

NOTICE OF SALE
TAX DEEDED PROPERTIES
Town of Chesterfield, NH

Notice is hereby given that, in accordance with the provisions of RSA 80:80 (II), the Town of Chesterfield, by its Selectmen duly authorized, is accepting bids on the following parcel of land and building acquired by the Town by Tax Deed. The parcel is known as **29 Wildwood Road, Map 5C Lots A7 and B7.**

Persons interested in purchasing this property shall submit a bid amount, in writing, delivered to Selectmen's Office, 490 Route 63, P.O. Box 175, Chesterfield, NH 03443 or in person not later than 4 PM on the due date of November 2, 2017. Bids must be accompanied by a check in the amount of \$1,000 payable to the Town of Chesterfield, representing a bid deposit to be credited at closing if the bid is accepted. Checks will be returned to unsuccessful bidders. The bid and deposit check must be placed in a sealed envelope with the words sealed bid noted on the outside of said envelope. A minimum bid of \$1,000 is required. The bid should represent the total amount the bidder is willing to pay for the conveyance of the property in accordance with the terms of sale.

PLEASE NOTE, the Board of Selectmen is requiring that special conditions must be met for the conveyance of this particular property to occur. In order to be a candidate for consideration as a potential buyer, the bidder must own an abutting parcel of land to this property that is for sale and be willing to merge the two adjoining lots as one. Upon determination by the Board as to a successful bidder for this property, the buyer and seller shall enter into a purchase and sales agreement with an extended closing date. The closing shall not occur until such time as the successful bidder accomplishes the following tasks: 1) all existing structure(s) must razed and removed from the Town's property in accordance with all State and local regulations; 2) all septic systems and wells, located on said property, shall be properly abandoned and capped pursuant to all applicable State and local regulations; and 3) a notice of lot merger must be provided to the Chesterfield Planning Board, as set forth in RSA 674:39-a, declaring the merger of the Town's property with that of the property of the buyer. Once lots are merged, there shall be a deed restriction that these lots cannot be further subdivided in perpetuity.

Bids must be received at the Selectmen's office by 4:00 pm November 2, 2017. The bid envelopes are scheduled to be opened at next Board of Selectmen's meeting. The property will be sold to the highest acceptable qualified bidder, subject to collection of the deposit, compliance with the above-stated special conditions, satisfactory closing, etc.

The deed from the Town shall be in the form of a Quitclaim Deed, releasing all right, title and interest of the Town. Conveyance will be subject to all easements and rights of way and encumbrances of record as existed at the time of the closing. Failure to close shall result in forfeiture of the deposit, and sale to the next highest bidder. Winning bidder is responsible for all closing costs.

The Board of Selectmen reserves the right to reject any and all bids, and/or impose other conditions on the sale on or before the bid opening.

Questions should be directed to Rick Carrier, Town Administrator, Town of Chesterfield, P. O. Box 175, Chesterfield, NH 03443, (603) 363-4624.

Town of Chesterfield
BY ITS BOARD OF SELECTMEN