

SURPLUS PROPERTY AUCTION
TAX DEEDED REAL ESTATE
CAMPTON MUNICIPAL BUILDING
Friday, June 11, 2021 @ 2:00 pm

The Town of Campton will be selling its ownership interests in THIRTEEN (13) Tax deeded properties throughout the Community and in Waterville Estates.

See Attached Exhibit A for list of properties.

The Auction is to be held at the CAMPTON MUNICIPAL BUILDING on FRIDAY, JUNE 11, 2021, AT 2 PM. Sale to be conducted by Tom McGlauffin, Auctioneer of Plymouth, NH (603) 536-6099, NH Auction License #2928.

The THIRTEEN property titles will be sold at PUBLIC AUCTION with minimum reserves to the highest bidder. No bid will be accepted for less than the minimums. All interested buyers must be physically present at the auction to bid. No written, fax, telephone or proxy bids will be accepted, unless previously approved. Other terms may be announced at the auction and will be binding upon all participants.

All bidders must register prior to the start of the sale with a five thousand dollar (\$5,000.00) deposit by cash or certified/bank check (made payable to "cash" or to the Bidder) to participate in the auction bidding process. At registration, bidders will also be required to sign written acknowledgement and acceptance of all the bidding terms and conditions as set forth herein. Deposits from unsuccessful bidders will be returned at the conclusion of the auction.

The highest bidder will be required to execute a Purchase and Sale Agreement secured by the non-refundable deposit of five thousand dollars (\$5,000.00). Closings must be completed within twenty (20) days of the Auction, or by Thursday July 1, 2021 at Noon at the Campton Municipal Building, otherwise deposits shall be retained as liquidated damages and the Town shall retain its ownership along with the right to sell the property to another party as justice may require. In the event that a bidder breaches the auction terms, and/or the terms of the Purchase and Sales Agreement, the Board of Selectmen reserves the exclusive right to offer the sale to the next highest responsible bidder or to some other party as otherwise allowed by law.

The property titles offered for sale are being sold "as is and where is." Titles shall be conveyed by the Board of Selectmen by quit claim deeds. No guarantee or warranty, expressed or implied is made to the validity of title, location, boundaries, or condition of the property or its fitness for any purpose. The property shall be subject to any liens, encumbrances or other matters of title which may exist, however, the property is free of any prior year property tax liens or similar encumbrances held by the Town of Campton as of the date of the conveyance. The auctioneer does not warrant the condition of any property. Bidders must satisfy for themselves any questions about each property's title condition.

Info and Terms: www.mcgauctions.com.

Exhibit A**Titles To Be Sold on June 11, 2021 @ 2 PM**

Property	Valued	Minimum Bid	Acreage	M&L	Deed Year
L/O Hodgeman Hill Road	\$8,100	\$2,000	1.14	4.1.3	2016
L/O Morrill Circle	\$5,600	\$2,000	0.33	4.2.17	2016
L/O Morrill Circle	\$6,400	\$2,000	0.31	4.2.23	2018
L/O Pegwood Road	\$9,400	\$2,000	1.11	5.3.13	2016
L/O Richardson Trail	\$9,100	\$2,000	1.12	5.4.7	2016
L/O Summit Drive	\$9,900	\$2,000	1.03	5.11.24	2018
L/O Isaax Fox Drive	\$13,600	\$2,000	1.18	5.12.10	2018
L/O Weetamoo Trail	\$12,300	\$2,000	1.22	5.18.18	2016
L/O Cabernet Drive	\$38,900	\$2,000	1.72	10.15.1.19	2016
L/B 440 Bog Road	\$102,900	\$10,000	1	14.5.7	2019
L/B 11 Red Sleigh Rd	\$34,400	\$10,000	0	15.9.9.14	2020
L/B 9 Red Sleigh Rd	\$24,500	\$10,000	0	15.9.9.15	2020
L/O Jenny Lane	\$31,300	\$2,000	1.65	15.15.12	2014