00 AM** on the day of the auction. **NO MINIMUM BID!**
- ◆ Auction registrants will provide a **deposit in cash or check in the amount of \$1,000 prior to the auction**. Deposits of unsuccessful bidders will be returned at the conclusion of the auction. **Winning bidders will be required to provide an additional deposit of 10% of successful bid amount prior to leaving auction.**
- ◆ The information provided about these properties, including the information contained in this flyer and on the auction website (www.nhtaxdeedauctions.com), is for **informational purposes only**.
- ◆ **Each bidder is required to conduct his/her own research** and to make his/her own conclusions regarding title, fitness for a particular purpose, zoning restrictions, etc.
- ◆ Bidder acknowledges the Municipality is conveying each property **AS IS, WHERE IS, WITH ALL FAULTS**, with no representations as to the quality of the title being conveyed or the quality of the property being bid upon.
- ◆ **A buyer's premium of ten percent (10%) of the base price (i.e., the successful bid) will be added to the purchase price payable by the buyer as part of the purchase price.**

NH TAX DEED & PROPERTY AUCTIONS

Tel: (603) 301-0185 • Email: karen@nhtaxdeedauctions.com • Web: www.nhtaxdeedauctions.com
Richard D. Sager, Auctioneer, NH License #6104 • Weston R. Sager, Auctioneer, NH License #6224