

6 Town-Owned Properties to be Sold at PUBLIC AUCTION

Saturday, December 7, 2024

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

Grafton Town Hall
35 Turnpike Road, Grafton, NH 03240

Authorized by the Town of

Grafton, NH



Property #1

6 Height of Land Road, TM 2-130

6.92 acre corner lot near Tewksbury Pond and Property #2. Lot is mostly wooded with a driveway, partially cleared area, and a productive apple tree. Property contains two manufactured homes, a storage shed, and a parked RV.

Assessed at \$87,600



Property #2

Main Street, TM 2-894

6.42 acre vacant lot. Located near Property #1. Lot has ample road frontage on Main Street and Height of Land Road.

Assessed at \$22,800



Property #3

67 Halfmoon Pond Road, TM 10S-31

0.50 acre lot in a private neighborhood with a picturesque 1-bedroom, ~386 square foot cabin. Lot also contains a shed and an outhouse.

According to the town tax card, this lot has water access to nearby Halfmoon Pond.

Assessed at \$44,900



Property #4

**45 Davis Road, TM 11-1237-1-X
(building only)**

3-bed, 1.5-bath, ~775 square foot manufactured house. According to the town tax card, the building is in very good condition for its age. Located close to Property #5 and Property #6.

Assessed at \$18,300



Property #5

75 Davis Road, TM 11-1237-2

2.25 acre largely cleared, mostly level lot. Appealing mountain views. Lot contains a partially completed structure that could be used as a starting point for a future home. Located close to Property #4 and Property #6.

Assessed at \$32,500



Property #6

49 Davis Road, TM 11-1237-3

2.70 acre lot off Davis Road. Apparent access to this property is provided via dirt driveway over TM 11-1237-1. Lot contains a 3-bed, 2-bath ranch-style home with ~1350 square feet of living space. Partial mountain views. Located close to Property #4 and Property #5.

Assessed at \$75,800

- ◆ **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), 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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