

# PUBLIC AUCTION

TOWN OWNED VACANT 0.82± ACRE LOT IN BELMONT, NH

Thursday, June 8, 2023 @ 4:00 PM  
65 Dearborn Street, Belmont, NH



ID#23-140 • We have been retained by the Town of Belmont to sell at PUBLIC AUCTION this town-owned property. This property appeals to investors, builders, or abutters.



## SALE TO BE HELD ON SITE

Vacant 0.82± acre lot w/ 206± FF located just off Rt. 140 close to the center of town • Lot is relatively flat and is lightly wooded. Lot has access to public water and sewer. Tax Map 123, Lot 45. Assessed Value: \$47,600. 2022 Taxes: \$909.64. **DEPOSIT: \$5,000.**

## 10% BUYER'S PREMIUM DUE AT CLOSING

**PREVIEW:** Property is marked, a drive-by is recommended.

**TERMS:** \$5,000.00 non-refundable deposit by cash, certified/bank check or other tender acceptable to the Town of Belmont at time of sale, balance of purchase price along with buyer's premium due within 45 days from the sale date. Conveyance by Quitclaim Deed. Sale is subject to Town confirmation. The Town of Belmont reserves the right to reject any & all bids. The property will be sold "AS IS, WHERE IS" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

*All information herein is believed but not warranted to be correct. All interested parties are advised to do their own due diligence relative to the buildability/non-buildability of any lot & all matters they deem relevant.*

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



**JSJ Auctions**  
SINCE 1982



45 Exeter Road, Epping, NH 03042, NH Lic. #2279  
603-734-4348 • [www.jsjauctions.com](http://www.jsjauctions.com)