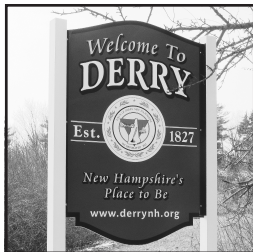


# PUBLIC AUCTION

**VACANT LOT ON BEAVER LAKE  
FRIDAY, MAY 6, 2022 AT 3:00 PM  
83 CHESTER ROAD, DERRY, NH**

*~ SALE TO BE HELD ON SITE ~*

**ID# 22-140** • We have been retained by the Town of Derry, NH to sell at PUBLIC AUCTION this town-owned property that was acquired via tax collector's deed. • Vacant 0.18± acre lot located along Beaver Lake w/ lake access • The lot is zoned MDR (medium density residential) is mostly level and lightly wooded • Tax Map 55, Lot 47. Assessed Value: \$57,600. 2021 Taxes: \$1,426. **Terms:** \$5,000 deposit by cash, certified check/bank check or other tender



acceptable to the Town of Derry at time of sale, balance of purchase due within 30 days from the sale date. Conveyance by Quitclaim Deed, sale is subject to town confirmation. The Town of Derry reserves the right to reject any and 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.

**10% BUYERS PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING.** 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 and all matters they deem relevant.

**FOR MORE INFORMATION, PLEASE VISIT OUR WEBSITE**

**James R. St. Jean**

A U C T I O N E E R S

**603-734-4348 • www.jsjauctions.com**

NH Lic.  
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