

TOWN OF WINCHESTER

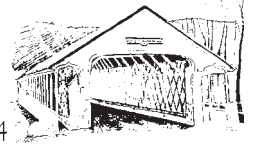
INCORPORATED JULY 2ND 1753



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Robert Gray, Property Records Manager
Extension 111

FOR POSTING AND PUBLICATION

NOTICE OF SALE OF TOWN PROPERTY

The Town of Winchester will sell by sealed bid the following vacant parcel of property purchased by the Town in 1977. The Town has authorized the Board of Selectmen to sell this property by the affirmative vote on Warrant Article 24 on March 13, 2007.

1. The property is identified in the Town of Winchester Tax Records as Map 28 Lot 10-2, consisting of 1.00 acre +/- located on the west side of Hildreth Street, abutting the Ashuelot River, and is currently assessed for \$21,400; for title reference see Cheshire County Registry of Deeds, Book 929 Page 842.
2. The property is subject to an easement granted to Barry Bordner / Winchester Roll Products as recorded in the Cheshire County Registry of Deeds, Book 1260 Page 625.
3. OTHER RESTRICTIONS: The Right-Of-Way described in Book 929 Page 842 for the purpose of maintaining a dam and bridge will not convey and will be extinguished. The Town will retain an easement at the end of Hildreth Street for the purpose of providing an area for Town plow or maintenance trucks to turn around. A boundary line adjustment may be needed, between the Bordner property and this property, due to an encroachment by Winchester Roll Products.

The Town does not warrant the condition of any aspect of this property. The Town makes no representations with respect to title or use of the property. The property will be sold "as is-where is, with all faults" condition, and is subject to all outstanding liens and easements, if any. Transfer of Title will be by deed without covenants. A bid package is available for public inspection at the Assessor's Office, Town Hall, 1 Richmond Road, Winchester, New Hampshire, during the hours of 8:00 a.m. to 5:00 p.m., Monday – Friday.

Sealed bids will be accepted at the Selectmen's Office, Town Hall, 1 Richmond Road, Winchester, New Hampshire, 03470, until 5:00 Wednesday, May 9, 2007. **The Board of Selectmen has set the minimum bid for this property at \$10,000.00.** The bids will be publicly opened at the 7:00 PM regularly scheduled Board of Selectmen meeting on Wednesday, May 9, 2007.

All bids must be submitted in writing in a sealed envelope marked "**BID-HILDRETH STREET PROPERTY**" and accompanied by a certified check or cash, or check drawn by a New Hampshire bank in an amount equal to ten percent (10%) of the bid amount. The property, as advertised, shall be conveyed by deed without covenants to the highest bidder, subject to the conditions set forth. The successful bidder, upon receipt of notification of his/her successful bid, shall deliver to the Town the balance of the bid amount by certified check, cash, or check drawn on a New Hampshire bank within thirty (30) days. If said balance is not received within such time, the Town shall retain the deposit as liquidated damages. The Board of Selectmen reserves the right to consider, accept, or reject any or all bids as it deems in the best interest of the Town of Winchester.

