

2 Tax Deeded Properties to be sold at PUBLIC AUCTION



11:00 AM, Nov. 19, 2022

Registration starts at 10:00 AM

Albany Town Hall
1972 NH Route 16, Albany, NH 03818

Authorized by the Town of

Albany, NH

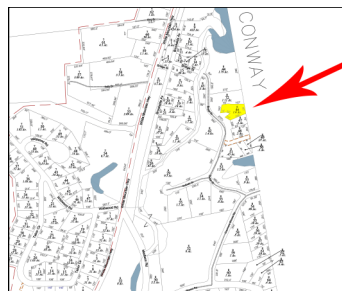
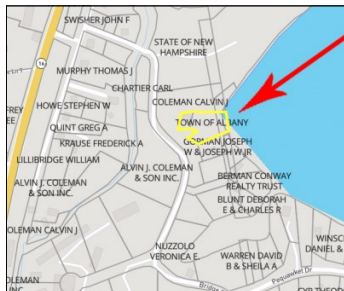


Property #1

227 High Street, TM 10-17

5.00 acre lot off a quiet road. Several campers and outbuildings are located on the property.
A great investment opportunity or private getaway!

Assessed at \$48,800



Property #2

45 Bridge Street, TM 8-46

0.66 acre lot with an attractive, ~1554 square foot log home with enclosed elevated porch. Breathtaking water views of Pequawket Pond. Two outbuildings are located closer to the water's edge.

Assessed at \$231,500

- ◆ **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