

**FORECLOSURE 3-BEDROOM, 2-BATH MOBILE
HOME ON 1± ACRE IN HINSDALE, NH**



TUESDAY, OCTOBER 27 @ 12PM

Registration & Inspection from 11AM

ADDRESS: 9 Carpenter Drive, Hinsdale, NH 03451

Open House: Tuesday, October 13 from 11AM - 1PM



This 3-bedroom, 2-bath mobile home on 1± acre in Hinsdale, New Hampshire was built in 1992. The home features approximately 1,188± sq. ft. with a single-level layout.

Conveniently located near downtown Hinsdale, the property offers access to area schools, restaurants, shops, recreation areas, and nearby state forests. Its southwestern New Hampshire location also provides convenient access to surrounding communities, with Brattleboro, Vermont approximately 6 miles away, Keene, New Hampshire is 21 miles away and Boston, MA is 2 hours away.

The information contained herein is taken from sources deemed to be correct. The auctioneer makes no claim or warranties as to its accuracy. This is not an offering or solicitation in any state where prohibited by law. Announcements date of sale take precedence over previous information.

THOMAS HIRCHAK COMPANY • 1878 CADYS FALLS ROAD • MORRISVILLE, VT 05661
800-634-7653 • 802-888-4662 • THCAuction.com • Info@THCAuction.com



AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representations or warranties, expressed or implied, are made as to its accuracy or completeness.

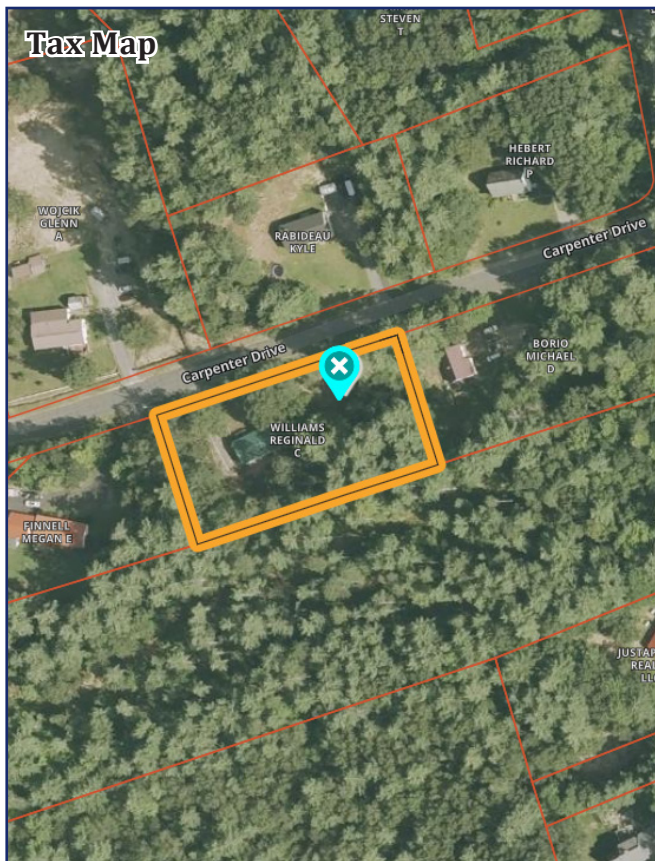
Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

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 previous printed material or any other oral statements made.

STATISTICS

Year Built 1992
 Siding Vinyl
 Roof Metal
 Basement None
 Foundation Cement Slab
 Heat Hot Air/Oil
 Water Public
 Sewer On Site
 Square Footage 1,188± SF
 Rooms 5
 Bedrooms 3
 Baths 2
 Garage None
 Acreage 1±
 Assessment \$128,500
 Town of Hinsdale, NH Taxes (approx) ... \$4,000.00
Note: No tax bill available.



AUCTION TERMS: To qualify to bid, prospective bidders must tender to the auctioneer before the foreclosure sale the amount of \$10,000.00 (the "Bid Qualifying Deposit") in cash, certified funds or bank check. The Property will be sold to the highest bidder, and the successful bidder's Bid Qualifying Deposit will be held as a non-refundable deposit, and will be considered reasonable liquidated damages if the highest bidder fails to close on the purchase of the Property. The closing shall be held, and the balance of the purchase price shall be due and payable in cash, certified funds, bank check, or other primary bank obligation, upon the delivery of the Foreclosure Deed to the purchaser within forty-five (45) days of the foreclosure sale, unless such date is mutually extended by the parties. The successful bidder will be responsible for all outstanding taxes and municipal charges.

NOTE: For all Foreclosures, the required deposit must be in the form of Cash or a Bank/ Cashier's check and must be made payable to "Hirschak Brothers". Banks will not accept checks that are made payable to the holder and signed over to Hirschak Brothers.



[illegible]

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	96	16.00	2003		50		0.00	800
SHD3	Shed Metal	L	80	5.00	2014		30		0.00	100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS WDK	First Floor Wood Deck	1,188 0	1,188 120	1,188 12	94.57 9.46	112,349 1,135
Ttl Gross Liv / Lease Area		1,188	1,308	1,200		113,484

