

(4) TAX DEEDED PROPERTIES IN CANDIA, NH AT PUBLIC AUCTION

★ ★ ★ AT LEAST (1) PROPERTY TO BE SOLD ABSOLUTE ★ ★ ★

**MOSTLY WOODED LOTS ZONED RESIDENTIAL & LIGHT INDUSTRIAL
SATURDAY, OCTOBER 24 AT 10:00 AM**

SALE TO BE HELD AT CANDIA TOWN HALL, 74 HIGH STREET, CANDIA, NH
Registration begins at Candia Town Hall at 9:00 AM on day of sale.

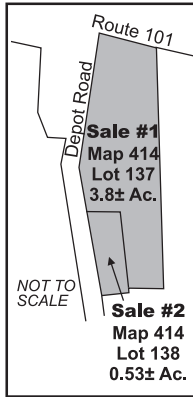
ID 15-316. We have been retained by the Town of Candia to sell at Public Auction these (4) properties which were acquired by Tax Collector's Deed. These valuable properties appeal to investors, developers, builders, abutters, or someone just looking for a good deal! Remember, at least (1) of these properties will be sold at **ABSOLUTE AUCTION**. (*no minimum! no reserve!*)

SALE 1: Tax Map 414, Lot 137, Depot Road*
MINIMUM BID: \$25,000

Vacant 3.8± acre lot with 610± FF along Depot Road and abuts Sale #2 (Tax Map 414, Lot 138) and the



Route 101 R-O-W • Lot is wooded and rolling in topography • Residential Zoning District • Assessed value: \$86,400. 2014 taxes: \$1,832.
Deposit: \$5,000.



SALE 2: Tax Map 414, Lot 138, 256 Depot Road*
MINIMUM BID: \$21,000

Wooded 0.53± acre lot with 233± FF located close to the Raymond town line • Home and outbuildings are

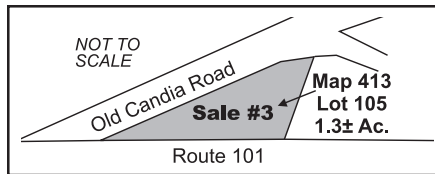


in poor condition and must be removed • Residential Zoning District • Assessed value: \$105,800. 2014 taxes: \$2,243.
Deposit: \$5,000.

***Auctioneer's Note: Sale #2 (Tax Map 414, Lot 138) & Sale #1 (Tax Map 414, Lot 137) are considered to be buildable lots by the Town of Candia unless they are purchased by the same buyer, in which case - Sale #2 (Tax Map 414, Lot 138) would be considered unbuildable.**

— NEWLY REVISED INFORMATION FOR SALE #3 —

SALE 3: Tax Map 413, Lot 105
Old Candia Road
MINIMUM BID: \$27,000

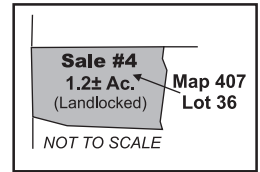


Vacant Light Industrial 2 zoned 1.3± acre lot with approx. 630± FF along Old Candia Road; lot abuts Route 101 to the rear • Triangular-shaped wooded lot slopes gently away from grade • Assessed value: \$80,600. 2014 taxes: \$1,709 • **Deposit: \$5,000.**

SALE 4: Tax Map 407, Lot 36
Critchett Road

★ ★ **SOLD ABSOLUTE!** ★ ★

Vacant landlocked 1.2± acre parcel located approximately 2,800± feet from Critchett Road close to the Deerfield and Raymond town lines • Non-buildable lot in the Residential Zoning District • Assessed value: \$4,000. 2014 taxes: \$85.
Deposit: \$1,000.



PLOT PLANS & PHOTOS ARE AVAILABLE ON OUR WEBSITE

TERMS FOR ALL PROPERTIES: Deposits by cash, certified check, bank check, or other form of payment acceptable to the Town of Candia at time of sale, balance due within 45 days. Conveyance by deed without covenants. Other terms may be announced at time of sale.

10% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

All information herein is believed but not warranted to be correct. All interested parties are advised to do their own due diligence relative to the buildability/non-buildability of any lot and all matters they deem relevant.

James R. St. Jean
A U C T I O N E E R S

45 Exeter Road, Epping, NH 03042, NH Lic. #2279

603-734-4348 ■ www.jsjauctions.com

