



Town of Merrimack, New Hampshire

6 Baboosic Lake Rd · Merrimack, NH 03054 · www.merrimacknh.gov

October 26, 2016

REQUEST FOR BID AUCTION Lot 6c/208-1 “off wire”

Sealed bids will be received by the Town of Merrimack until two o'clock PM (local time) on Wednesday, November 16, 2016 for purchasing, in accordance with the following conditions, a .42-acre lot in Merrimack, NH. The property is land locked behind 115 and 117 Wire Road and is identified on the tax map as parcel #6c/208-1.

The property is being sold on an “as is” basis.

The Town has acquired this property by Tax Collector's deed. It is our understanding that any mortgages and other such liens against this property prior to such deeding became, by state statute, null and void as a result of the deeding; however, the Town does not guarantee this to be so. The Town does certify that it has complied with all laws pertaining to such deeding and will issue to the purchaser a Selectmen's Deed with quit claim covenants.

The Town makes no representation as to the state of title, liens, encumbrances, easements, or other matters that may affect the title, ownership, or intended use of this property. Bidders, therefore, are advised to conduct an examination of the record titles of the property and the related zoning regulations. This is a landlocked property.

Bids shall be submitted on the Bid Form furnished herewith. A \$500 deposit must accompany the bids. This deposit shall be in the form of a certified or cashier's check made payable to the Town of Merrimack. The balance must be paid within 42 calendar days after the Town mails to the buyer a notice of

award. If such balance is not paid within the allotted time, the deposit will be forfeited, and the property will be sold to another bidder or re-bid. Deposits submitted by unsuccessful bidders will be returned within ten calendar days after the mailing of a notice of award to the successful bidder.

All closing costs are to be the responsibility of the buyer. There will be no real estate sales commissions involved. There are no delinquent taxes, which must be paid by the buyer.

Bids made subject to certain conditions, such as the ability to obtain clear title, will also be accepted; however, such bids will not be considered as equal to unconditional bids. The Town's bid evaluation will include the weighing of the bid price against any special conditions that have been attached to the bid. Tie bids will be settled by the flip of a coin or by the drawing of lots.

Although the Town of Merrimack has no direct knowledge of the presence of radon gas or lead paint at any of the above properties, the buyer will be required to sign a statement certifying that the following related information has been provided to him or her in compliance with state statutes.

Radon gas is the product of the decay of radioactive materials in rock that may be formed in some areas of New Hampshire. This gas may pass into a structure through the ground or through water from a deep well. Testing can establish its presence, and equipment is available to remove it from air or water.

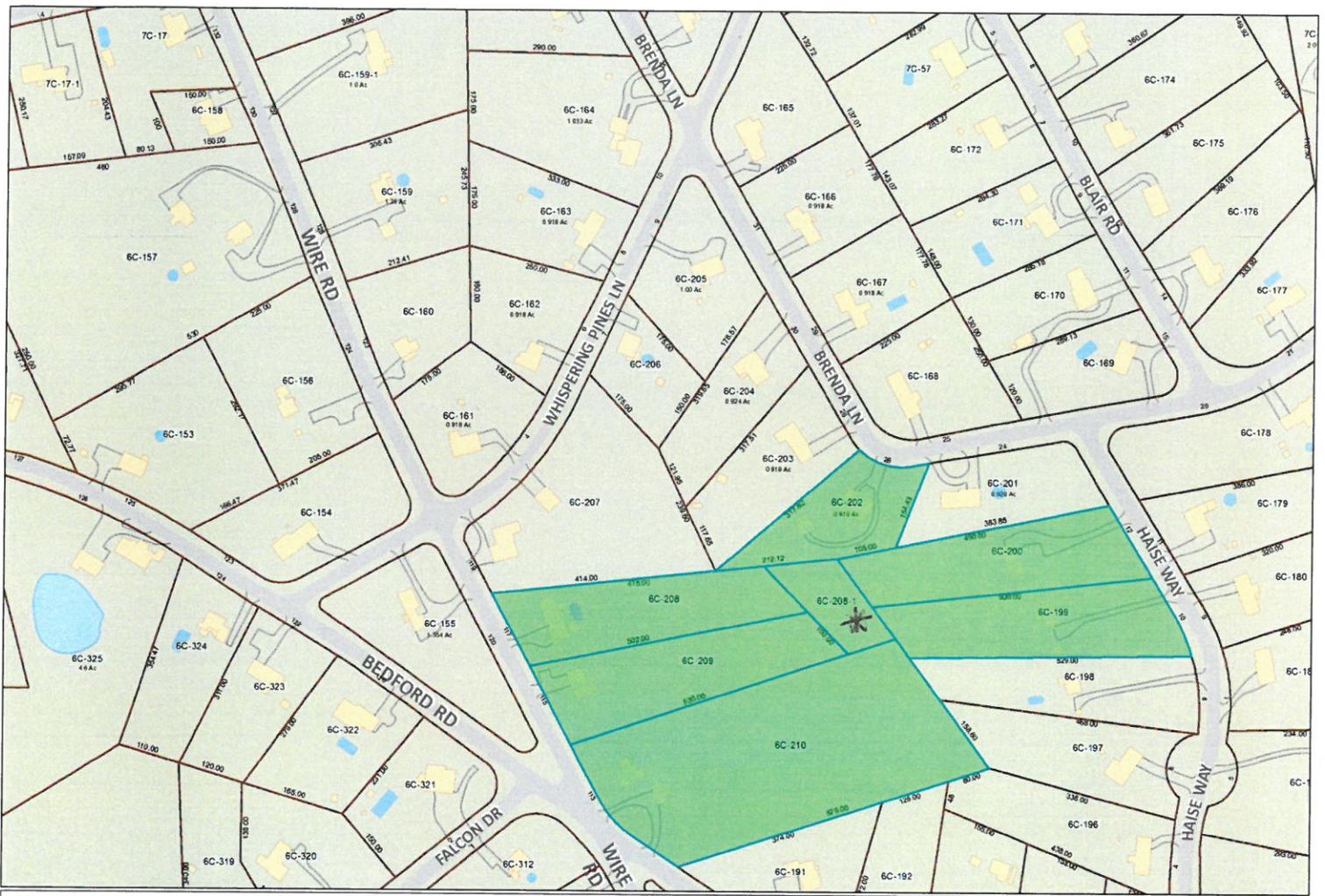
Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

The Town has no direct knowledge as to the water supply and sewage disposal systems if any.

The Town Council has set a reserve price for this property. The Town reserves the right to reject any or all bids, to waive irregularities in the bids, and to accept the bid which best serves the interest of the Town.

Bids must be sealed and marked "Real Estate Auction" and be delivered to the Finance Department, Town Hall 6 Baboosic Lake RD, Merrimack, New Hampshire 03054, by the time specified above when they will be opened publicly and read aloud.



off wire



1 inch = 217 feet



The Town of Merrimack, NH shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused or any decision made or action taken or not taken by reader in reliance upon any information or data furnished hereunder.



TOWN OF MERRIMACK, NEW HAMPSHIRE

FINANCE DEPARTMENT
6 Baboosic Lake Road
Merrimack, NH 03054

Tel: 603-424-7075
Fax: 603-424-0516

Bid on Auction
Property Parcel 6C/208-1
Bid Form

Due by 2:00PM on Wednesday, November 16, 2016

Total Proposed Purchase Price of tax map parcel
6C/208-1 as specified: \$ _____

Enclosed is a \$500.00 deposit (certified check or cashier's check payable to the Town of Merrimack. Yes ___ No ___)

The above bid is provided in accordance with the Town's bid invitation dated October 24, 2016, except as indicated below:

Name: _____
Street Address: _____
City, State, Zip Code: _____
Phone No: _____ Fax No: _____
E-Mail: _____

Authorized Signature: _____
Date: _____