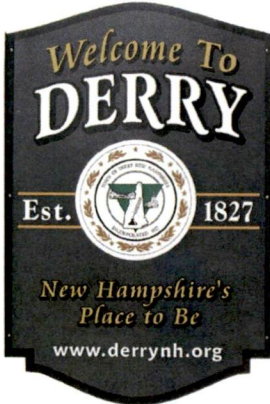


# PUBLIC AUCTION

## (2) LOTS TOTALING 11.35± ACRES IN DERRY, NH



**Thursday, December 8, 2022 @ 2:00 PM**

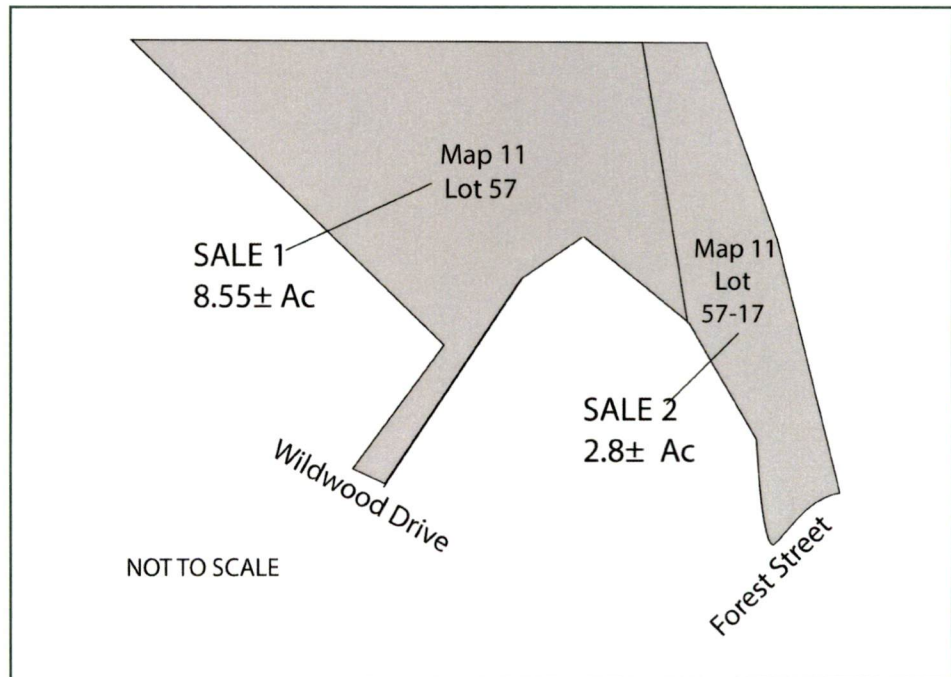
ID#22-221· We have been retained by the Town of Derry, NH to sell at PUBLIC AUCTION these (2) town-owned properties totaling 11.35± acres. These properties appeal to investors, builders, or abutters.

*Sale to be held at 9.5 Wildwood Drive.*

### SALE # 1: 9.5 Wildwood Drive



8.55± acre vacant lot located on a cul-de-sac · Lot is densely wooded, drops off from the road and is rolling in topography · Tax Map 11, Lot 57. Assessed Value: \$182,000. 2021 Taxes: \$4,506. DEPOSIT: \$5,000



**SALE # 2: 12 Forest Street** · 2.8± acre vacant lot located at end of Forest Street on an incomplete road · Lot slopes from the road, densely wooded and is rolling in topography · Tax Map 11, Lot 57-17. Assessed Value: \$147,800. 2021 Taxes: \$3,660. DEPOSIT: \$5,000

### 10% BUYER'S PREMIUM DUE AT CLOSING

**PREVIEWS:** Properties are marked, a drive-by is recommended.

**TERMS:** Deposits of \$5,000 per property or \$10,000 for entirety 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. The Town of Derry reserves the right to offer the properties individually or in the entirety. Conveyance by Deed, without covenants. Sales are subject to Town of Derry confirmation. 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 and all matters they deem relevant.*

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



**JSJ Auctions**  
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