

# 5 Town-Owned Properties to be Sold at PUBLIC AUCTION

## Saturday, October 19, 2024

Auction starts at 3:00 PM  
Registration starts at 2:00 PM

Bradford Town Hall  
75 West Main Street, Bradford, NH 03221

Authorized by the Town of

## Bradford, NH

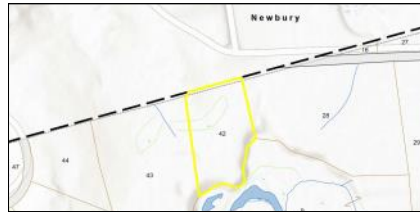


### Property #1

74 Dunfield Road, TM 9-52

7.50 acre partially cleared lot in a rural setting. Mountain views. Gravel driveway. Lot slopes up in rear. Property is located on a dirt road that is maintained by the Town. Road becomes a Class VI road near the eastern property boundary.

Assessed at \$34,300



### Property #2

Pleasant View Road, TM 1-42

3.98 acre wooded parcel on the Newbury, NH border. Property is landlocked but near Newell Road in Newbury, NH.

Assessed at \$5,200



### Property #3

Howlett Road, TM 7-43

0.66 acre wooded parcel in an appealing residential neighborhood near Lake Massasecum. According to the Town's tax card, this lot has deeded water access to Lake Massasecum via nearby TM 19-2.

Assessed at \$34,000



### Property #4

Forest Street, TM 11-8

0.08 acre wooded parcel with frontage on a paved street.

Assessed at \$6,500



### Property #5

Masonic Lodge, 89 West Main Street, TM 16-87 (building only)

Historic 2-story, 1-bath, ~3,617 square foot former Masonic lodge located in downtown Bradford, NH. Structure contains barnwood, copper pipes, and stained glass.

Purchaser will be responsible for either (1) extracting building materials, demolishing, and clearing the building site, or (2) relocating the building from the existing site to a new location. Purchaser will be required to enter into a special purchase and sale agreement. See auction website for more info.

Building assessed value of \$244,900



- ◆ Bidder registration begins at 2:00 PM 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](http://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 lot **AS IS, WHERE IS, WITH ALL FAULTS**, with no representations as to the quality of the title being conveyed or the quality of the lots.
- ◆ 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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