

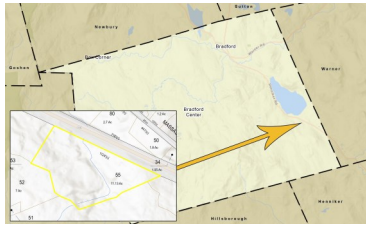
11.13 ACRE PARCEL to be sold at LIVE PUBLIC AUCTION

Saturday, August 26, 2023

Auction starts at 11:00 AM

Registration starts at 10:00 AM

On site at 2951 State Route 114
Bradford, NH 03221



2951 State Route 114, Bradford, NH

11.13 Acre Lot with Building near Lake Massasecum

This spacious 11.13 acre property zoned commercial / residential is located in a gorgeous rural setting and is less than a two-minute drive away from a public boat launch and a public lakefront park on Lake Massasecum.

The property boasts ample road frontage on Route 114, with easy commuting into Henniker, NH (home of New England College) and Concord, NH (New Hampshire's historic capital). This location is also just a short drive from grocery stores, hardware stores, and other amenities – truly the best of both worlds!

The property contains a large, 2-story commercial building that has been the home of a family-run furniture store and warehouse for decades. Subject to applicable laws and regulations, this property could serve as a residence, a commercial storefront, boat and vehicle storage, or a combination. A rare and special real estate opportunity!

Visit www.nhtaxdeedauctions.com for more information

- ◆ Bidder registration begins at 10:00 AM on the day of the auction. Auction is subject to seller confirmation.
- ◆ Auction registrants will provide a deposit in cash or check in the amount of \$5,000 prior to the auction. Deposits of unsuccessful bidders will be returned at the conclusion of the auction. **Winning bidder will be required to provide an additional deposit of 10% of successful bid amount prior to leaving auction.**
- ◆ The information provided about the property, 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.
- ◆ Seller will convey title by warranty deed. **All improvements on the property (e.g., buildings) will be conveyed AS IS, WHERE IS, WITH ALL FAULTS.**
- ◆ **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

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