



TOWN OF WINDHAM, NEW HAMPSHIRE

OFFICE OF THE BOARD OF SELECTMEN/TOWN ADMINISTRATOR
POST OFFICE BOX 120, 4 NORTH LOWELL ROAD, WINDHAM NH 03087-0120

NOTICE OF SALE TAX DEEDED PROPERTIES

TOWN OF WINDHAM, NEW HAMPSHIRE

NOTICE IS HEREBY GIVEN that, in accordance with the provisions of RSA 80:80 (II), the Town of Windham, by its Selectmen duly authorized, is accepting bids on the following parcel of land and building acquired by the Town by Tax Deed. The parcel is known as:

1) 17-M-13 – 27 Armstrong Road

Persons interested in purchasing this property shall submit a bid amount, in writing, delivered to the office of the Town Administrator, 4 North Lowell Road, Windham, New Hampshire or mailed to P.O. Box 120, Windham, NH 03087-0120. Bids must be accompanied by a check in the amount of \$100 payable to the Town of Windham, representing a bid deposit to be credited at closing if the bid is accepted. Checks will be returned to unsuccessful bidders. The bid and deposit check must be placed in a sealed envelope with the property address of the bid noted on the outside.

A minimum bid of \$80,000 is required. The bid should represent the amount the bidder is willing to pay for the conveyance of the property in accordance with the terms of sale. The property is being sold by the Town in an “as is” condition with no written or implied warranties as to the condition of the property, operations of the properties utilities or services, or any permitted uses of the property under the Town's land use ordinances.

Bids must be received at the office of the Town Administrator by 2:00 P.M. September 20, 2010. The bid envelopes will be opened on September 20, 2010 at the Board of Selectmen's meeting at 7:00 pm, 3 North Lowell Road, Windham, NH. The property will be sold to the highest qualified bidder, subject to collection of the deposit, satisfactory closing, etc. Closings shall be on or before thirty (30) days from bid opening.

The deed of the Town shall be a Release Deed, releasing all right, title and interest of the Town. Conveyance will be subject to all easements and rights of way as existed at the time of the tax deeding. Failure to close may result in forfeiture of the deposit, and sale to the next highest bidder.

The Board of Selectmen reserves the right to reject all bids, and/or impose other conditions on the sale on or before the bid opening.

Questions should be directed to David Sullivan, Town Administrator, Town of Windham, P.O. Box 120, Windham, New Hampshire 03087-0120.

Town of Windham
BY ITS BOARD OF SELECTMEN