

(3) TAX DEEDED PROPERTIES IN AUBURN, NH AT **ABSOLUTE AUCTION**

**(3) WOODED LOTS NEAR MASSABESIC LAKE
SATURDAY, AUGUST 26 AT 10:00 AM**

Sale to be held at Sun Valley Park, Appletree Road, Auburn, NH

Registration begins at Sun Valley Park at 9:00 AM on day of sale

ID #17-220 • We have been retained by the Town of Auburn to sell at Public Auction these (3) properties which were acquired by Tax Collector's Deed. These properties will be sold at **ABSOLUTE AUCTION** (*no minimums! no reserves!*) and appeal to investors, builders, abutters, end users, or someone just looking for a good deal!

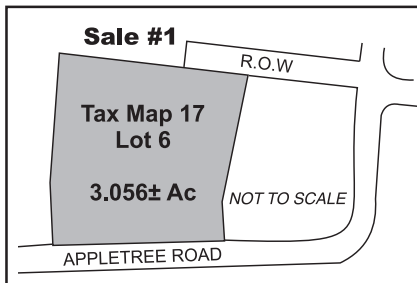
The (3) vacant lots are located in a quiet residential neighborhood near the southeast end of Massabesic Lake and convenient to Route 121. There is a community park with playground and basketball court. Zoning is Residential R1 & R2.



■ **Sale #1**
13 Appletree Road
Tax Map 17, Lot 6



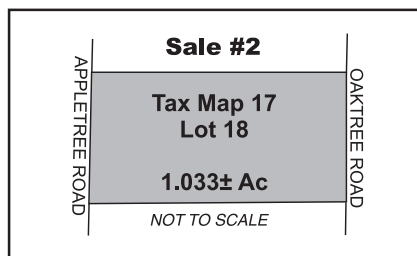
3.056± acre lot with 349.06± FF •
Assessed value: \$104,500.



■ **Sale #2**
Appletree Road
Tax Map 17, Lot 18



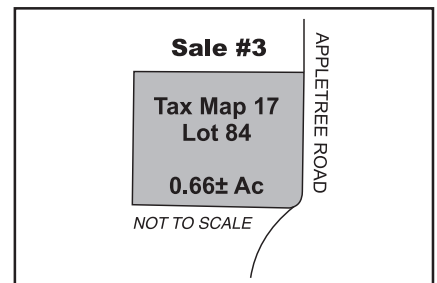
1.033± acre lot with 150± FF along
both Appletree Road and Oaktree
Road • Assessed value: \$93,200.



■ **Sale #3**
Pinetree Road
Tax Map 17, Lot 84



0.66± acre lot with 157.23± FF • As-
sessed value: \$88,600.



PREVIEW: Lots are marked. A drive-by is recommended. **TERMS:** \$2,500 deposit for each parcel by cash, certified check, bank check, or other form of payment acceptable to the Town of Auburn at time of sale, balance due within 45 days. Conveyance by deed without covenants. **Properties are sold "AS IS, WHERE IS" subject to all outstanding liens, if any.** 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 make independent investigation of all matters they deem relevant.

PLOT PLANS, PHOTOS, BROCHURE & MORE DETAILS ARE AVAILABLE ON OUR WEBSITE

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

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