

(8) TOWN-OWNED PARCELS OF LAND IN GREENFIELD, NH AT PUBLIC AUCTION

★ ★ AT LEAST (7) PARCELS WILL BE SOLD AT ABSOLUTE AUCTION ★ ★

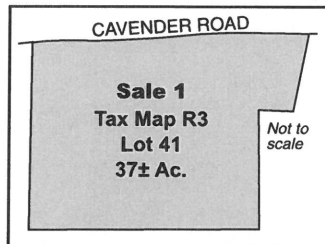
Saturday, October 1 Beginning At 10:00 AM

SALE TO BE HELD AT GREENFIELD MEETING HOUSE, 776 FOREST ROAD, GREENFIELD, NH
REGISTRATION BEGINS AT 9:00 AM ON DAY OF SALE

ID 16-269. We have been commissioned by the Town of Greenfield to sell at Public Auction these (8) town-owned properties, (7) of which were acquired by Tax Collector's Deed and (1) by Quitclaim Deed. **At least (7) properties will be sold at ABSOLUTE AUCTION (no minimums, no reserves).**

These properties appeal to investors, builders, abutters, or someone just looking for a good deal!

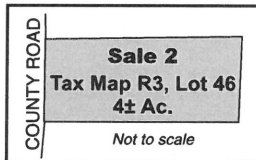
Sale 1: MINIMUM BID \$35,000 • Tax Map R3, Lot 41,



Cavender Road • 37± acre parcel of land with 1,650± FF along a dirt road • Property is wooded and partly cleared with a large open field; level to rolling in topography • Improved by a cabin in poor condition • Rural/Agricultural Zoning District • Assessed

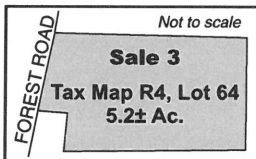
value: \$123,600. 2015 taxes: \$3,431 • **Deposit: \$5,000.**

Sale 2: ABSOLUTE • Tax Map R3, Lot 46, County Road



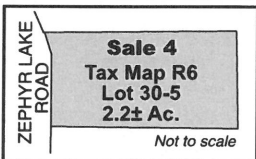
• Vacant 4± acre lot along a quiet dirt road • Lot is heavily wooded and mostly level in topography • Rural/Agricultural Zoning District • Assessed value: \$36,200. 2015 taxes: \$1,005 • **Deposit: \$2,500.**

Sale 3: ABSOLUTE • Tax Map R4, Lot 64, Forest Road



• Vacant 5.2± acre lot located across railroad tracks from a paved roadway close to the center of town • Wooded lot slopes downward from the tracks • General Residence Zoning District • Assessed value: \$39,700. 2015 taxes: \$1,102 • **Deposit: \$2,500.**

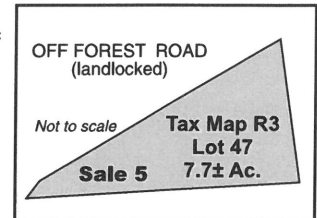
Sale 4: ABSOLUTE • Tax Map R6, Lot 30-5, Zephyr Lake Road



• Vacant, 2.2± acre lot with 256± FF along a paved roadway close to Zephyr Lake • Nice wooded lot is rectangular in shape & level to rolling in topography • General Residence Zoning District • Assessed value: \$36,700. 2015 taxes: \$1,019 • **Deposit: \$2,500.**

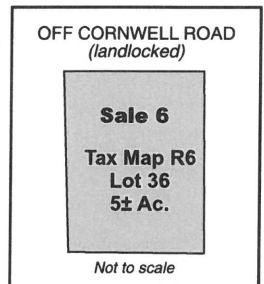
Sale 5: ABSOLUTE • Tax Map R3, Lot 47, Off Forest Road

• Vacant 7.7± acre parcel of landlocked backland just off Forest Rd. • Triangular shaped, low-lying wooded lot is mostly level in topography • Rural/Agricultural Zoning District • Assessed value: \$4,400. 2015 taxes: \$122 • **Deposit: \$1,000.**



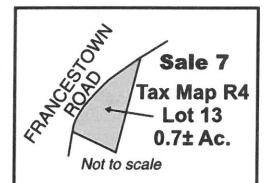
Sale 6: ABSOLUTE • Tax Map R6, Lot 36, Off Cornwell Road

• Vacant 5± acre lot of landlocked backland • Lot is heavily wooded & rolling in topography • General Residence Zoning District • Assessed value: \$3,800. 2015 taxes: \$105 • **Deposit: \$1,000.**



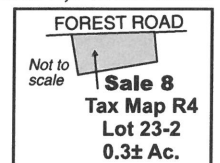
Sale 7: ABSOLUTE • Tax Map R4, Lot 13, Francetown Road

• Vacant 0.7± acre lot with mountain views & frontage along a paved road • Mostly triangular shaped wooded lot slopes upward from road grade, then levels off • Center Village Zoning District • Assessed value: \$3,400. 2015 taxes: \$94 • **Deposit: \$1,000.**



Sale 8: ABSOLUTE • Tax Map R4, Lot 23-2, Forest Road

• Vacant, non-buildable 0.3± acre lot with frontage along a paved road • Wooded lot is mostly square in shape and rolling in topography • General Residence Zoning District • Assessed value: \$2,500. 2015 taxes: \$69 • **Deposit: \$1,000.**



PLOT PLANS & MORE INFORMATION AVAILABLE ON OUR WEBSITE

PREVIEW: By appointment with Auctioneers.

TERMS FOR ALL PROPERTIES: Deposits by cash, certified check, bank check, or other form of payment acceptable to the Town of Greenfield at time of sale, balance due within 30 days. Conveyance by deed without covenants. **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.

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

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