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

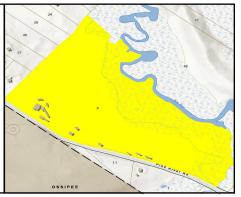


171 Pine River Road (the "PK Motel")

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.

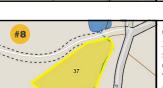
TM 411-26 / Assessed at \$25,800 Note: Based on the town tax maps, property may be landlocked.



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 Winnipesaukee, 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.

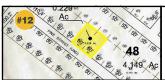
FLYER CONTINUES ON BACK



Bailey Road

0.10± acre triangular wooded lot with frontage on Bailey Road. Parcel is located in a developed lakeside residential community.

TM 102-21-1 / Assessed at \$2,500



Saturday, Dec. 13, 2025

Buyer's Premium: 10% | Wes Sager, Auctioneer (#6224)

Pollys Crossing

Ossipee

Ossipee Lake

Pine Avenue

OVERVIEW MAP OF PROPERTY LOCATIONS

 $0.23\pm$ acre rectangular wooded lot with frontage on an undeveloped street.

TM 417-49 / Assessed at \$8,800

Note: This property is currently inaccessible by car.

Effingham



Lake Shore Drive/Lincoln Street

Three wooded lots being sold as one with 0.76± acres combined. Frontage on Lake Shore Drive and an undeveloped street. Close to Province Lake and near Properties #14 – #18. TM 101-21, 101-21-1 & 101-21-2 / Combined assessment \$23,700



Lake Shore Drive

0.99± acre rectangular wooded lot. Frontage on two undeveloped streets. Close to Province Lake. Next to Properties #15 and #16 and near Properties #13, #17, and #18. TM 106-22 / Assessed at \$25,500

Note: This property is currently inaccessible by car.



Lake Shore Drive

0.46± acre rectangular wooded lot. Frontage on two undeveloped streets. Close to Province Lake. Next to Properties #14 and #16 and near Properties #13, #17, and #18.

TM 106-21 / Assessed at \$22,700

Note: This property is currently inaccessible by car.



Lake Shore Drive

0.52± acre rectangular wooded lot. Frontage on an undeveloped street. Close to Province Lake. Next to Properties #14 and #15 and near Properties #13, #17, and #18. TM 106-20 / Assessed at \$23,200

Notes: This property is currently inaccessible by car.



Lake Shore Drive

0.72± acre rectangular wooded lot. Frontage on two undeveloped streets. Close to Province Lake.

Next to Property #18 and near Properties #13 – #16.

TM 106-18 / Assessed at \$24,200

Note: This property is currently inaccessible by car



Lake Shore Drive

0.16± acre rectangular wooded lot. Frontage on an undeveloped street. Close to Province Lake. Next to Property #17 and near Properties #13 – #16.
TM 106-19 / Assessed at \$1,700
Note: This property is currently inaccessible by car.



Lake Shore Drive

0.07± acre rectangular wooded lot with 50± feet of frontage on Province Lake, Parcel is located on an undeveloped street.

Near Property #21.

TM 106-13 / Assessed at \$76,100 Note: This property is currently inaccessible by car.



Property #21 Lake Shore Drive

0.09± acre wooded lot with 53± feet of frontage on Province Lake. Parcel is located on an undeveloped street. Near Property #19.

TM 106-16 / Assessed at \$65,400

Note: This property is currently inaccessible by car.

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.

PAR

Property #11

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.NHTAXDEEDAUCTIONS.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.