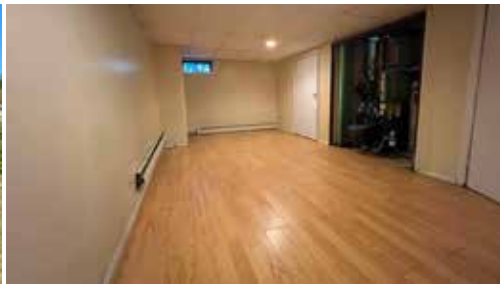


3-BR Ranch Home on .32± Acre

8 Oak St., Merrimack, NH



AUCTION: Thursday, October 20 at 12pm On-site

RE Tax Assessment: \$270,000

Site: .32± acres (13,939± sf.), partially fenced with paved drive

Garage: 288± sf. attached, 1-car

Gross Building Area: 1,237± sf.

Gross Living Area: 960± sf.

Home: Ranch built in 1960 with hardwood floors & vinyl siding

Basement: 960± sf. full, partially finished

Bedrooms: 3

Baths: 1

Heat: Oil-fired hot water

Water & Sewer: Town

Legal Ref.: Hillsborough Cty. 8339-1768

Plan Ref.: Hillsborough Cty. Plan 2159

Lot 1

Parcel ID: 004D-3 000045 000000

Open House:

Wednesday, October 12 (12-2pm)

Terms of Sale: 10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, October 21, 2022. 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.

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



NH Lic 6018
Brochure 1759 • Ref 22-1981