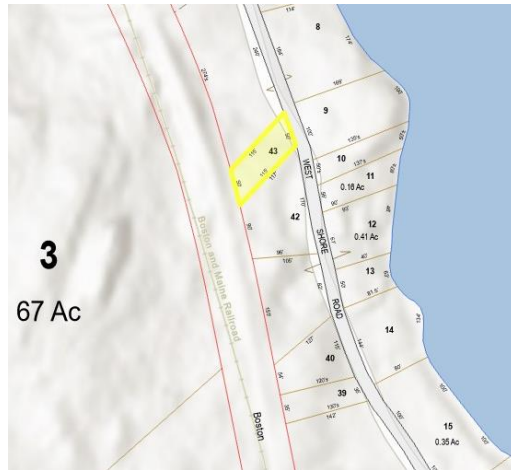


Town of New Hampton, NH

TAX DEEDED PROPERTY NOTICE OF LAND SALE

By virtue of its authority under RSA 80:80, the Town of New Hampton, NH as owner of certain property acquired by Tax Collector's Deed provides notice of sale by sealed bid as a single offering the property as listed below.



Map & Lot	Acreage
U14-43	0.13

Sealed bids must be submitted on the “Official Bid Form” and received by the Town no later than 3:00 pm on Wednesday October 9th, 2024 at the Town Office located at:

**Town of New Hampton
“West Shore Road Sealed Bid”
6 Pinnacle Hill Road
New Hampton, NH 03256**

Each bid must be accompanied by a bid deposit (cash or certified check payable to the Town of New Hampton) in the amount of \$5,000. There is a minimum bid of \$14,000, however the Selectboard reserves the right to accept or reject any and/or all bids or any part thereof, to waive any formality in the process, and to accept the bid considered to be in the best interest of the town, to include consideration of intended use.

A public opening and reading aloud of the bids received will occur at the Selectboard meeting of Thursday October 10th, 2024 at 7:00 pm.

The property is to be conveyed by Quitclaim Deed by the Town of New Hampton “AS IS” with no representations or warranties whatsoever, implied or expressed as to the condition of the property or the title, and each bidder shall use due diligence in investigating and bidding on such property.

Bid packets are available at the New Hampton Town Office or from the website:

<http://www.new-hampton.nh.us/>

Conditions of Sale

- 1) Any questions with respect to this invitation must be received, in writing (or email: selectmen@new-hampton.nh.us) no later than 12:00 p.m. on September 30th, 2024. Answers will be posted on the Town website no later than 4:00 p.m. on October 4th, 2024. It is the responsibility of the bidders to check on-line and account for any addendum so issued.
- 2) Bids must be submitted using the Official Bid Form in a sealed envelope.
- 3) Bids must be received in the Town Office by the specified submission deadline.
- 4) Bid deposits must accompany the Bid Form in the form of cash or bank check (i.e. cashier's, certified, money order). Personal checks will not be accepted and will disqualify the bid.
- 5) Deposits will be held for a period of up to 45 days for us to evaluate the bids and notify the parties of our decision.
- 6) The Selectboard reserves the right to accept or reject any and/or all bids or any part thereof, to waive any formality in the process, and to accept the bid considered to be in the best interest of the town, to include consideration of intended use.
- 7) Deposits will be returned to all but the successful bidder after this time.
- 8) If you are informed that you are the successful bidder you will have thirty days (30) in which to pay the bid amount for the parcel on which you have placed a bid.
- 9) If you do not pay the amount you bid on the parcel within said thirty days (30) the initial bid deposit of \$5,000.00 will be forfeited to the Town of New Hampton.
- 10) In addition to the purchase price the successful bidder is responsible for all taxes, deed preparation, recording, and legal costs associated with the sale of the property.
- 11) The properties are being sold as tax deeded properties, "AS IS", without any warranties or guarantees regarding chain of title or condition of the real estate. Bidders are responsible for performing their own due diligence appropriate to the purchase of any real estate.
- 12) The Town will provide the successful bidder with a Quit Claim Deed for the real estate and will record the deed at the Belknap County Registry of Deeds.
- 13) Property taxes for the current year will be the responsibility of the successful bidder.