

## ATTENTION: AUCTION ANNOUNCEMENT

**SAT. DEC. 13, 2025**

Registration Starts at 10AM

Auction Starts at 11AM



**EFFINGHAM, NH**

Effingham Elementary School  
6 Partridge Cove Rd., Effingham, NH 03882

# EFFINGHAM TOWN-OWNED PROPERTY AUCTION

**17 INCREDIBLE PROPERTIES INCLUDING A MOTEL ON 44 ACRES AND WATERFRONT LOTS!**

**ABSOLUTE AUCTION! NO MINIMUM BIDS! SOLD REGARDLESS OF PRICE!**

**LIVE AUCTION WITH ONLINE AND ABSENTEE BIDDING AVAILABLE**

## ON THE AUCTION BLOCK

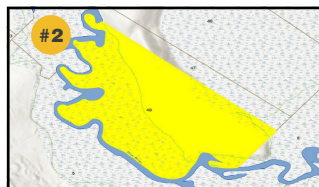
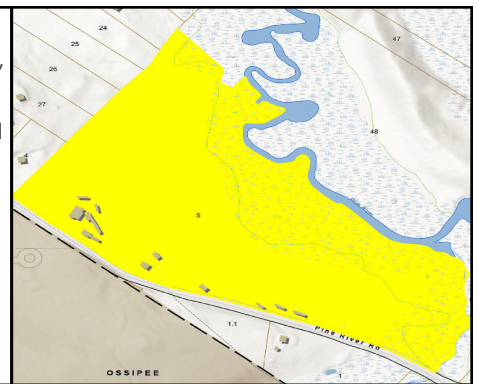


Featuring former motel on 44 acres

**#1 171 Pine River Road (the "PK Motel")**  
44.00± acre lot which borders Pine River. Mountain views, numerous hiking/snowmobile trails, and various water features. 2,680± feet of frontage on Pine River Road. Parcel is located in a quiet, residential area and is situated across the river from Property #2. Lot contains numerous structures that comprised the former PK Motel. The square footage of the structures totals over 8,000 square feet. Structures will require repair or demolition. A remarkable opportunity for restoration, development, or a family compound!

**TM 414-5 / Assessed at \$934,400**

*Notes: Attempting to enter the structures on the property is strictly prohibited.  
Any personal property on site is included in the sale.*



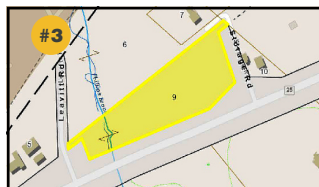
### **Off Pine River Road**

24.00± acre wooded lot with frontage on Pine River. Located across the river from Property #1.  
**TM 407-48 / Assessed at \$21,000**  
*Note: Based on the town tax maps, property may be landlocked.*



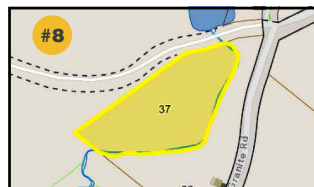
### **Off Wedgewood Road**

16.00± acre wooded lot on the New Hampshire-Maine border. Very quiet and private.  
**TM 411-26 / Assessed at \$25,800**  
*Note: Based on the town tax maps, property may be landlocked.*



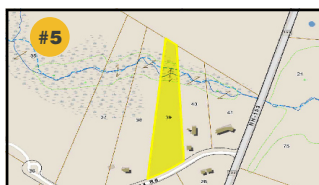
### **NH Route 25**

3.90± acre wooded lot with frontage on NH Route 25, Storage Road, and Leavitt Road. The old NH Route 25 runs along the northern border of the property. An attractive stream goes through the western part of the property. Level terrain.  
**TM 401-9 / Assessed at \$52,400**



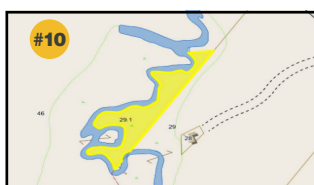
### **Clough Road**

2.30± acre vacant lot with a flowing stream on the southern side of the property. Located in a rural area. Terrain slopes down from the road and then levels off.  
**TM 416-37 / Assessed at \$3,900**  
*Note: Current road access to this lot may be limited to an abutting landowner's private road / driveway.*



### **Gray Fox Road**

3.39± acre wooded lot with frontage on Gray Fox Road. Parcel is located in a desirable residential development. Relatively level terrain.  
**TM 410-39 / Assessed at \$52,100**



### **Off Drake Road**

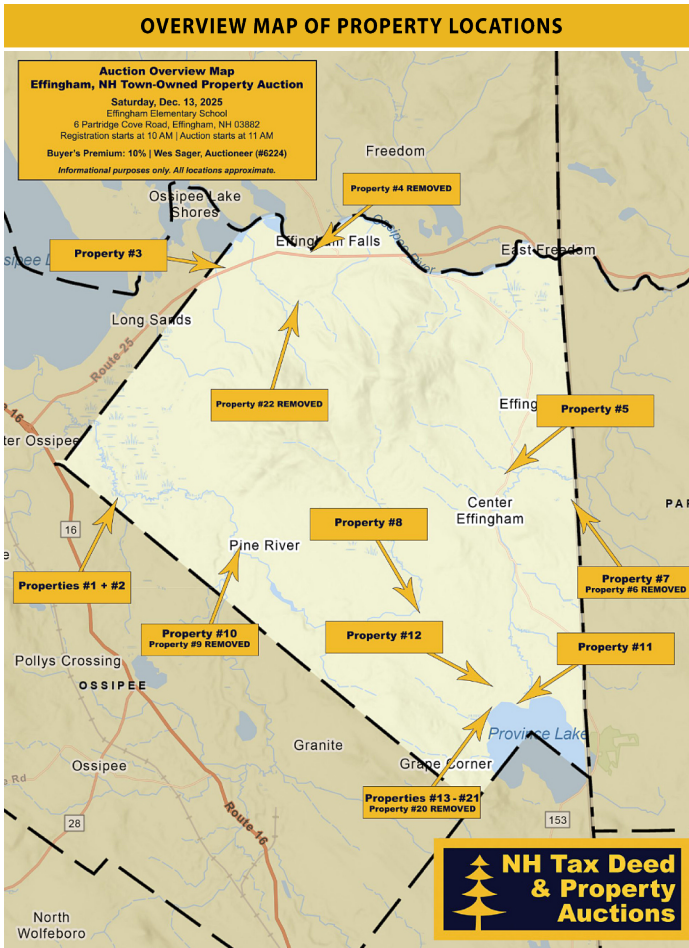
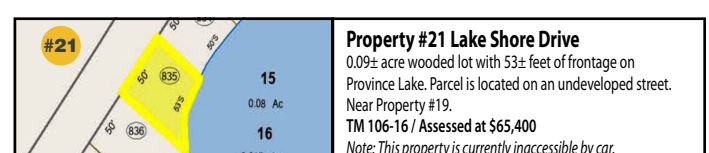
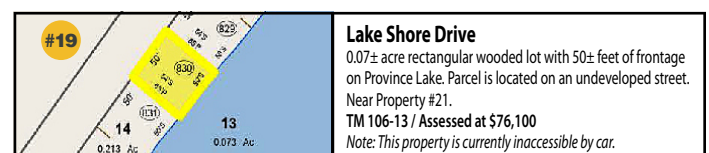
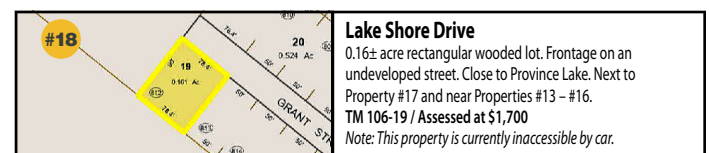
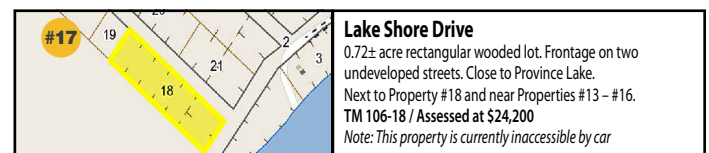
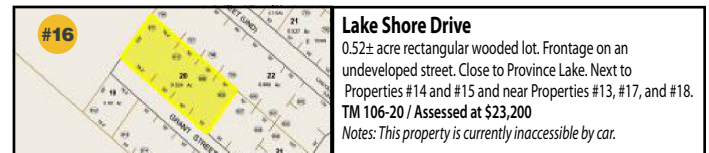
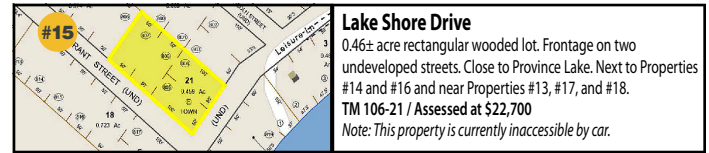
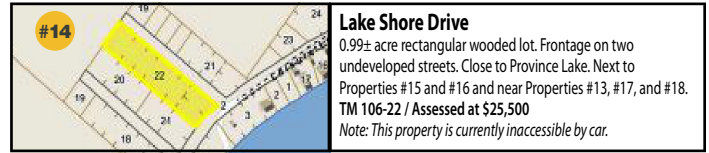
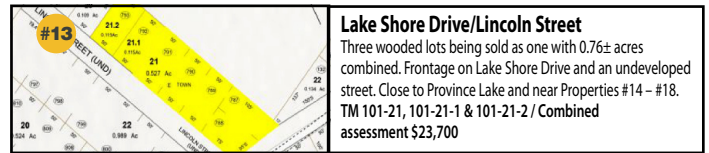
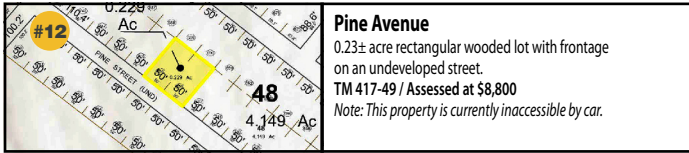
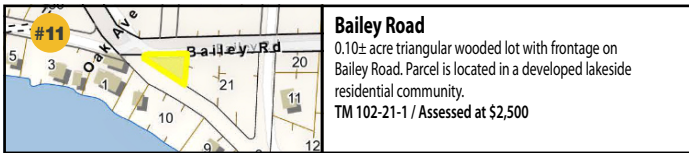
2.20± acre wooded lot with frontage on Pine River.  
**TM 413-29-1 / Assessed at \$2,100**  
*Note: Based on the town tax maps, property may be landlocked*

**Note: Properties #4, #6, #9, #20 & #22 have been withdrawn from the auction.**

### **Effingham, New Hampshire**

Effingham, New Hampshire offers gorgeous mountain views and is enveloped by thick woods and pristine lakes and streams. Effingham is officially a part of the lakes region and resides only a few minutes from Lake Winnepesaukee, one of the northeast's largest fresh-water bodies. An off-the-beaten-path town with a slow pace and strong community spirit, Effingham is perfect for raising a family or retiring in seclusion.

**FLYER CONTINUES ON BACK**



The Municipality is conveying each property **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.

**Check or cash deposit of \$1,000 required to bid.** 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 their total high bid amount.

## 10% BUYER'S PREMIUM

## SEE IMPORTANT AUCTION TERMS AND REGISTRATION INFORMATION ON OUR WEBSITE

SCAN QR CODE BELOW OR VISIT [WWW.NHTAXDEEDACTIONS.COM](http://WWW.NHTAXDEEDACTIONS.COM)

Information in this flyer and on our website is for general informational purposes only. Bidders must conduct their own research and due diligence.



Our website contains important information and disclaimers. Auction details subject to change without notice. Please see complete and updated terms.

NH Tax Deed & Property Auctions | (603) 301-0185 | [info@nhtaxdeedauctions.com](mailto:info@nhtaxdeedauctions.com) | [www.nhtaxdeedauctions.com](http://www.nhtaxdeedauctions.com)

Richard D. Sager, Auctioneer, NH License #6104 • Weston R. Sager, Auctioneer, NH License #6224