

ABSOLUTE AUCTION

Tuesday, October 12 at 1pm On-site



Selling to the Highest Bidder, Regardless of Price



652 Borough Rd., Pembroke, NH 2,749± sf. 3± BR, 2 BA Mountain View Home 2.1± Acres with Stable & Paddock

Site: 2.1± acres, wooded with lawn/fields, paved drive, 200± ft. of frontage

Gross Building Area: 4,958± sf.

Gross Living Area: 2,749± sf.

Ranch: Built in 1987 features 2 full living levels, wood-clad cathedral ceiling with skylights, 2 gas fireplaces, parquet floors, Leaf Filter gutters & more

Bedrooms: 3± per seller (1 up, 2 down)

1st Fl.: 1,420± sf.

Walk-Out Basement: 1,329± sf. finished, 91± sf. unfinished

Wood Deck: 1,096± sf.

HVAC: Oil-fired hot water heat, central a/c up, powerful wall a/c down

Garage: Attached, 644± sf. with storage above, propane heat, running water & 2 new overhead doors

Barn/Stable: 576± sf. with 112± sf. lean-to built 2002-2007 has tack room, 2 stalls, hot/cold wash stall

Water & Sewer: Private

Legal Ref.: Merrimack County 3365-1843

Parcel ID: 561//79/2

Zoning: R-3D

Open House:
Tuesday, October 5
(11am-1pm)

Terms of Sale

10% certified deposit of which \$10,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Thursday, October 14, 2021. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms

Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

Panoramic mountain views include Pats Peak ski area 20± miles to the west. Within 4± miles of Concord Municipal Airport with easy access to Routes 3, 202, I-89, I-93 & I-393.

JJManning

AUCTIONEERS

Property Info., Photos, Broker Reg. & Full Terms at:

www.JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



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