



PROPERTY INFORMATION PACKAGE #26-2223

ABSOLUTE AUCTION

DEVELOPMENT OPPORTUNITY

6,350+/- SF 2-STORY BUILDING ON 4.4+/- ACRES

2 Adjacent Parcels Zoned RB R

Selling to the Highest Bidder, Regardless of Price

89 SOUTH ST., WALPOLE, NH

Thursday, March 26 at 2:30pm On-site

Preview: Friday, March 20 (2pm-4pm)

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.



JJ Manning AUCTIONEERS

Marketing | Experience | Integrity | Results
Since 1976



February 4, 2026

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer this 6,350+/- sf building on 4.4+/- acres in two parcels located at 89 South St., Walpole, NH. Situated on the corner of Route 12 and South Street, this substantial two-story building sits on an expansive lot offering picturesque views of the Vermont hills. While currently taxed as commercial, the property is situated in a residential zone, presenting a versatile development opportunity: a variance would permit continued commercial use, or the site could be redeveloped into a prime multi-family complex. The structure features a durable metal roof, two restrooms, several private offices, and extensive storage with integrated shelving. With three garage doors providing easy access and a large lower-level lot offering ample space for parking or further construction, the property is ideal for a live-work setup or a hybrid business and apartment conversion.

The owners have chosen Absolute 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 property 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", be sure to attend the scheduled Property Preview. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Thursday, March 26, 2026 at 2:30pm 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 \$15,000 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

ABSOLUTE AUCTION

DEVELOPMENT OPPORTUNITY

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2 Adjacent Parcels Zoned RB R

Selling to the Highest Bidder, Regardless of Price

89 SOUTH ST., WALPOLE, NH

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Preview: Friday, March 20 (2pm-4pm)

NH Lic. #6018

Terms of Sale: 10% deposit of which Fifteen Thousand Dollars (\$15,000.00) 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, March 27, 2026. 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, April 24, 2026 (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." We encourage you to attend the Property Preview and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. 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.

F. The property is being sold "Absolute" to the high bidder regardless of price.

G. The property is NOT being sold with a financing contingency. 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
<hr/>	
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.

Buyer's Initials: _____

AUCTION PURCHASE AND SALE AGREEMENT
(NH Auctioneer Lic# 6018)

This 26th day of March 2026

1. PARTIES AND MAILING ADDRESSES

Abingdon Spares LLC 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 89 South St., Walpole, NH, more particularly known as Parcel ID's 18-6 & 18-5-1.

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. The SELLER, its agents or representatives have not made any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any zoning, land use regulations, or suitability for potential development or subdivision.

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, March 27, 2026 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, April 24, 2026 (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.

Buyer's Initials: _____

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 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.

Buyer's Initials: _____

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. 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 any certificates of occupancy as the property is being conveyed strictly 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.

Abingdon Spares LLC, Seller

BUYER

By:

BUYER

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

Buyer's Attorney (Name)

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

Buyer's Attorney (Firm)

Buyer's Daytime Phone

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

Buyer's Evening Phone

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

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

Buyer's Attorney's Phone

6,350± sf 2-Story Building on 4.4± Acres

89 South Street, Walpole, NH

2 Parcels Zoned RB R



ABSOLUTE AUCTION

Thursday, March 26 at 2:30pm On-site

Selling to the Highest Bidder, Regardless of Price

Parcel IDs: Map 18, Lot 5-1 & Lot 6

Legal Ref: Cheshire County 2037/0112

Site: 4.4 acres on corner of Rt. 12 & South St. with views of VT hills

Design: 6,350± sf (70' x 30') commercial 2-story building with several offices, attic & metal roof on concrete slab built in 1951

Restrooms: Two, each with toilet and sink

Parking: 10± vehicles

Galleries: (1) 7' X 8' Garage Door to main building & (2) 7' X 8' garage bays

Utilities: Municipal water & sewer; oil forced hot air

Zoning: RB R with non-conforming use variance

Located at the corner of Route 12 and South Street, this substantial two-story building sits on an expansive lot offering picturesque views of the Vermont hills.

While currently taxed as commercial, the property is situated in a residential zone, presenting a versatile investment opportunity: a variance would permit continued commercial use, or the site could be redeveloped into a prime multi-family complex.

The structure features a durable metal roof, two restrooms, several private offices, and extensive storage with integrated shelving. The three garage doors provide easy access and a large

lower-level lot offers ample space for parking or further construction. The property is ideal for a live-work setup or a hybrid business and apartment conversion.



JJManning
AUCTIONEERS

Property 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 1869 • Ref 26-2223

Terms of Sale:

10% certified deposit of which \$15,000 in certified or bank check at this auction & remainder by 4pm ET on Friday, 3/27/26. 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.

Man: 000018

Last: 000006

Subj: (0)0000

Card: 1 of 1

89 SOUTH STREET

WALPOLE.

Printed: 02/04/2026

OWNER INFORMATION		SALES HISTORY					PICTURE							
ABINGDON SPARES LLC P O BOX 37 WALPOLE, NH 03608		Date	Book	Page	Type	Price	Grantor							
		07/21/2003	2037	112	U123	225,000	2037							
LISTING HISTORY		NOTES												
01/16/20	KEVM	WHT/BRN; BLDG WAS CHICKN COOP-SOME SETLNG FRM WT OF PRTS;												
01/01/20	INSP	FFF-CONC FLR; WALLBOARD; NO SPRNKLRS/FIRE ALRM; BTIES ARE (2)												
01/06/17	DMVM	HALF-BATHES, 2 FIX EA, SLE 7.21.03 WITH LOT 18-5-1; 01/17; NOH; SOME EXT												
12/01/11	SGPR	ROT, SINGLE PANE WINDOWS; 1/20; NOH; EXT FAIR, MUCH DEF MAINT;												
03/18/10	SGPR	NDS EXT RENO; EST PAVING-SNOW;												
11/09/09	SGVL													
09/11/09	SGVM													
07/13/09	INSP	MARKED FOR INSPECTION												
EXTRA FEATURES VALUATION														
Feature Type	Units	Length x Width	Size	Adj	Rate	Cond	Market Value	Notes						
PAVING	4,940	130 x 38	63		3.25	50	5,057	EST/SHAPE/SNOW						
							5,100							
MUNICIPAL SOFTWARE BY AVITAR														
WALPOLE ASSESSING OFFICE														
PARCEL TOTAL TAXABLE VALUE														
Year	Building	Features	Land											
2024	\$ 121,600	\$ 5,100	\$ 252,700											
			Parcel Total:	\$ 379,400										
2025	\$ 121,600	\$ 5,100	\$ 252,700											
			Parcel Total:	\$ 379,400										
2026	\$ 121,600	\$ 5,100	\$ 252,700											
			Parcel Total:	\$ 379,400										
LAND VALUATION														
use: RB RESIDENTIAL-B Minimum Acreage: 0.57 Minimum Frontage: 150	LAST REVALUATION: 2022													
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
OM/IND	0.570 ac	120,000	F	110	100	100	100	95 - MILD	125	156,800	0	N	156,800	USE
OM/IND	3.630 ac	x 4,000	X	100				95 - MILD	90	12,400	0	N	12,400	WET
OM/IND	750,000 ft	x 150	F	110				90 - ROLLING	75	83,500	0	N	83,500	LTD
	4.200 ac									252,700			252,700	

Map: 000018

Lot: 000066

Sub: 000000

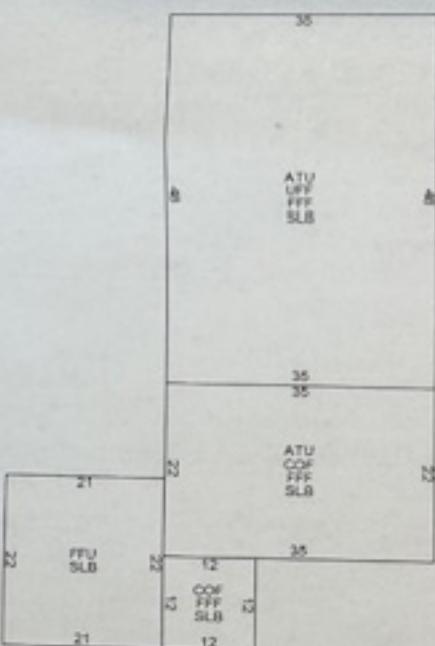
Card: 1 of 1

89 SOUTH STREET

WALPOLE

Printed: 02/04/2026

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		District	Percentage	Model: 2.50 STORY OFF/WRHS	Roof: GABLE OR HIP/PREFAB METALS
	ABINGDON SPARES LLC P O BOX 37 WALPOLE, NH 03668 Account Number: 478	S Walpole	% 100	Ext: AVERAGE	Int: AVERAGE FOR USE
				Floor: MIN FLYWD/CONCRETE	Heat: OIL/FA DUCTED
				Bedrooms: Bath: BELOW AVG	
				Extra Kitchen: Fireplaces:	
				A/C: No	Generators:
				Quality: B1 AVG-10	
				Com. Wall: WOOD, 10 FT.	10000
				Size Adj: 0.9776	Base Rate: CWS 36.00
					Bldg. Rate: 0.7188
					Sq. Foot Cost: \$ 25.88
BUILDING SUB AREA DETAILS					
ID	Description	Area	Adj.	Effect.	
ATU	ATTIC	2450	0.10	245	
UFF	UPPER FLR FIN	1680	1.00	1680	
FFF	FST FLR FIN	2594	1.00	2594	
SLB	SLAB	3056	0.00	0	
COF	COM OFFICE	914	1.75	1600	
FFU	FST FLR UNFIN	462	0.50	231	
GLA:	5,188	11,156		6,350	
2022 BASE YEAR BUILDING VALUATION					
Market Cost New:					\$ 164,338
Year Built:					1951
Condition For Age:					AVERAGE 26 %
Physical:					
Functional:					
Economic:					
Temporary:					
Total Depreciation:					26 %
Building Value:					\$ 121,600



Assessment and Sales Report

Location & Ownership Information

Address: 89 South St Walpole, NH 03608-4542

Map Ref: M: 00018 L: 000006 S: 000000

Owner 1: Abingdon Spares Llc

Owner Address: 0 Po Box 37 Walpole, NH 03608-4542

Zoning: RB R

Owner 2:

Property Information

Use: Commercial Building

Levels: 3

Total Rooms: 0

Full Baths: 1

Year Built: 1951

Total Area: 11,156 SqFt

First Floor Area: 0 SqFt

Attic Area: 0 SqFt

Unfinished Basement: 0 SqFt

Style:

Lot Size: 4.2 Acres (182,952 SqFt)

Bedrooms: 0

Half Baths: 0

Basement Type:

Total Living Area: 6,350 SqFt

Addl. Floor Area: 0 SqFt

Finished Basement: 0 SqFt

Total Basement: 0 SqFt

Attached Garage: 0

Heat Type: Forced Air

Roof Type: Gable

Air Conditioned: No

Foundation:

Other Garage: 0

Fuel Type: Oil

Exterior:

Fireplaces: 0

Condition: Average

Assessment Information

Last Sale Date: 07/21/2003

Last Sale Book: 2037

Land Value: \$252,700

Misc. Improv.: \$0

Fiscal Year: 2024

Map Ref: M: 00018 L: 000006 S: 000000

Tax Rate (Comm): 17.11

Last Sale Price: \$225,000

Last Sale Page: 112

Building Value: \$126,700

Total Value: \$379,400

Estimated Tax: \$6,492

Tax Rate (Res): 17.11

Tax Rate (Ind): 17.11

Sales History

Recent Sale #1

Sale Price: \$225,000

Buyer Name: Abingdon Spares Llc

Lender Name: Dk Goguen

Sale Book: 2037

Sale Date: 07/21/2003

Seller Name: Doris K Goguen

Mortgage Amount: \$215,000

Sale Page: 112

Public record information is set forth verbatim as received by MLS PIN from third parties, without verification or change. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information.

Map: 000018

Loc: 000005

Sub: 000001

Card: 1 of 1

89 SOUTH STREET

WALPOLE

Printed: 02/04/2026

OWNER INFORMATION

SALES HISTORY

PICTURE

ABINGDON SPARES LLC

P O BOX 37

WALPOLE, NH 03608

Date	Book	Page	Type	Price	Grantee
07/21/2003	2037	112	UV 23		1 DORIS GOUGEN

LISTING HISTORY

NOTES

01/16/20	KJVL		
01/01/20	INSP	MARKED FOR INSPECTION	
01/06/17	DMVL		
10/17/02	BNRL		
12/31/91	DM		

BACKLAND; FORMERLY LOT 6 SUBLOT 200; SALE 7/21/03 WITH LOT 18-6;
1/20; CNV BKLAND;

EXTRA FEATURES VALUATION

MUNICIPAL SOFTWARE BY AVITAR

Feature Type	Units	Length	x Width	Size	Adj	Rate	Cond	Market Value	Notes
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WALPOLE ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2024	\$ 0	\$ 0	\$ 400
			Parcel Total: \$ 400
2025	\$ 0	\$ 0	\$ 400
			Parcel Total: \$ 400
2026	\$ 0	\$ 0	\$ 400
			Parcel Total: \$ 400

LAND VALUATION

LAST REVALUATION: 2022

Zone: RB RESIDENTIAL-B Minimum Acreage: 0.57 Minimum Frontage: 150

Site: N/A Driveway: N/A Road: N/A

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	0.200 ac	\$ 4,000	X	100	100	100	100	100 - LEVEL	50	400	0	N	400	
	0.200 ac									400			400	

Map: 000018

Lot: 000005

Sub: 000001

Card: 1 of 1

89 SOUTH STREET

WALPOLE

Printed: 02/04/2026

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS				
		ABINGDON SPARES LLC P O BOX 37 WALPOLE, NH 03608 Account Number: 479		District S Walpole	Percentage % 100	Model:	Roof:	Ext:	Int:	
PERMITS						Floor:	Heat:	Bedrooms:	Baths:	Fixtures:
Date	Permit ID	Permit Type	Notes			A/C:	Quality:	Extra Kitchens:	Fireplaces:	
						Com. Wall:	Stories:		Generators:	
Base Type:										
BUILDING SUB AREA DETAILS										
2022 BASE YEAR BUILDING VALUATION										
Year Built: Condition For Age: Physical: Functional: Economic: Temporary:										

Assessment and Sales Report

Location & Ownership Information

Address: 89 South St Walpole, NH 03608-4542

Map Ref: M: 00018 L: 000005 S: 000001

Owner 1: Abingdon Spares Llc

Owner Address: 0 Po Box 37 Walpole, NH 03608-4542

Zoning: RB R

Owner 2:

Property Information

Use: Residential Open Land

Levels:

Total Rooms:

Full Baths:

Year Built:

Total Area:

First Floor Area:

Attic Area:

Unfinished Basement:

Style:

Lot Size: 0.2 Acres (8,712 SqFt)

Bedrooms:

Half Baths:

Basement Type:

Total Living Area:

Addl. Floor Area: 0 SqFt

Finished Basement: 0 SqFt

Total Basement:

Attached Garage: 0

Other Garage: 0

Heat Type:

Fuel Type:

Roof Type:

Exterior:

Air Conditioned: No

Fireplaces:

Foundation:

Condition:

Assessment Information

Last Sale Date:

Last Sale Price:

Last Sale Book:

Last Sale Page:

Land Value: \$400

Building Value:

Misc. Improv.: \$0

Total Value: \$400

Fiscal Year: 2024

Estimated Tax: \$7

Map Ref: M: 00018 L: 000005 S: 000001

Tax Rate (Res): 17.11

Tax Rate (Comm): 17.11

Tax Rate (Ind): 17.11

Public record information is set forth verbatim as received by MLS PIN from third parties, without verification or change. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information.

MAP
10



TOWN OF WALPOLE
34 ELM ST
PO BOX 729
WALPOLE, NH 03608

ABINGDON SPARES LLC
P O BOX 37
WALPOLE, NH 03608

2025 WALPOLE PROPERTY TAX – BILL 2 OF 2

Invoice: 2025P02000467

Billing Date: 12/30/2025

Payment Due Date: 01/30/2026

Amount Due: \$ 3,334.00

8% APR Charged After 01/30/2026

Property Owner		Property Description		
Owner: ABINGDON SPARES LLC		Map: 000018	Lot: 000006	Sub: 000000
County:	\$ 2.31	Taxable Land:	252,700	
School:	\$ 10.00	Buildings:	126,700	
Town:	\$ 3.81	Total:	379,400	
State Education:	\$ 1.14			Summary Of Taxes
S.Walpole:	\$ 0.59			Total Tax: \$ 6,772.00
				- First Bill: \$ 3,438.00
				- Abated/Paid: \$ 0.00
				- Veterans Credits: \$ 0.00
Amount Due By 01/30/2026:				\$ 3,334.00
<i>#8401</i>	<i>1/26/26</i>			
Total Tax Rate:	\$ 17.85	Net Value:	379,400	

TOWN OF WALPOLE
34 ELM ST
PO BOX 729
WALPOLE, NH 03608

ABINGDON SPARES LLC
P O BOX 37
WALPOLE, NH 03608

2025 WALPOLE PROPERTY TAX -- BILL 2 OF 2

Invoice: 2025P02000406

Billing Date: 12/31/2025

Payment Due Date: 01/30/2026

Amount Due: \$ 4.00

8% APR Charged After 01/30/2026

Property Owner

Owner: ABINGDON SPARES LLC

Property Description

Map: 000018 Lot: 000005 Sub: 000001

Location: 39 SOUTH STREET Acres: 0.200

Summary Of Taxes

Tax Rates		Assessments	
County:	\$ 2.31	Taxable Land:	400
School:	\$ 10.00	Buildings:	0
Town:	\$ 3.81	Total:	400
State Education:	\$ 1.14		
S.Walpole:	\$ 0.59		

Total Tax:	\$ 7.00
- First Bill:	\$ 3.00
- Abated/Paid:	\$ 0.00
- Veteran Credits:	\$ 0.00

Amount Due By 01/30/2026: \$ 4.00

Total Tax Rate: \$ 17.85 Net Value: 400

Town of Walpole
Water/Sewer Department
PO BOX 729
Walpole, NH 03608
Phone: 603-756-3672
Fax: 603-756-9209

CUSTOMER NUMBER	026216
BILLING DATE	10/31/2025
DUE DATE	11/30/2025
TOTAL DUE	\$113.04
Service for 7/09/2025 to 10/01/2025	

ABINGDON SPARES
PO BOX 37
WALPOLE, NH 03608

SERVICE LOCATION
89 SOUTH STREET
LOT NUMBER
D18-006-000

Type	Meter #	Size	Current Read	Prior Read	Consumption
R-Water/Sewer	30006892	3/4"	6294.000	6277.000	17

Date	Billing Item	Consumption	Amount
Current Charges			
10/31/2025	WAT - Usage	17	\$34.34
10/31/2025	SEW - Usage	17	\$43.70
10/31/2025	SEW - Bond @ 2024	17	\$35.00
Total Current Charges			\$113.04
Previous Balance			\$113.04
Total Payments			\$113.04
Available Credits			\$0.00
Total Due			\$113.04

INTEREST RATE OF 12% PER YEAR ACCRUES DAILY AFTER DUE DATE.
NOW ACCEPTING MASTERCARD, DISCOVER & AMERICAN EXPRESS FOR WATER &
SEWER PAYMENTS

11/18/25
#8390

Salmon & Nostrand
Centennial Arcade, Suite 300
Bellows Falls VT 05101-0535

012679 3375

2003 JUL 21 AM 11:43

REC'D CHESHIRE COUNTY
REGISTER OF DEEDS

Clifford Clifford

STATE OF NEW HAMPSHIRE

DEPARTMENT
OF REVENUE
ADMINISTRATION



REAL ESTATE
TRANSFER TAX

88882 THOUSAND 3 HUNDRED AND 75 DOLLARS
EXCISE DATE 07/21/2003 590212 S 00003075.00
VVVVVV VOIR FAUTERED VVVVV

Also granting the right of way for the purpose of entering and exiting said Lot #1 to enter said Lot #1 for the purpose of maintaining said water meter and its appurtenances and any such repair or maintenance as prior to any such repair or maintenance, including the right to enter said land for the purpose of reading such meter.

Being the same easement as granted to John P. Burrows by deed of Harwood W. Baynton et al., sold deed being dated June 9, 1993 to be recorded with the Cheshire County Registry of Deeds of even date hereinbelow, or nearly even date.

WARRANTY DEED

Deed to the right of Henry Walker, Clifford M. Burrows, their heirs, successors and assigns.

KNOW ALL MEN BY THESE PRESENTS, that Doris K. Goguen, a widow, of 19 Reservoir Road, in the Town of Walpole, County of Cheshire and State of New Hampshire 03608, for consideration paid, grant to Abingdon Spares, LLC, a New Hampshire limited liability company with a principal address of 89 South Street in the Town of Walpole, County of Cheshire and State of New Hampshire 03608, with WARRANTY COVENANTS:

Parcel One:

A certain tract of land with the buildings thereon, situated in Walpole, County of Cheshire and State of New Hampshire, bounded and described as follows:

Beginning at a State of New Hampshire concrete bound located on the Southerly side of South Street, so-called, at its intersection with New Hampshire Route 12; thence South 42° 55' 10 seconds East, 99.58 feet along the Southerly edge of South Street to a State of New Hampshire concrete bound; thence continuing Easterly along the Southerly edge of South Street 260 feet, more or less, to an iron pin; thence South 59° 43' 40 seconds West 171.25 feet to an iron pin; thence North 30° 16' 20 seconds West 45 feet, more or less, to an iron pin; thence South 72° 58' 50 seconds West 169.23 feet to a drill hole; the last three (3) courses being along Lot #1 of said subdivision; thence South 55° 1' West 603.01 feet along land of John O'Brien and Richard Murray to an iron pin; thence North 43° 32' 50 seconds West 110.11 feet along land of Henry Walker to an iron pin on the Easterly edge of New Hampshire Route 12; thence North 46° 38' 20 seconds East 861.79 feet along the Easterly edge of Route 12 to the point of beginning.

Being part of the premises conveyed to John P. Burrows by deed of Clifford

BK2037PG0112

Chickering dated July 14, 1978 and recorded in Volume 951 page 850 of the Cheshire County Registry of Deeds.

Also granting the right and easement to keep a water line as it now exists on Lot #1 for the purpose of supplying water to the within-granted premises, together with the right to enter said Lot #1 at all reasonable times for the purpose of laying, relaying, repairing and maintaining said water line, but doing no necessary damage, and the grantee, his successors and assigns, shall restore said Lot #1 to the same condition as prior to any such repair or maintenance. There is also conveyed hereby the right of maintaining a water meter in the building on said Lot #1 as appurtenant to the above easement, including the right to enter said Lot #1 at all reasonable times for the purpose of reading such meter.

Being the same easement as granted to John P. Burrows by deed of Harwood W. Boynton et al., said deed being dated June 4, 1980 to be recorded with the Cheshire County Registry of Deeds of even date herewith, or nearly even date.

Subject to the right of Harwood W. Boynton and Judith M. Boynton, their heirs, successors, and assigns, to pass and repass at all reasonable times on foot or with vehicles from South Street to and from the premises of Harwood W. Boynton and Judith M. Boynton over that portion of Lot #2 bounded and described as follows:

Beginning at an iron pin in the southerly edge of South Street, which point forms the northeasterly corner of land of the Grantor, being Lot #2 on a plan of subdivision of John P. Burrows and Clifford S. Chickering, Walpole, New Hampshire, prepared by James L. Hastings, Jr. RLS, December 9th, 1977, and recorded in Plan Roll 97 of the Cheshire County Registry of Deeds, said point also being the northwesterly corner of land of said Boyntons, said Lot being Lot #1 in the above-mentioned subdivision; thence South 59° 43' 40" West along the boundary line between Lots 1 and 2 to a point at the southerly limit of the paved parking lot on Lot #2; thence northwesterly along the southerly edge of the parking lot 15 feet more or less to a point; thence running diagonally in a northerly line direction across said parking lot to a point in the edge of the southerly bound of South Street, which is 33 feet westerly from the point of beginning; thence easterly along said South Street 33 feet to the point of beginning.

Being the same right of way as granted to Harwood W. Boynton et al., by deed of John P. Burrows, said deed being dated June 4, 1980 to be recorded with the Cheshire County Registry of Deeds of even date herewith, or nearly even date.

Being all and the same lands and premises as conveyed to Gerard J. Goguen (now deceased) and Doris K. Goguen by Warranty Deed of John P. Burrows dated June 9, 1980 and recorded in Volume 984 at Page 648 of the Cheshire County Registry of Deeds.

Parcel Two:

A certain tract of land located southerly of but not adjacent to South Street in the Village of Walpole, County of Cheshire, State of New Hampshire, and being Lot #1A on a plan of lots of John P. Burrows and Clifford Chickering as drawn by James H. Hastings, R.L.S., December 9, 1977, and revised November 14, 1978, approved by the Walpole Planning Board November 16, 1978, and recorded in the Cheshire County Registry of Deeds as Plan Roll #199 (Cabinet #1-188), bounded and described as follows:

Beginning at a drill hole in a culvert at the southwest corner of other land of the grantors being Lot #1 in said Subdivision; thence North 87° 7' 10" East 162.14 feet along said Lot #1 to an iron pin; thence North 30° 16' 20" West 45 feet along land of the grantees, being Lot #2 in said Subdivision; thence South 72° 58' 50" West 169.23 feet along said Lot #2 to the place of beginning.

Containing 3832 square feet and being triangular in shape.

Being all of the premises conveyed to us the said grantors by deed of John P. Burrows dated December 14, 1978, recorded in Vol. 961, Page 117 of the Cheshire County Registry of Deeds.

Being all and the same lands and premises as conveyed to Gerard J. Goguen (now deceased) and Doris K. Goguen by Warranty Deed of Harwood W. Boynton and Judith M. Boynton dated June 18, 1981 and recorded in Volume 1002 at Page 707 of the Cheshire County Registry of Deeds.

Signed this 11th day of July, 2003.

Doris K. Goguen

Doris K. Goguen

STATE OF VERMONT
WINDHAM COUNTY, ss.

Personally appeared Doris K. Goguen, known to me, who subscribed to the foregoing instrument and acknowledged that she executed the same for the purpose therein contained.

Before me, *May J. Clark*
Notary Public
(SEAL)

Law Offices of Salmon & Nostrand Centennial Arcade, Suite 300, Bellows Falls, Vermont 05101-0535

ATTEST
EVELYN S. HUBAL
Cheshire Register of Deeds

PHOTO GALLERY

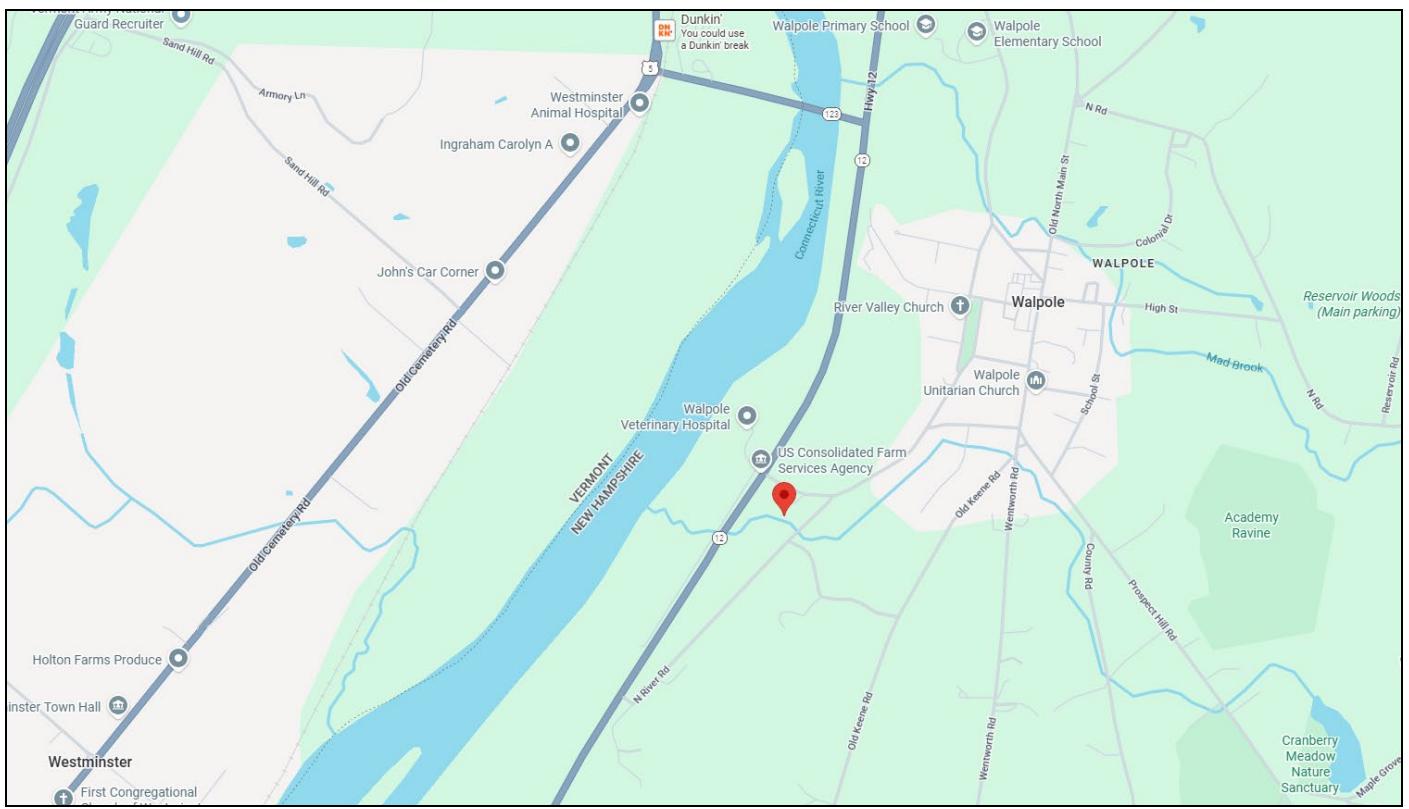
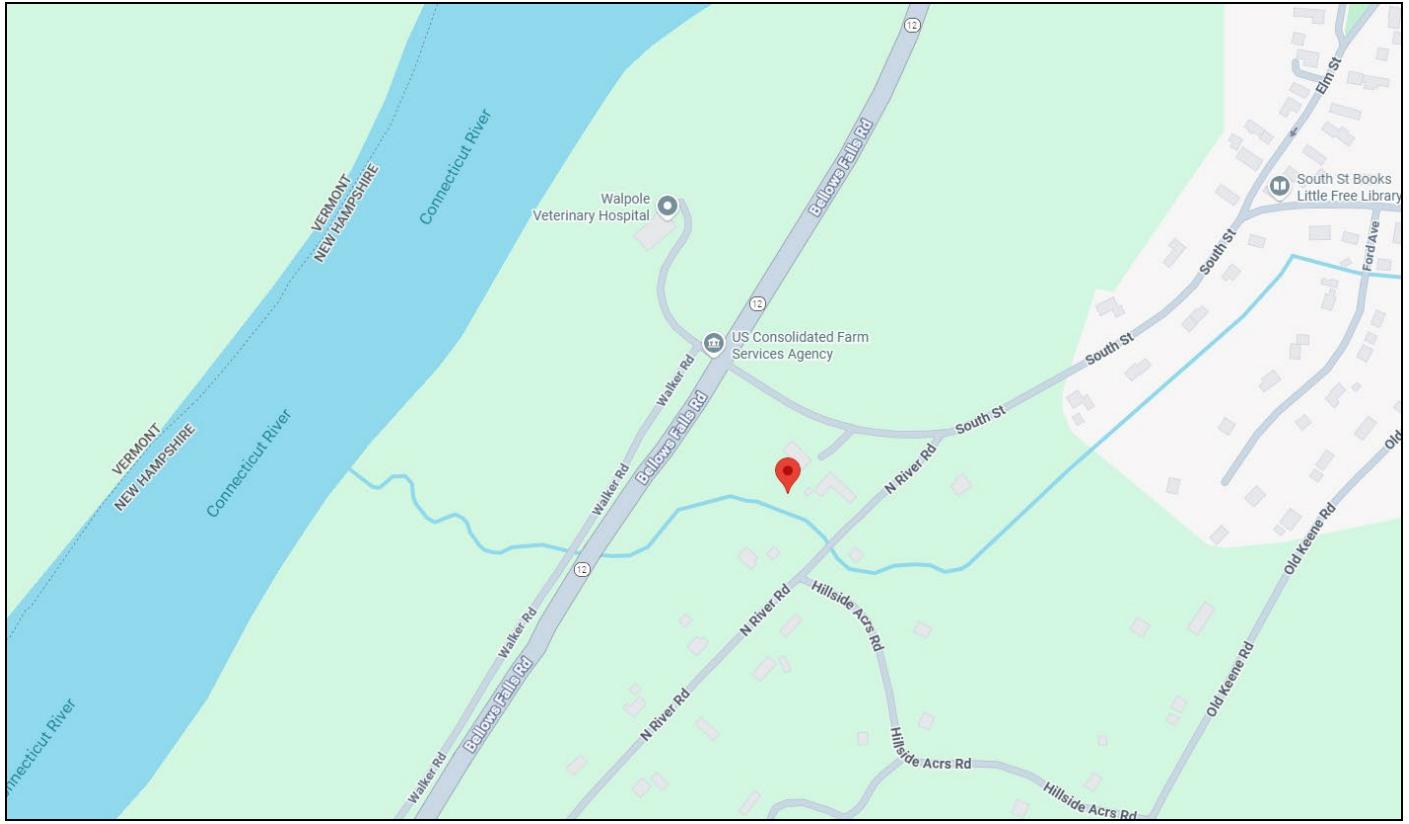
89 SOUTH ST., WALPOLE, NH





MAP

89 SOUTH ST., WALPOLE, 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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