

**33 Baboosic Lake Rd, Amherst, NH**

**3,243± sf Home with In-Law Apartment**

**988± sf Detached Workshop on 6± Acres**

**2± miles to Amherst Town Beach on 228± acre Baboosic Lake, popular for year-round fishing & winter sports**



BOUNDARIES APPROXIMATE © Pictometry.com

**AUCTION: Thursday, May 15 at 11am On-site**

**RE Tax Assessment: \$488,200**

**Site:** 6± acres (261,360± sf) with 407± ft frontage

**Driveway Parking:** Unpaved, 3-4 cars

**Workshop:** 988± sf detached with electric with potential to serve as garage for 8± vehicles

**Gross Building Area:** 6,500± sf

**Gross Living Area:** 3,243± sf

**Design:** 1.5-2 story Colonial built in 1991 with vinyl siding, 208± sf porch, 192± sf deck

**Bedrooms:** 4 per Assessor, 5 per seller

**Baths:** 2 per Assessor, 3.5 per seller

**1<sup>st</sup> Floor:** 2,028± sf with living room, dining room, kitchen, family room & half BA plus in-law apartment with 1BR, 1BA, living room & kitchen

**2<sup>nd</sup> Floor:** 1,215± sf finished & 840± sf half story unfinished with 4BR including Master with private BA & office/sitting room plus 1 additional BA

**Basement:** 2,001± sf full, unfinished

**Heat:** Oil-fired hot water, woodstove

**Sewer:** Private septic

**Deed Ref:** Hillsborough County 8179/271

**Parcel ID:** 006/045/002//

**Zoning:** RR

**Convenient to winery, golf, conservation & recreation. Near Rt 3, 101, I-93 & I-293.**

**8± miles to Merrimack Premium Outlets, 12± miles to Nashua, 15± miles to Manchester Airport & SNHU, 30± miles to Lowell, MA.**

**JJManning**  
AUCTIONEERS

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

**JJManning.com**

**800.521.0111**

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



**Terms of Sale:**

10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, May 16, 2025. 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](http://www.JJManning.com) for mandatory broker pre-registration requirements.

NH LIC 6018

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