



Town of Sanbornton

PO Box 124
Sanbornton, NH 03269
603.286.8252
www.sanborntonnh.org

Town of Sanbornton Tax Deeded Property Sale Bid Number 2020-03

Bid Requirements and Deadline:

All bids: Three (3) hard copies of the bid on the attached “Bid Form” shall be submitted in a sealed envelope and plainly marked “**Tax Deeded Property Sale 2020-03.**” Bids may be hand delivered to 573 Sanborn Rd, Sanbornton NH or mailed to PO Box 124, Sanbornton NH 03269

Deadline for bid submittal is August 14th 2020, at 10:00 AM at which time bids will be opened and read aloud at the Office of the Selectmen; 573 Sanborn Road, Sanbornton, NH. **The winning bid will be awarded August 19th 2020, at the Selectmen Meeting.**

Property to be Sold:

MAP ID	Address	Type of Property	Current Assessment	Minimum Bid
Map 3 Lot 25	Moose Run Drive	Land .63 AC	\$3,000	\$2,000

GENERAL REQUIREMENTS:

1. Bid offers shall remain valid until the winning bid is awarded; or for 30 days, whichever is the later date.
2. Each bid shall be accompanied by a deposit in the amount of \$500.00 cash or bank certified check/money order made out to the Town of Sanbornton. This deposit shall be credited toward the sale price for the winning bidder and all other deposits will be returned.
3. A representative from the Town of Sanbornton will notify the successful bidder in writing that their bid was accepted. The bidder shall have 30 days from notification to provide the balance of their bid amount in the form of cash, a bank certified check or money order made payable to “The Town of Sanbornton”. No personal checks will be accepted.
4. Should the winning bidder fail to pay the balance of their bid amount within 30 days of being notified in writing that they are winning bidder, their deposit shall be forfeited to the Town. The Select Board may then contact the next highest bidder and offer to sell the



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Property to them for their bid amount or the Select Board may rebid the property.

5. Upon full payment, the Town will provide the successful bidder with a quit claim deed for the property. The Town will have the deed recorded at the Belknap County Registry of Deeds.
6. The property was conveyed to the Town of Sanbornton by tax deed. The property is being sold "As Is" and without any warranties or guarantees. Bidders are expected to conduct their own due diligence prior to submitting their bids.
7. The property sold will be subject to any easement, restriction, encumbrances or condition of record.
8. The purchaser shall pay the \$25 (twenty-five dollar) L-Chip Fee and any real estate transfer tax imposed upon the sale.
9. Each bidder, by submitting a bid according to this notice; acknowledges, agrees and understands the terms and conditions of this sale. Once sold, with the deed being executed, there will be no refunds made by the Town.

VIEWING:

1. Prospective bidders who wish to inspect property will be required to sign a liability release in order to gain access to the property for sale. Please contact the Town Administrator for that release.

Questions regarding this sale can be directed to Trish Stafford at 603.729.8090 or by email to townadministrator@sanborntonnh.org

Town of Sanbornton
Tax Deeded Property Sale
Official Bid Form

Bids must be submitted on this form and must be received by the Town of Sanbornton on or before August 14th, 2020 at 10am.

Town of Sanbornton
Attn: Town Administrator
Tax Deeded Property Sale 2020-03
PO Box 124
Sanbornton, NH 03269

The undersigned have carefully examined the property and bid information and binds him/herself to the bid offer submitted below:

Map ID	Address	Minimum Bid	Bid Amount
Map 25 Lot 3	Moose Run Drive	\$2,000	\$ _____

I understand the information provided in the Town of Sanbornton's Tax Deeded Property Sale document, which I acknowledge receipt of by signing below. Specifically, I understand that the tax deeded property listed above will be sold "AS IS". I also understand that the Town will provide the successful bidder with a quit claim deed for the property. I further understand the requirements of the deadlines, the bid security payment and the payment of the balance due, should I be the successful bidder of above property.

Respectfully Submitted,

Signature

Address (Street or PO Box)

Name (Please Print)

Address (City/State/Zip)

Date

Telephone

Email Address