



PROPERTY INFORMATION PACKAGE #25-2101

REAL ESTATE AUCTION

**3,243+/- SF HOME W/ IN-LAW APARTMENT
988+/- SF DETACHED WORKSHOP ON 6+/- ACRES**

33 BABOOSIC LAKE RD., AMHERST, NH

Thursday, March 15 at 11am On-site

NH Lic. #6018



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JJ Manning
AUCTIONEERS
AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



April 7, 2025

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer this 3,243+/- sf home with in-law apartment and 988+/- sf detached workshop on 6+/- acres. It's 2+/- miles to Amherst Town Beach on 228+/- acre Baboosic Lake, popular for year-round fishing & winter sports and convenient to winery, golf, conservation and recreation. The property is near Rt. 3, 101, I-93 & I-293; 8+/- miles to Merrimack Premium Outlets, 12+/- miles to Nashua, 15+/- miles to Manchester Airport & SNHU and 30+/- miles to Lowell, MA.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults." There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Thursday, May 15, 2025 at 11:00am on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$20,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at auctions@jjmanning.com or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE
President

JJ Manning AUCTIONEERS

TERMS & CONDITIONS

REAL ESTATE AUCTION

**3,243+/- SF HOME W/ IN-LAW APARTMENT
988+/- SF DETACHED WORKSHOP ON 6+/- ACRES
2+/- miles to Amherst Town Beach on 228+/- acre Baboosic Lake**

33 BABOOSIC LAKE RD., AMHERST, NH

Thursday, March 15 at 11am On-site

NH Lic. #6018

Terms of Sale: 10% deposit of which Twenty Thousand Dollars (\$20,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, May 16, 2025. Balance in 30 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Friday, June 13, 2025 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults." You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to enter protective bids on behalf of Seller.

F. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

G. The property is NOT being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.

JJ Manning

AUCTIONEERS

BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

| | |
|--------------------------|---------------------|
| Bid Price: | \$100,000.00 |
| Add 10% Buyer's Premium: | \$ 10,000.00 |
| | ----- |
| Contract sales price: | \$110,000.00 |

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

PURCHASE AND SALE AGREEMENT

This 15th day of May 2025

1. PARTIES AND MAILING ADDRESSES

G & D Archiprete Trustees hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 33 Baboosic Lake Rd., Amherst, NH.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Warranty Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is _____ dollars, of which

\$ _____ have been paid as a deposit this day and

\$ _____ are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by
4:00 pm ET on Friday, May 16, 2025 as the additional deposit

\$ _____ are to be paid at the time of delivery of the deed in cash, or by certified,
cashier's, treasurer's or bank check(s)

\$ _____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, June 13, 2025 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof. Selling subject to existing tenants, if any.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this

Buyer's Initials: _____

agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a New Hampshire contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SMOKE DETECTORS/SEPTIC/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing and once the property is suitable for habitation. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed as is.

25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

Buyer's Initials: _____

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

G & D Archiprete Trustees, Seller

By: Gerard R. Archiprete, Trustee

By: Donna A. Archiprete, Trustee

Buyer's Mailing Address (Street or P.O. Box)

Buyer's Mailing Address (City, State & Zip Code)

Buyer's Daytime Phone

Buyer's Evening Phone

BUYER

BUYER

Buyer's Attorney (Name)

Buyer's Attorney (Firm)

Buyer's Attorney's Address (Street or P.O. Box)

Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

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

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

2nd 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.

JJ Manning

AUCTIONEERS

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

JJManning.com

800.521.0111

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



NH LIC 6018

Brochure 1832 • Ref 25-2101

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 for mandatory broker pre-registration requirements.

33 BABOOSIC LAKE RD

| | | | |
|----------------|---------------------|-------|---------------------------|
| Location | 33 BABOOSIC LAKE RD | Mblu | 006/ 045/ 002/ / |
| Acct# | 4201 | Owner | ARCHIPRETE G & D TRUSTEES |
| Assessment | \$488,200 | PID | 3868 |
| Building Count | 1 | | |

Current Value

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$304,200 | \$184,000 | \$488,200 |

Owner of Record

| | | | |
|----------|-------------------------------------|-------------|------------|
| Owner | ARCHIPRETE G & D TRUSTEES | Sale Price | \$295,000 |
| Co-Owner | HANNAH MARIE GILRAINE TRUST | Certificate | |
| Address | 92 ROGERS ST TEWKSBURY, MA 01876 | Book & Page | 8179/0271 |
| | | Sale Date | 02/16/2010 |
| | | Instrument | 1O |

Ownership History

| Ownership History | | | | | |
|---------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| ARCHIPRETE G & D TRUSTEES | \$295,000 | | 8179/0271 | 1O | 02/16/2010 |
| PARKER TRUSTEE JEAN L | \$0 | | 8034/0908 | 1N | 11/18/2008 |
| PARKER DONALD | \$0 | | 2544/0847 | 00 | |

Building Information

| Building 1 : Section 1 | |
|------------------------|-------------|
| Year Built: | 1991 |
| Living Area: | 3,243 |
| Replacement Cost: | \$336,320 |
| Building Percent Good: | 84 |
| Replacement Cost | |
| Less Depreciation: | \$282,500 |
| Building Attributes | |
| Field | Description |

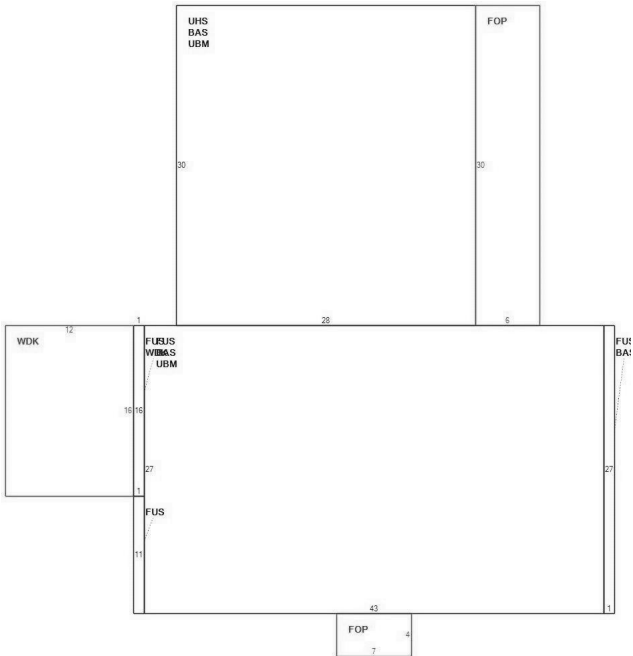
| | |
|--------------------|----------------|
| Style: | Colonial |
| Model | Residential |
| Grade: | Average |
| Stories: | 2 Stories |
| Occupancy | 2 |
| Exterior Wall 1 | AL/Vinyl |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F GlS/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Flr 1 | Carpet |
| Interior Flr 2 | Inlaid Sht Gds |
| Heat Fuel | Oil |
| Heat Type: | Hot Water |
| AC Type: | None |
| Total Bedrooms: | 4 Bedrooms |
| Total Bthrms: | 2 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | 10 Rooms |
| Bath Style: | Typical |
| Kitchen Style: | Typical |
| Num Kitchens | 01 |
| Cndtn | |
| MH PARK | |
| Num Park | |
| Fireplaces | |
| Fndtn Cndtn | |
| Basement | |

Building Photo



(https://images.vgsi.com/photos/AmherstNHPhotos/\0013\DSC04442_134

Building Layout



(ParcelSketch.ashx?pid=3868&bid=3868)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|------------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 2,028 | 2,028 |
| FUS | Upper Story, Finished | 1,215 | 1,215 |
| FOP | Porch, Open, Finished | 208 | 0 |
| UBM | Basement, Unfinished | 2,001 | 0 |
| UHS | Half Story, Unfinished | 840 | 0 |
| WDK | Deck, Wood | 208 | 0 |
| | | 6,500 | 3,243 |

Extra Features

| Extra Features | Legend |
|----------------|--------|
|----------------|--------|

| Code | Description | Size | Value | Bldg # |
|------|-------------|------------|---------|--------|
| KITH | KITCHEN | 1.00 UNITS | \$8,400 | 1 |

Land

| Land Use | | Land Line Valuation | |
|---------------|------------|---------------------|-----------|
| Use Code | 1012 | Size (Acres) | 6 |
| Description | SFR/IN-LAW | Frontage | 407 |
| Zone | RR | Depth | |
| Neighborhood | 50 | Assessed Value | \$184,000 |
| Alt Land Appr | No | | |
| Category | | | |

Outbuildings

| Outbuildings | | | | | | Legend |
|--------------|---------------|----------|-----------------|-------------|----------|--------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
| SHP1 | WORK SHOP AVE | | | 988.00 S.F. | \$13,300 | 1 |

Valuation History

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2024 | \$304,200 | \$184,000 | \$488,200 |
| 2023 | \$304,200 | \$184,000 | \$488,200 |
| 2022 | \$304,200 | \$184,000 | \$488,200 |

Samela O. Laughlin

C/H
L-CHIP
HIA075226

Please Return To:
Grantee
92 Rogers Street
Tewksbury, MA 01876



WARRANTY DEED

GRANTOR: William Parker, Trustee of the Jean L. Parker Revocable Trust

GRANTEE: Gerard R. Archiprete and Donna A. Archiprete, Trustees of the TRUST FOR
THE BENEFIT OF HANNAH MARIE GILRAINE u/d/t dated December 6, 2008


/s/ Donna A. Archiprete
For consideration paid grant(s) to Gerard R. Archiprete, Trustees of the ~~Hannah Gilrairie~~
~~Gilrairie Foundation Trust, c/o Gerard R. Archiprete, Street, Tewksbury, MA 01876~~
TRUST FOR THE BENEFIT OF *HANNAH MARIE GILRAINE, u/d/t dated December 6, 2008 of 92 Rogers
with WARRANTY COVENANTS: Street, Tewksbury, MA 01876
*HANNAH MARIE GILRAINE

Beginning at the southwesterly corner of the premises at an iron stake on the southeasterly side of Baboosic Lake Road at a point approximately seventeen inches southwesterly of a large pine tree and at other land formerly of Ernest E. Phinney; thence

- Meaning and intending to describe and convey a portion of the premises conveyed to Jean L. Parker, Trustee under the Jean L. Parker Revocable Trust Agreement of October 8, 2008 by deed of Jean L. Parker dated October 8, 2008 and recorded in Book 8034, Page 908 in the Hillsborough County Registry of Deeds.

✓ William Parker TTEE
William Parker, Trustee of the Jean L. Parker Revocable Trust

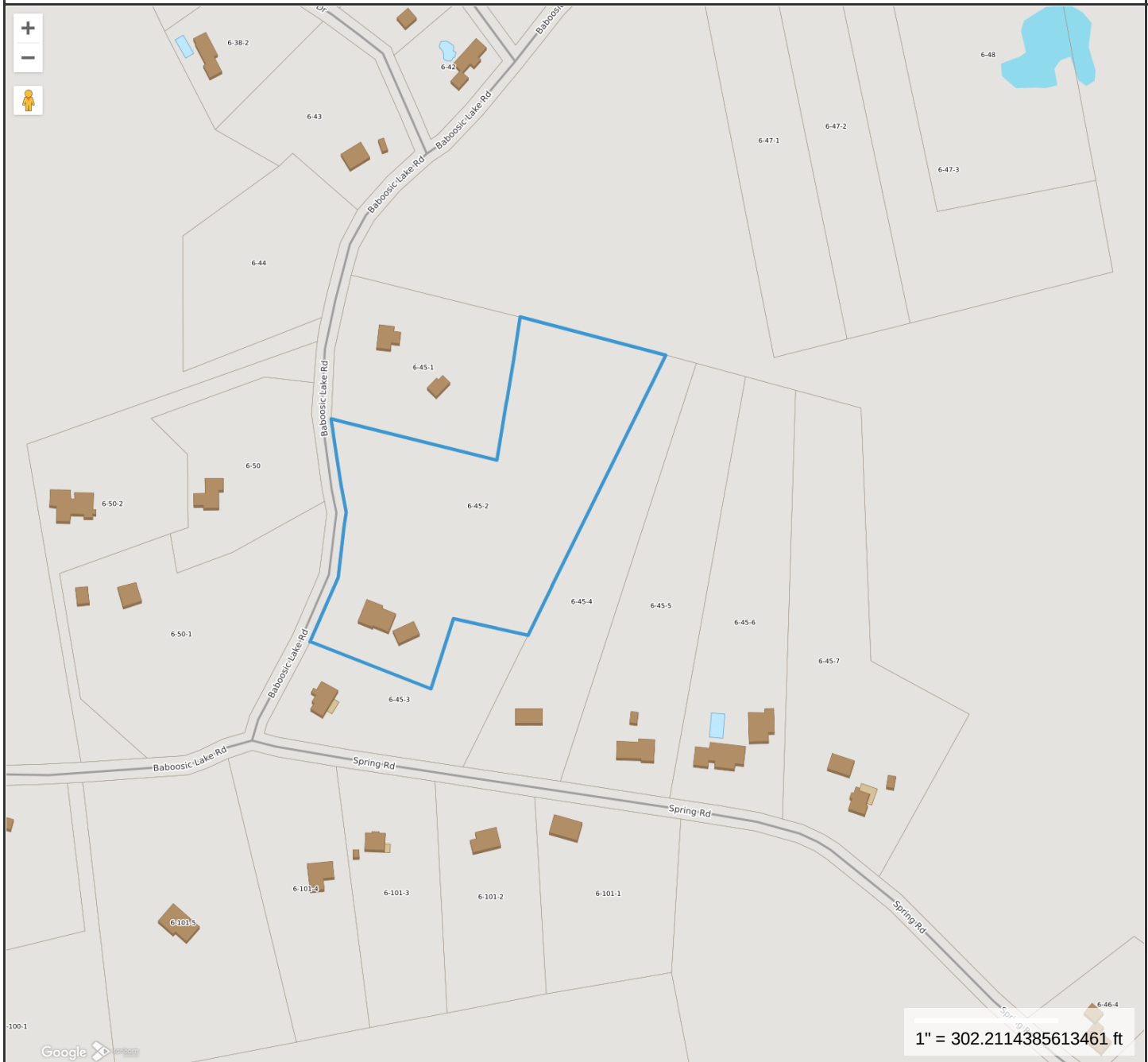
February 9th, 2010

 JENNIFER A. PASH
Notary Public - State of Florida
My Comm. Expires Dec 12, 2013
Commission # DD 931116

Notary Public/Justice of the Peace
Commission expiration:

ORIGINAL NOT SUITABLE FOR
PROPER REPRODUCTION

33 Baboosic Lake Rd., Amherst, NH

**AMHERST Information**

Property ID 6-45-2|3868|13
Location 33 BABOOSIC LAKE RD
Owner ARCHIPRETE G & D TRUSTEES



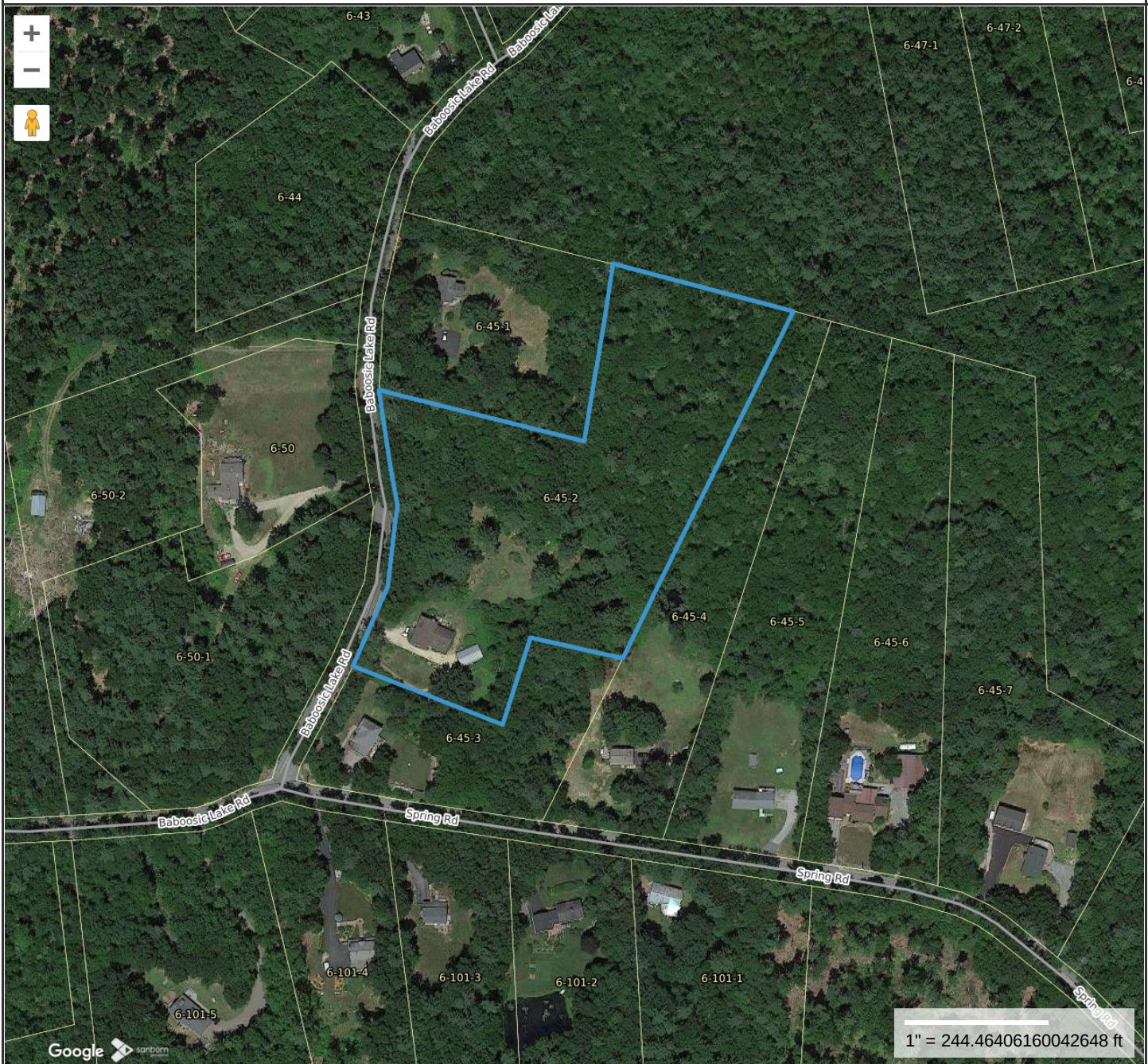
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Nashua Regional Planning Commission makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 01/02/2025
Data updated 12/22/2024

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

33 Baboosic Lake Rd., Amherst, NH

**AMHERST Information**

Property ID 6-45-2|3868|13
Location 33 BABOOSIC LAKE RD
Owner ARCHIPRETE G & D TRUSTEES



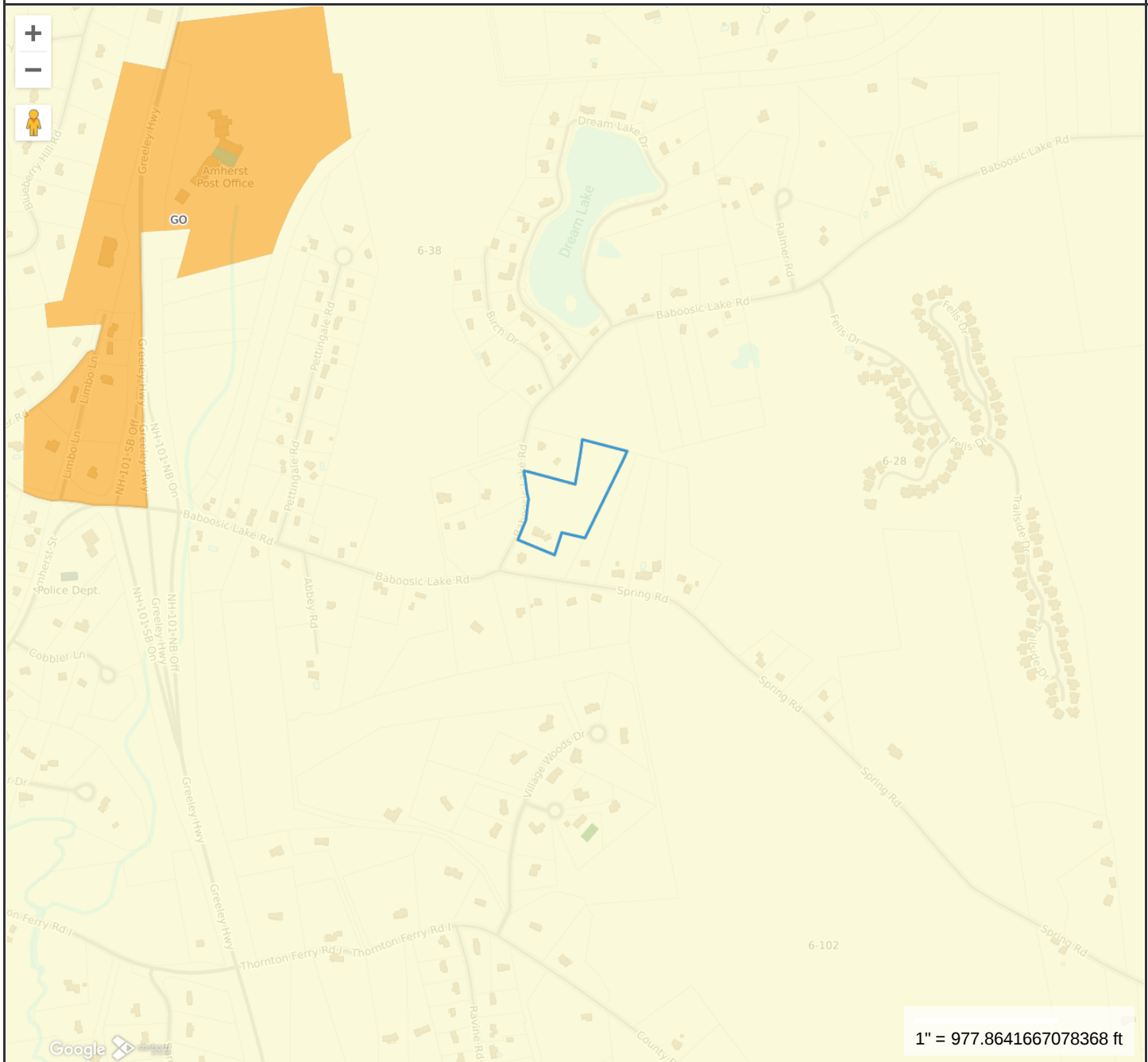
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Data updated 12/22/2024

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33 Baboosic Lake Rd., Amherst, NH

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Property ID 6-45-2|3868|13
Location 33 BABOOSIC LAKE RD
Owner ARCHIPRETE G & D TRUSTEES



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**




















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Geometry updated 01/02/2025
Data updated 12/22/2024

Print map scale is approximate.
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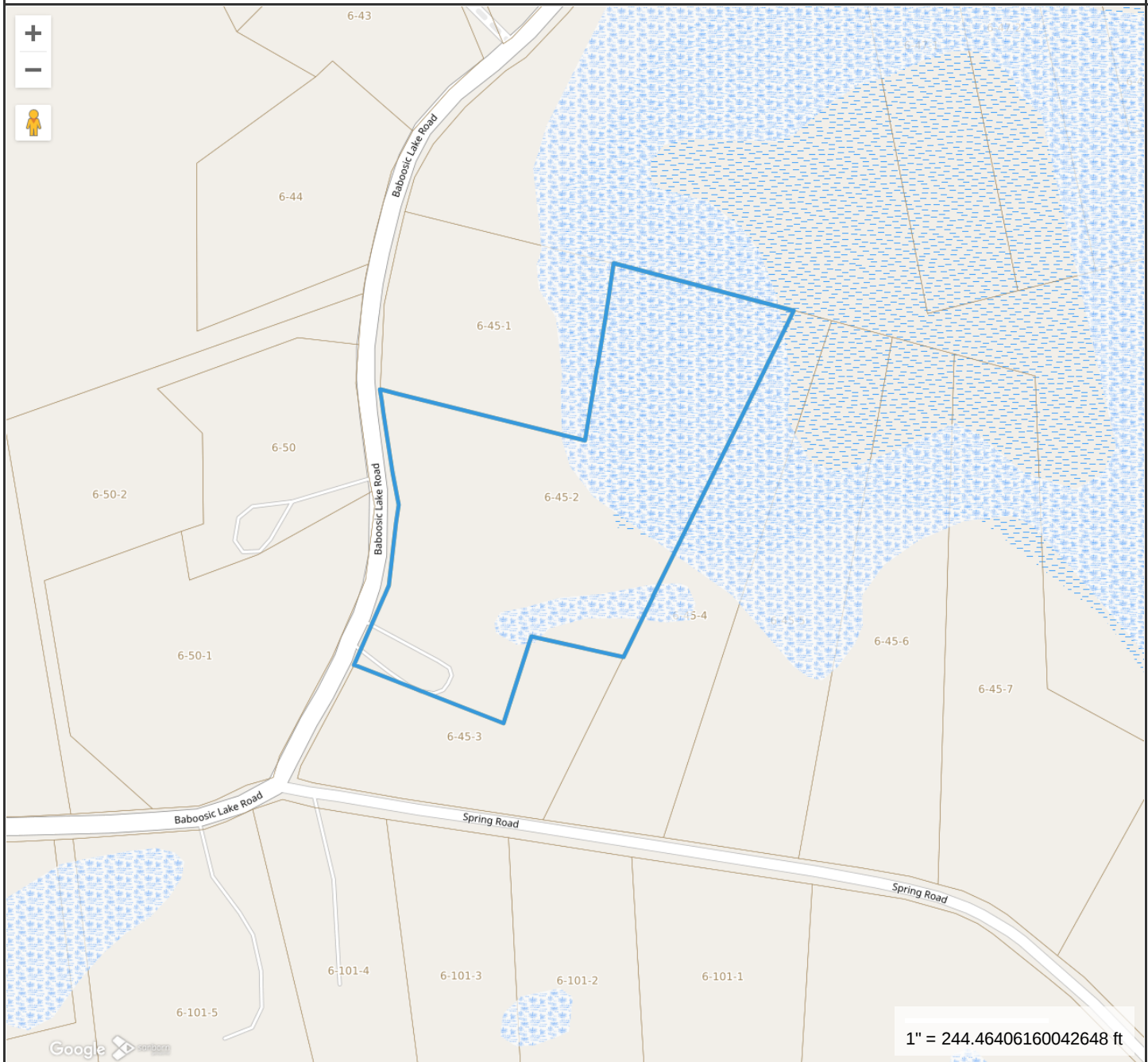
Map Theme Legends

Zoning

-  Rural Agricultural over 3 ac
-  Residential SF 2 ac
-  Residential SF 1 ac
-  Residential SF less than 1 ac
-  Low Density Multi-Family
-  Medium-High Density Multi-Family
-  Manufactured Housing
-  Neighborhood-Village Commercial
-  Commercial
-  Commercial Highway
-  Commercial Office
-  Industrial
-  Light Industrial
-  Commercial/Agriculture
-  Industrial/Commercial
-  Retail Business/Residential
-  Commercial/Residential
-  Conservation
-  Airport

NRPC GIS

33 Baboosic Lake Rd., Amherst, NH Wetlands

**AMHERST Information**

Property ID 6-45-2|3868|13
Location 33 BABOOSIC LAKE RD
Owner ARCHIPRETE G & D TRUSTEES



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Map Theme Legends

Wetlands



Prime Wetland (NH DES)






Prime Wetland 100 ft Buffer (NH DES)



Wetland (NWI)

Watersheds

-  Subwatersheds
-  Watersheds
-  Subbasins

The National Map | [Watershed Boundary Dataset](#)

NH Geodata Portal | [National Wetlands Inventory Plus \(NWI Plus\)](#),
NH DES | [NH Prime Wetlands](#)

National Flood Hazard Layer FIRMette



71°36'34"W 42°52'10"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

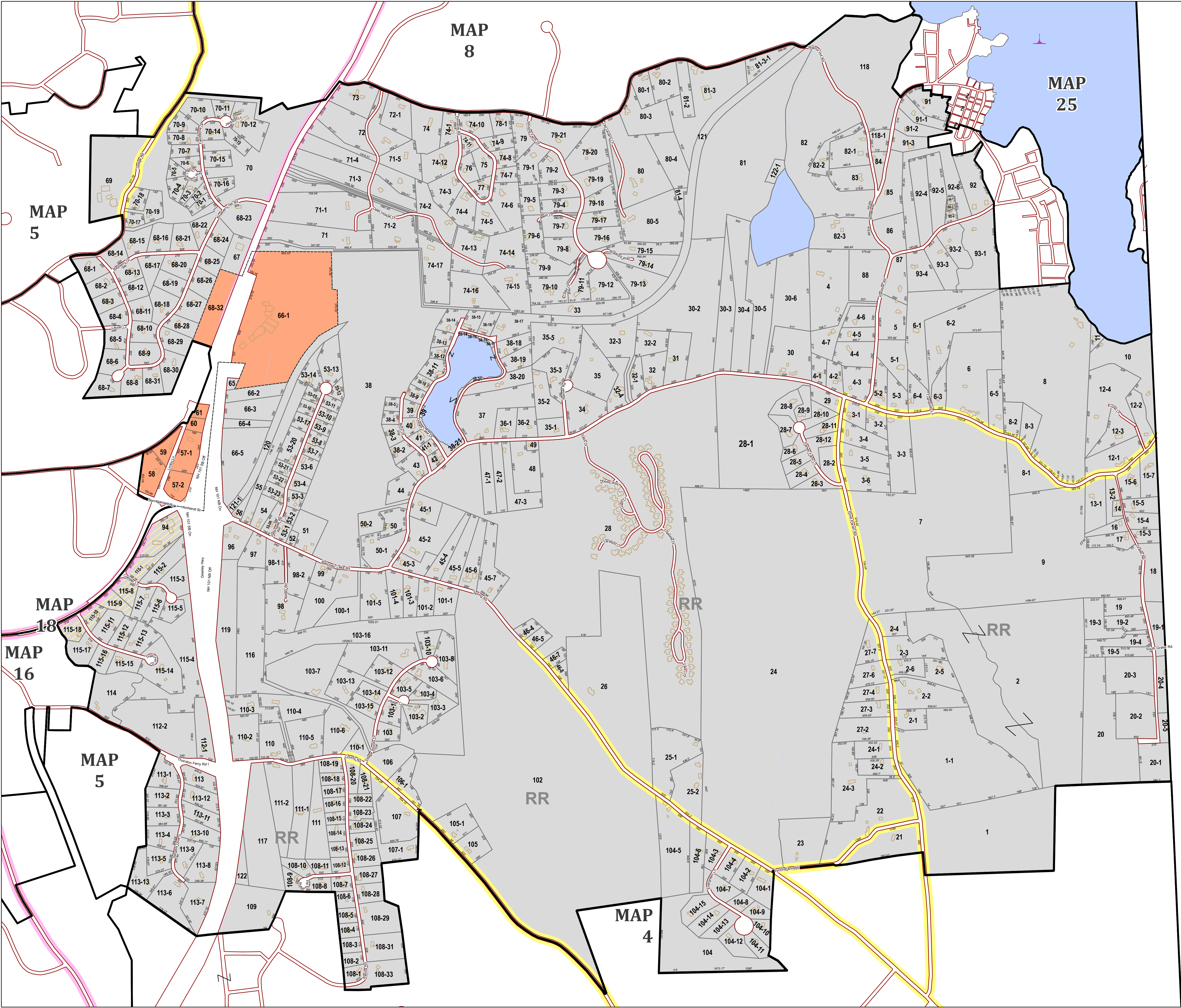
| | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/24/2025 at 1:22 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Town of Amherst
HILLSBOROUGH COUNTY
NEW HAMPSHIRE

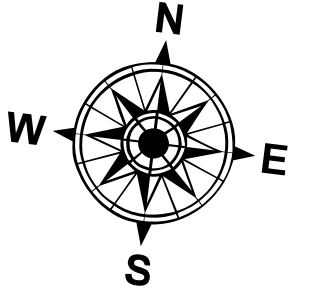


Property Map
6

April 1, 2024

1 in = 517 ft

Scale applies to Paper Size Arch D
0 0.07 0.15 0.3 Miles

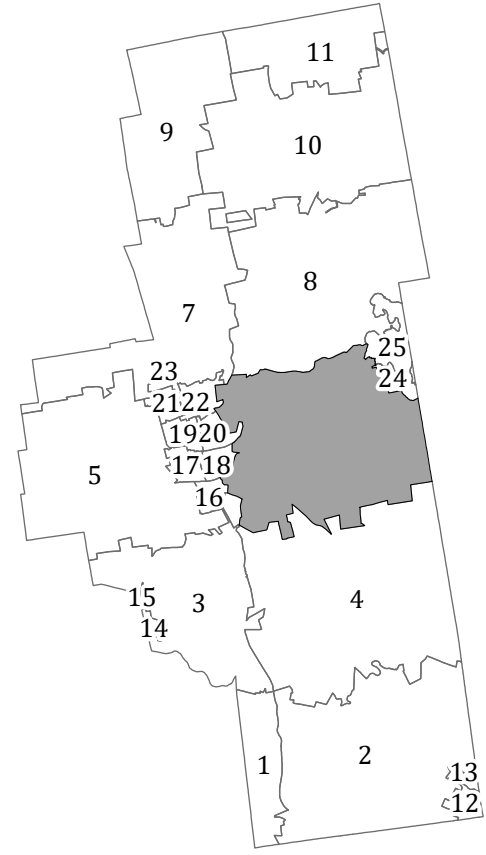


- | | |
|---------------------------------|--------------|
| Road ROW | Swamp/Marsh |
| Class VI Road | Lake/Pond |
| Scenic Road | Stream/River |
| Roads Subject to Scenic Setback | Buildings |
| Railroad | |
- ZONING**
- | | |
|------------------------------|---------------------------------|
| C Commercial | NR Northern Rural |
| GO General Office | NT Northern Transitional |
| I Industrial | RR Residential/Rural |
| LC Limited Commercial | Historic District Overlay |

For Tax Assessment Purposes
Not to be Used for Conveyances

Zoning Lines Depicted are
Unofficial and Approximate

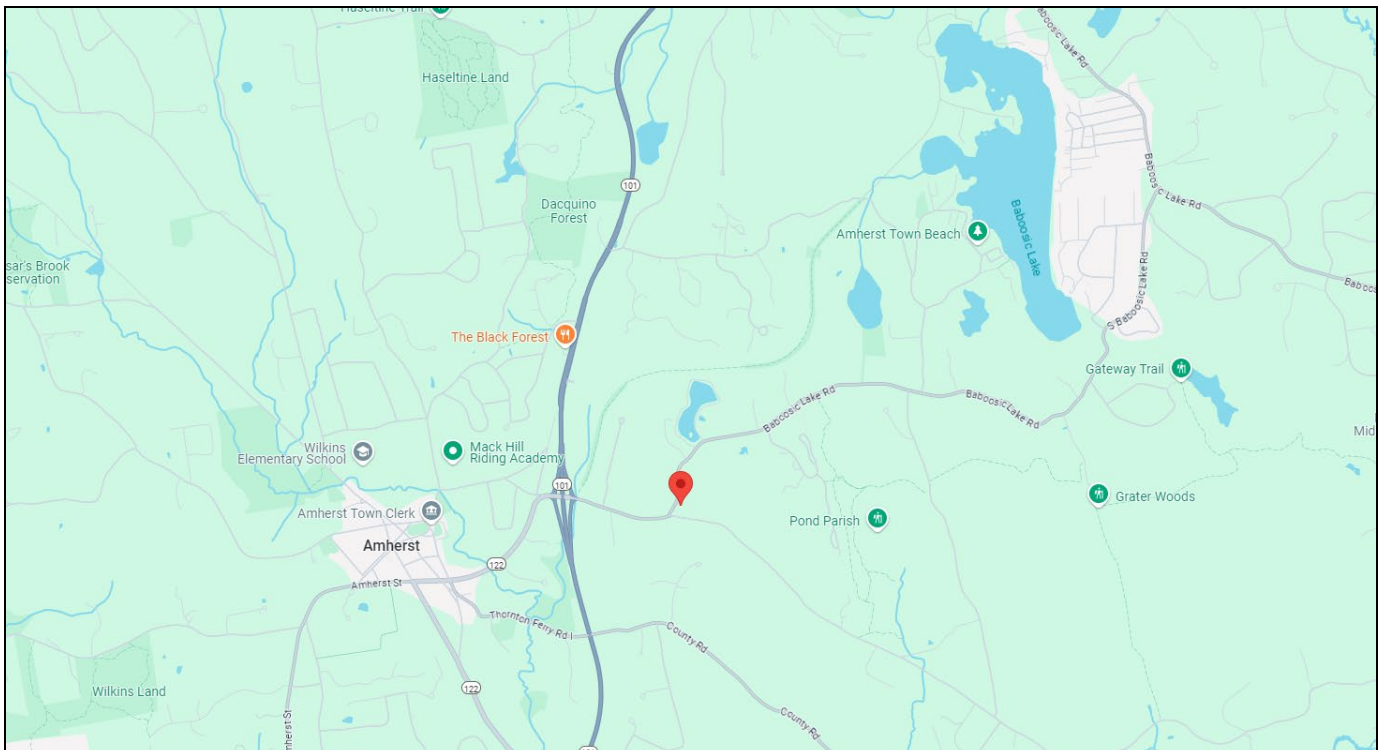
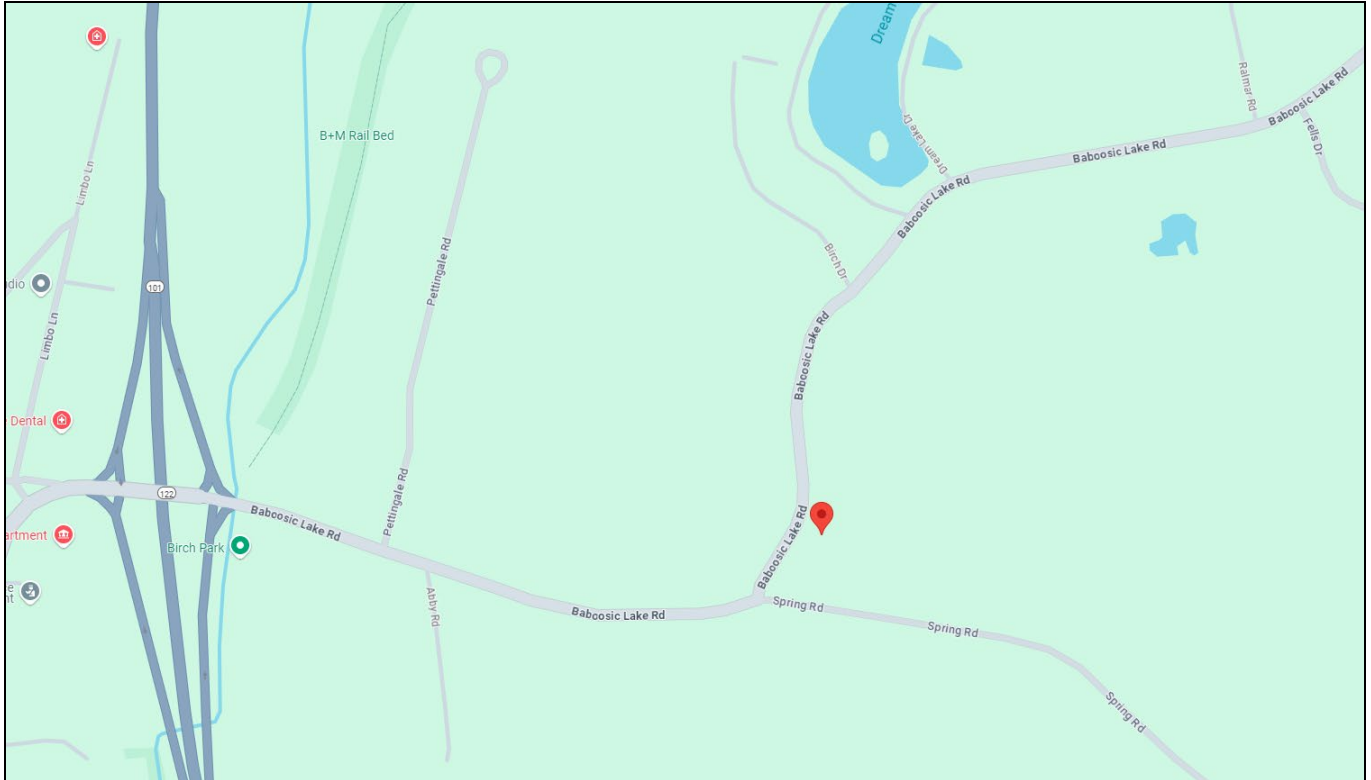
Prepared by:
Nashua Regional Planning Commission
Nashua, New Hampshire



Merrimack

MAP

33 BABOOSIC LAKE RD., AMHERST, NH





**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE
President**

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