

**FORECLOSURE: 3-BEDROOM, 1-BATH HOME ON
0.81 ACRES IN WOODSVILLE, NH**

 **AUCTION**

FRIDAY, MARCH 20 @ 11AM

Registration & Inspection from 10AM

ADDRESS: 211 Kearsarge Drive, Woodsville, NH 03774

Open House: Friday, March 6 from 11AM-1PM



Chalet-style home featuring 3 bedrooms and 1 bath, offering approximately 960± sq. ft. of living space, including a loft, in a quiet setting. The property includes two lots selling together totaling 0.81± acres, with views of and rights to a private lake, plus access to beaches, a pool, and tennis courts. Conveniently located near ski areas, snowmobile trails, shopping, and dining, the home is approximately 5 hours from New York City, 2.5 hours from Boston, 3 hours from Portland, ME, 30 minutes to I-93, and 20 minutes to I-91 in Vermont. The home sits within the Mountain Lake District. Visit www.mountainlakenh.com for more information.

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	1970
Siding	Wood Shingle
Roof	Gable HIP Asphalt
Basement	Unfinished
Foundation	Concrete
Heat	Oil/Hot Air
Water	Mountain Lake District - Public
Water Flat Price	\$720.00 per year
Sewer	On Site (1000 Gallon)
Square Footage	960±
Rooms	5±
Baths	1
Acreage	0.81±
Road Frontage	100'±
Assessment	\$196,800.00
Year Taxes	\$2,977.00±

Through 3/02/2026

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 "Hirchak Brothers". Banks will not accept checks that are made payable to the holder and signed over to Hirchak Brothers.





Property Card: 211 KEARSARGE DR
Town of Haverhill, NH



Parcel ID: 204-296-0000
PID: 000204000296000000

Owner: MODRELL, CAROL I
Co-Owner:
Mailing Address: 211 KEARSARGE DR
WOODSVILLE, NH 03785

General Information	Assessed Value
<p>Map: 000204 Lot: 000296 Sub: 000000</p> <p>Land Use: 1F RES WTR ACS Zone: 101 MTN LAKES-NONWF Land Area in Acres: 0.415 Current Use: N Neighborhood: N-E Frontage: 00 Waterfront: N View Factor:</p>	<p>Land: \$28,000 Buildings: \$164,800 Extra Features: \$4,000 Total: \$196,800</p>
	Sale History
	<p>Book/Page: 2728-0247 Sale Date: 10/23/2002 Sale Price: 79933</p>
Building Details	
<p>Model Description: CHALET Total Gross Area: 960 Year Built: 1970 Building Grade: AVG Stories: 1.50 STORY FRAME</p>	<p>Condition: FAIR Depreciation: 0 No. Bedrooms: 3 No. Baths: 1 Adj Bas: 0</p>

Interior

Bathroom Information

- # of Baths (full): 1

Basement Information

- Basement Access: Walkout
- Full

Other Interior Features

- # of Rooms: 5
- Water Heater: Electric
- Cathedral Ceiling, Fireplace - Wood

Equipment & Appliance Information

- Range - Electric, Refrigerator

Room 1 Information

- Kitchen
- Kitchen
- Dimensions: 8X16
- Level: 1

Room 2 Information

- Dining Room

Room 3 Information

- Living Room
- Dimensions: 14X15
- Level: 1

Room 7 Information

- Master Bedroom
- Dimensions: 9X11
- Level: 1

Room 8 Information

- Bedroom
- Dimensions: 9X9
- Level: 1

Room 13 Information

- Other
- Dimensions: 16X13
- Level: 2

Room 16 Information

- Full Bath
- Level: Basement

Exterior

Building Information

- Deck
- Construction: Wood Frame
- Foundation: Concrete
- Roof: Shingle - Other
- Exterior: Shingle, T-111

Lot, Zoning, & Easement Information

- Lot: 296
- Water View, Wooded

Survey Information

- Surveyed: Unknown

Driveway

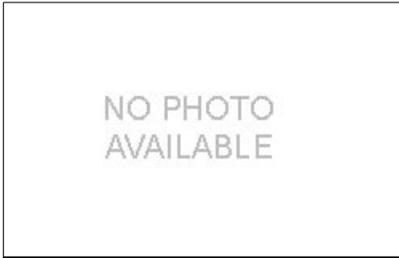
- Gravel

Other Property & Lot Information

- Year Built: 1974
- Water View: Yes
- Water View: Y



Property Card: KEARSARGE DR
Town of Haverhill, NH



Parcel ID: 204-297-0000
PID: 000204000297000000

Owner: MODRELL, CAROL I
Co-Owner:
Mailing Address: 211 KEARSARGE DR
WOODSVILLE, NH 03785

General Information	Assessed Value
<p>Map: 000204 Lot: 000297 Sub: 000000</p> <p>Land Use: 1F RES WTR ACS Zone: 101 MTN LAKES-NONWF Land Area in Acres: 0.39 Current Use: N Neighborhood: N-E Frontage: 00 Waterfront: N View Factor:</p>	<p>Land: \$9,200 Buildings: \$0 Extra Features: \$0 Total: \$9,200</p>
	Sale History
	<p>Book/Page: 2728-0247 Sale Date: 10/23/2002 Sale Price: 0</p>
Building Details	
<p>Model Description: Total Gross Area: 0 Year Built: 0 Building Grade: Stories:</p>	<p>Condition: Depreciation: 0 No. Bedrooms: 0 No. Baths: 0 Adj Bas: 0</p>

Financial

Tax Information

- Tax Year: 2001
- Gross Amount Tax: 1697.11

Other Tax Information

- Page Deed: 84

Utilities

Heating & Cooling Information

- Heat: Hot Air
- Heat Fuel: Oil

Electric Information

- 100 Amp, Circuit Breaker(s)

Sewer Information

- 1000 Gallon, Private

Water Information

- Public

Other Utilities Information

- Cable

TOWN OF HAVERHILL
2975 Dartmouth College Hwy

North Haverhill, NH 03774

TOWN OF HAVERHILL

Office Hours

Mon: 8:00AM-4:00PM Tues 8:00AM-4:00PM

(603) 787-6444

MODRELL, CAROL I
211 KEARSARGE DR
WOODSVILLE, NH 03785

OFFICE OF THE TAX COLLECTOR
SUMMARY OF ACTIVITY BY OWNER
Printed Tuesday, February 17, 2026
Interest Calculated As Of 03/02/2026

Map Lot Sub: 000204 000296 000000

Invoice: 2025P02034305

Acres: 0.42

Location: 211 KEARSARGE DR

Bill Amount: \$ 2,844.00

Due Date: 03/02/2026

Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
03/02/2026	Int/Pen From 03/02/2026	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Per Diem:	0.6233				
Total Due For Invoice 2025P02034305:					\$ 2,844.00

Total Due For Parcel 000204 000296 000000: \$ 2,844.00

Map Lot Sub: 000204 000297 000000

Invoice: 2025P02034306

Acres: 0.39

Location: KEARSARGE DR

Bill Amount: \$ 133.00

Due Date: 03/02/2026

Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
03/02/2026	Int/Pen From 03/02/2026	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Per Diem:	0.0292				
Total Due For Invoice 2025P02034306:					\$ 133.00

Total Due For Parcel 000204 000297 000000: \$ 133.00

Per Diem: 0.6525 Total Due For All Parcels: \$ 2,977.00

LEVY YEAR TAX TYPE INFORMATION

B - Betterment	P - Property	T - Timber Yield
G - Gravel Yield	R - Residence	U - Use Change
L - Lien	S - Sewer	W - Water



Collector of Taxes
Melinda Boutin