

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

**Saturday, December 14, 2024**

*Auction starts at 11:00 AM*

*Registration starts at 10:00 AM*

Stoddard Town Hall

1450 Route 123 North, Stoddard, NH 03464

*Authorized by the Town of*

**Stoddard, NH**

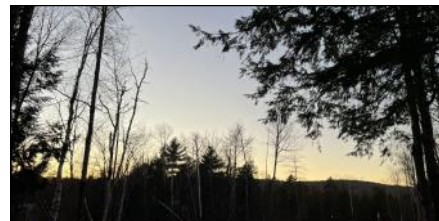


## ***Property #1***

**15 South Hidden Lake Road, TM 116-10**

0.44 acre gently sloping lot in a quiet and attractive residential neighborhood. Not far from Hidden Lake and Highland Lake. Land includes a cabin built in 2007 that has a finished area of ~320 square feet. Cabin contains a porch, bulkhead, and partly completed electrical and plumbing outlets. Partially overgrown dirt/gravel driveway. According to the town tax card, this property has a well but no septic.

Assessed at \$79,450



## ***Property #2***

**East Shore Drive, TM 102-99 through -102**

0.68 acre wooded lot across the road from Highland Lake. Partial mountain views. Rolling topography. Semi-cleared parking area near the midpoint of the lot.

Assessed at \$20,180

- ◆ **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](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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