



Owner's Retirement Real Estate

# Auction

~Property Information Packet~



## 18<sup>TH</sup> CENTURY COLONIAL GEORGIAN MANOR

SITUATED ON TWO PLUS ACRES  
WITH IN-LAW SUITE

*TO BE SOLD ON SITE*

---

Saturday, June 16<sup>th</sup>

10:00 am

---

~ *132 Range Road* ~

*Windham, New Hampshire*

Open Houses: 1-3 pm

~ Sunday June 3<sup>rd</sup> and June 10<sup>th</sup> ~

Wednesday, June 13<sup>th</sup> 4 -6 pm

**[mcinnisauctions.com](http://mcinnisauctions.com)**

76 Main Street ~ Amesbury, Massachusetts 01913

1-800-822-1417

NH Lic# 2182

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**JOHN McINNIS**  
**AUCTIONEERS**

76 MAIN STREET  
AMESBURY, MASSACHUSETTS 01913  
[www.mcinnisauctions.com](http://www.mcinnisauctions.com)  
1-800-822-1417



**IMPORTANT INFORMATION FOR  
PROSPECTIVE BIDDERS**

**AUCTIONEER'S DISCLAIMER**

THE INFORMATION SET FORTH IN THIS PACKET IS BELIEVED TO BE CORRECT AND IS BEING MADE AVAILABLE FOR INFORMATION PURPOSES ONLY. THE OWNER OF THIS PROPERTY AND JOHN MCINNIS AUCTIONEERS MAKE NO WARRANTIES OR GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION.

BUYERS SHALL RELY ENTIRELY ON THEIR OWN INFORMATION, JUDGEMENT AND INSPECTION OF THE PROPERTY AND RECORDS. THIS PROPERTY IS TO BE SOLD ON AN AS IS, WHERE IS BASIS.

***Auction Subject to Confirmation***

THE AUCTIONEER HEREBY DISCLOSES HE/SHE ARE ACTING SOLELY AS AN AGENT FOR THE SELLER'S IN THE MARKETING, NEGOTIATIONS AND SALE OF THIS PROPERTY. THE PURCHASER(S) AGREE THAT THE SELLER'S AND AUCTIONEER MAKE NO WARRANTY OF ANY KIND REGARDING THE CONDITION OR VALUE OF THE REAL OR PERSONAL PROPERTY.

1-800-822-1417

**JOHN McINNIS**  
**AUCTIONEERS**

*Dear Prospective Bidder,*

*John McInnis Auctioneers is proud to announce the sale of this lovely 18<sup>th</sup> Century Colonial Georgian Manor in Windham, New Hampshire. This dramatic historic estate has grand features, expansive lawns and interesting history. It includes three stories of living space with an in-law suite, fireplaces, wood floors, porches, in ground pool with pool house, heated work shop and much more! Please take the time to review this property information packet carefully.*

*The owner is retiring and has chosen the auction method of marketing to sell their family home, because of their faith in the quick and simple process of selling real estate at auction. Their decision allows you to set the market price for this wonderful property with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!*

*As you know the property is being sold “as is, with all faults”, be sure to attend one of the scheduled “open house” previews, as it will allow you to view the property and answer any questions you may have. Open Houses for this auction have been scheduled for Sunday, June 3<sup>rd</sup>, June 10<sup>th</sup> 1-3 pm and Wednesday, June 13<sup>th</sup> 4-6 pm.*

*The property is being sold subject to the owner’s confirmation of the final auction sale price. Remember, this is not a foreclosure sale. When you purchase this home you receive clear marketable title.*

*Please remember to have the \$20,000.00 certified deposit check and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction. The sale is not contingent upon your ability to acquire mortgage financing. We encourage you to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Enclosed is a Sample Purchase and Sale Agreement for you and your attorney to review. There can be no changes made to the Agreement.*

*This information packet has been assembled for your convenience. Our Experienced staff is readily available to assist you with any questions you may have regarding the property or the auction process. We welcome your calls. We look forward to seeing you at the auction and good luck with your bids!!*

*Sincerely,*

*John*

John P. McInnis

**OWNER'S RETIREMENT  
REAL ESTATE**

**AUCTION**

**18<sup>th</sup> CENTURY COLONIAL GEORGIAN MANOR**

Situated on two plus acres with in law suite

*To be held on site  
Antiques & Furnishings*

**Saturday June 16th @ 10:00 AM**

**132 RANGE ROAD - WINDHAM, NEW HAMPSHIRE**

**BROKER PARTICIPATION INVITED!**

- Great Home for Kids -Located Just off I-93
- Located on Corner Lot -Well Maintained Home
- Updated Kitchen -Updated Electrical
- Updated Septic System -Close to Town Sports Fields
- Detached Two Car Garage w/2nd level
- Inground Pool

**Previews: Sunday June 3 & June 10th 1 pm-3 pm**

**Wednesday June 13th 4 pm-6 pm**



**JOHN MCINNIS  
AUCTIONEERS**

For terms, conditions and property information packet:

[mcinnisauctions.com](http://mcinnisauctions.com)



**800-822-1417**

NH Lic# 2182



# **Information Page**

## **-Owners Retirement Auction-**

18<sup>th</sup> Century Colonial Georgian Manor

**AUCTION DATE:**

**SATURDAY, June 16<sup>th</sup>**

To Be Held On Site

**AT 10:00 am**

**OPEN HOUSES:**

Sunday June 3<sup>rd</sup> and Sunday June 10<sup>th</sup> 1-3 pm

Wednesday June 13<sup>th</sup> 4-6 pm

**Terms of Sale:** *A deposit, of Twenty Thousand Dollars (\$20,000.00) must be presented in cash, certified or bank check. Balance in 45 days.*

**A.** Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to John McInnis Auctioneers, Escrow Agent.

**B.** Closing will take place on or before 45 days from the auction unless otherwise agreed upon by Seller, in writing.

**C.** The property is being sold **“as is, with all faults”**. We encourage you to attend the preview showing and thoroughly inspect the property. You must to rely on your own inspection and judgment when bidding on this property.

**D.** Auction is Subject to Owner’s Confirmation.

**E.** A Buyer’s Premium of **TEN PERCENT (10%)** will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer’s Premium explanation elsewhere in this Bidder Information Packet.

**F.** The property is **NOT** being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

**BUYER'S PREMIUM EXPLANATION**

There will be a Buyer's Premium of **TEN PERCENT (10%)** added to the high bid.

The total of the high bid plus the 10% Buyer's Premium shall constitute The Contract Sales Price.

**EXAMPLE:**

Bid Price: \$100,000.00

Add 10% Buyer's Premium: \$ 10, 000.00

Contract Sales Price: \$110,000.00

The Contract Sales Price represents the total due from the buyer and will be the amount entered on the Purchase and Sale Agreement.

**1-800-822-1417**

## TERMS & CONDITIONS OF SALE

1. Auctioneer is John McInnis Auctioneers, 76 Main Street, Amesbury, Massachusetts. **New Hampshire Auctioneer's License #2182.**
2. The Seller is **Dr. William W. Fredette**, herein, "Sellers".
3. This sale is of certain real property; a single family home located at:  

**132 Range Road • Windham Beach, New Hampshire**  
The property will be sold "AS IS, WITH ALL FAULTS"
4. A description of said Property to be sold is contained herein. Said real estate is described in a deed recorded in the **Rockingham** County Registry of Deeds, Book 4770, Page 1492 .
5. The sale may be adjourned from time to time as the Auctioneer may determine.
6. **TERMS OF SALE:** An initial deposit of **Twenty Thousand Dollars (\$20,000.00)** in cash, certified or bank check will be required at the time and place of the auction to register to bid on the property. Balance in 45 days. No bid will be considered unless said bidder has first registered with the Auctioneer and deposited with him the required earnest money deposit. Bids will be made orally. The auctioneer reserves the right to control the increments of the bids. Any bid not in compliance with the terms of sale may be rejected.
7. Auction will be conducted as a public auction and is subject to the owner's confirmation. The highest bidder will be the Buyer of the property, once the Owner has confirmed the high bid. At the completion of the sale, the highest bidder will sign a Purchase and Sale Agreement in the form of the specimen attached hereto, the terms of which are incorporated herein.
8. The balance of the purchase price payable by the successful bidder shall be made in cash, certified check, cashier's or bank check. Closing is to be held no more than forty-five (45) days following the date of the Purchase and Sale Agreement.
9. Seller will convey good and marketable title to said property, free and clear of all encumbrances, except building and/or zoning restrictions of record, restrictive covenants of record, usual public utilities associated with servicing of property and easements/right-of-way which exist on the face of the earth.
10. Buyer may examine title for 10 days after the day the bid is accepted and shall within that time notify seller in writing of any defects in title that may render the



title unmarketable in accordance with the standards adopted by the New Hampshire State Bar Association. Sellers shall have 30 days to cure any defects of title so brought to its attention that may render the title unmarketable. Buyer shall have the right to rescind and be refunded his deposit where defects of title that render the title unmarketable are not cured by sellers with the above-stated number of days.

11. In the event that the highest bidder fails to comply with any of the terms and conditions of sale, said bidder's deposit will be retained by the Seller, unless the Auctioneer, in its sole discretion, reopens the bidding, and the new highest bidder immediately executes a Purchase and Sale Agreement. Upon close of bidding and compliance with the terms of sale, the Auctioneer shall declare that the terms of the sale have been complied with and that the public sale is closed. If the Buyer fails to perform at closing, the Sellers will retain the Buyer's deposit. A bidder or buyer whose deposit is retained under this paragraph shall be responsible for any and all consequential damages and additional costs, deficiencies, expenses and losses suffered as a result of his failure to perform, including without limitation, any attorney's fees.
12. The Buyer's commitment under the Purchase and Sale Agreement will **NOT** be contingent upon securing financing or upon any other conditions; the Buyer's deposit will not be refunded due to any inability to obtain financing or any other failure by the Buyer to perform.
13. The property is sold "**AS IS, WITH ALL FAULTS**", and with all existing defects and without any warranties of any kind even as to fitness for a particular purpose, habitability or merchantability. Bidders are invited to inspect the premises and public records prior to making a bid. No warranties, guarantees or representations of any kind are made; and all warranties are disclaimed with respect to any improvements located underground, the location and/or boundaries of the premises or improvements thereon, environmental compliance, or its compliance with any applicable zoning or land use regulations, laws or ordinances. BUYER agrees that SELLERS are not giving any express warranty, has no successor liability and is not obligated to give any implied warranties. The Buyer will assume responsibility and expense for any title search, title examination or title insurance, as set forth in said Purchase and Sale Agreement.

**THE BUYER WILL ASSUME RISK OF ANY DEFECTS, AND EACH BIDDER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE AMOUNT BID REFLECTS THE "AS IS, WHERE IS" CONDITION OF UNDISCLOSED DEFECTS. EACH BIDDER FURTHER ACKNOWLEDGES AND AGREES THAT SUCH BIDDER IN NO WAY RELIES UPON REPRESENTATION MADE BY SELLERS OR HIS AGENTS.**

14. In the event of a substantial loss or damage to the property occurring after the execution of the Purchase and Sale Agreement and prior to closing, the Buyer shall have the election either to terminate said Purchase and Sale Agreement and

receive a refund of the earnest money deposit or to complete the purchase and receive any insurance proceeds or eminent domain award received by Sellers on account of the damage or loss.

- 15.** In the case of disputed bidding, the Auctioneer shall be the sole and absolute judge of such dispute.
- 16.** The Auctioneer acts only as agent for the Seller(s).
- 17.** In the event of any conflict between these Terms and Conditions of Sale and the Purchase and Sale Agreement, the Purchase and Sale Agreement shall control.
- 18.** Other terms or conditions may be announced at the sale.

**REAL ESTATE AUCTION PURCHASE AND SALE AGREEMENT**

The undersigned purchaser, as the successful bidder at a certain auction of the real property described below, herein agrees to purchase said real estate in accordance with the following terms and conditions.

**1.SELLER(S):**  
**Dr. William Fredette**

**BUYER(S):**

\_\_\_\_\_  
\_\_\_\_\_

Address: 132 Range Road  
Windham, New Hampshire

Address: \_\_\_\_\_

\_\_\_\_\_

Tel. No:

Tel.No. \_\_\_\_\_

**2. PROPERTY:** 2.420 +/-acres **DEED REFERENCE:** Book 4770 Page 1492 Dated 2/27/07

**3. BID PRICE (HAMMER PRICE)** \$ \_\_\_\_\_

**10% BUYER'S PREMIUM** \$ \_\_\_\_\_

**TOTAL PURCHASE PRICE DUE FROM BUYER** \$ \_\_\_\_\_

**DEPOSIT** required at the time of registration on auction day to be held by John McInnis Auctioneers, receipt of which is acknowledged and in NON-REFUNDABLE, except as provided below.

\$ \_\_\_\_\_

**Balance Due at Transfer of Title:** \$ \_\_\_\_\_

4. Transfer of Title: In accordance with the terms of the auction sale, title shall be transferred and the balance of the purchase price paid on or before **July 31, 2007**, at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at the **Rockingham County Registry** of Deeds on or before **July 31, 2007**.

5. Title shall be transferred by a \_\_\_\_\_ **Deed** to the premises, which shall be provided at Seller's expense.

6. Buyer may examine title for 10 days after the day the bid is accepted and shall within that time notify seller in writing of any defects in title that may render the title unmarketable in accordance with the standards adopted by the **New Hampshire** State Bar Association. Sellers shall have 30 days to cure any defects of title so brought to its attention that may render the title unmarketable. Buyer shall have the right to rescind and be refunded his deposit where defects of title that render the title unmarketable are not cured by sellers with the above-stated number of days.

7. Seller shall keep the premises insured during the term of this Agreement. In the event of damage by fire, or casualty, the Seller shall either restore the premises to their former condition or the Buyer, at his election, may cancel this Agreement, in which case this Agreement shall be void, or accept the premises in its then condition together with proceeds of said insurance which Seller agrees to assign to Buyer if Buyer so elects.

8. Real estate taxes and all charges against the property shall be apportioned as of the date of transfer of title.

9. If Buyer desires an examination of title, he shall pay the cost thereof. Buyer may examine title for 10 days after the date the bid is accepted and shall within that time notify seller in writing of any defects in title that may render the title unmarketable in accordance with the standards adopted by the New Hampshire State Bar Association. Sellers shall have 30 days to cure any defects of title so brought to its attention that may render the title unmarketable. Buyer shall have the right to rescind and be refunded his deposit where defects of title that render the title unmarketable are not cured by sellers with the above-stated number of days.

10. This instrument is to be construed as a New Hampshire Contract; and is to take effect as a sealed instrument; set forth the entire contract between the parties; is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as Buyers and Sellers, their obligation there under shall be joint and several.

11. **TIME IS OF THE ESSENCE** as to all dates referenced in this contract. Where necessary to effectuate the intent of the parties, the Agreement herein shall survive the closing.

12. **Risk of Defects.** The Buyer shall assume risk for any defects. Each bidder for said Property expressly acknowledges and agrees that the amount bid reflects the **“AS IS, WITH ALL FAULTS”** condition and subject to all laws and ordinances with all faults of said Property and the assumption of all risks relating to undisclosed defects. Each bidder further acknowledges and agrees that such bidder in no way relies on representation made by Sellers or Auctioneer.

13. In the event that the highest bidder fails to comply with any of the terms and conditions of sale, said bidder’s deposit will be retained by the Seller, unless the Auctioneer, in its sole discretion, reopens the bidding, and the new highest bidder immediately executes a Purchase and Sale Agreement. Upon close of bidding and compliance with the terms of sale, the Auctioneer shall declare that the terms of the sale have been complied with and that the public sale is closed. If the Buyer fails to perform at closing, the Sellers will retain the Buyer’s deposit. A bidder or buyer whose deposit is retained under this paragraph shall be responsible for any and all consequential damages and additional costs, deficiencies, expenses and losses suffered as a result of his failure to perform, including without limitation, any attorney’s fees.

14. Any and all representations, statements and agreements heretofore made between the parties hereto are merged in this Agreement, which alone fully and completely expresses their obligations and this Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this Agreement, made by the other or on his behalf. The Buyer fully acknowledges that he or she has examined the real estate to be sold and is purchasing at public Auction and accepts the property as is as shown.

15. The Sellers and Buyers agree that the Auctioneer is exclusively responsible for conducting and orchestrating this real estate auction in that no commission is due to any other broker or agent except as follows:

16. Buyer acknowledges that in the event he or she is represented by a Broker, up to a 2% co-broke fee is entitled to that Broker, according to the terms on the Broker Participation Form and the Broker should have pre-registered a Buyer forty-eight (48) hours prior to the auction.

17. **Lead Paint Law**- - The Buyer acknowledges that whenever a child or children under six (6) years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six (6) years of age. Buyer further acknowledges that he has been notified of said lead paint law by Seller and Auctioneer.

	June 16, 2007	
Buyer	Date	SS#:
<hr/>		
	June 16, 2007	
Buyer	Date	SS#:

The Seller accepts the offer and agrees to deliver the above described property at the price and upon the terms and conditions set forth.

	June 16, 2007	
Seller	Date	SS#:
<hr/>		
	June 16, 2007	
Seller	Date	SS#:
<hr/>		
	June 16, 2007	
Auctioneer	Date	

**PROPERTY DESCRIPTION**

**TOWN:** Windham, New Hampshire  
**LOCATION:** 132 Range Road  
**BUILT:** 1743  
**STYLE:** Three Story Colonial  
**LAND:** 2.20 +/- acre lot  
**LIVING SPACE SQ FT:** 3,394 +/- square feet  
**TOTAL ROOMS:** 13 Rooms  
**BATHROOMS:** 3 Baths 1 Half Bath  
**FIREPLACES:** yes  
**ROOF SURFACE:** Fiberglass  
**SIDING:** Clapboard, shingle, asph  
**INSULATION:** Unknown  
**FOUNDATION:** Stone  
**ELECTRICAL:** Fuses, Cir Brkr, 200 Amps  
**FLOORS:** Hardwood  
**HEATING:** Oil  
**LEVELS:** Three  
**WATER:** Private  
**SEWER:** Private  
**ZONING:** Residential

**MUNICIPAL DATA:**

**Town of Windham, New Hampshire**  
**Title Reference: Book 4770 Page 1492**  
**Date Recorded: 2/27/2007**  
**Assessed Value: \$437,400**

**TOWN OF WINDHAM • TAX COLLECTOR**  
 3 NORTH LOWELL ROAD  
 WINDHAM, NH 03087

SECOND BILL

**REAL ESTATE TAX BILL**

OFFICE HOURS: MON. THRU FRI. - 8:00 AM-1:00 PM; MON. EVE - 4:00-7:00PM; ADD'L HOURS DURING TAX SEASON

TAX YEAR	BILL NO.	BILL DATE	MAP/PARCEL NO.	TAX CALCULATION
2006	1886	11/27/2006	17L-00045-00920	TOTAL TAX 4,795.34
TAX RATE PER \$1000				TAX CREDIT 2250.00
ASSESSED VALUATION				SUBTOTAL 2,545.34
TOWN	2.95	LAND VALUE	186000	PAID TO DATE 1,066.20
COUNTY	0.86	BUILDING	251400	
TOWN ED	9.26	CURR USE		
STATE ED	2.28	EXEMPT	125,000.00	
TOTAL	15.35	NET VALUE	312400	TOTAL DUE 1,479.14
TAXPAYER'S NAME AND ADDRESS				
FREDETTE, WILLIAM W				
PO BOX 153				
WINDHAM, NH 03087				

12.00% APR INTEREST CHARGED AFTER  
 07/17/06 ON 1ST BILL 1,066.20  
 12/27/06 ON 2ND BILL 1,479.14

PROPERTY LOCATION	AREA
132 RANGE RD	2.41AC

The taxpayer may, by indicating, following the date of notice of tax under penalty of appeal in writing to the selectman or assessors (or a tax exemption, abatement, credit or deferral of the tax - See additional information on the back of this bill)

<b>CURRENT OWNER</b>	<b>TOPO.</b>	<b>UTILITIES</b>	<b>STRT./ROAD</b>	<b>LOCATION</b>
FREDETTE FAMILY TR, WILLIAM VI Level	6 Septic	1 Paved	3 Rural	
FREDETTE, WILLIAM W, TEE	7 Common Well			
PO BOX 153				
WINDHAM, NH 03087				
Additional Owners:				
Other ID:	1061			
Census	RLB			
NH Class	N/A			
Tax District	N/A			
Tax Lien	N/A			

<b>RECORD OF OWNERSHIP</b>	<b>ASSOC PID#</b>	<b>SALE PRICE Y.C.</b>
FREDETTE FAMILY TR, WILLIAM W	47701492	0 IN 2006 1010
FREDETTE, WILLIAM W	27671 88	0 IN 2006 1010
		2006 1010

<b>EXEMPTIONS</b>	<b>Code</b>	<b>Description</b>	<b>Amount</b>
2003	V1	VETERAN	500
2003	V2	VETERAN DISABLED	2,000
2003	E1	ELDERLY 65-74	160,000
<b>Total:</b>			<b>162,500</b>

<b>OTHER ASSESSMENTS</b>	<b>Number</b>	<b>Amount</b>	<b>Comm. Int.</b>
ASSESSING NEIGHBORHOOD	TRACING		BATCH1
STREET INDEX NAME			

**NOTES**  
 ORIGINALLY BUILT IN 1743  
 THIRD FLOOR IS GAMBREL ROOF

<b>APPRaised VALUE SUMMARY</b>	<b>Appraised Bldg. Value (Card)</b>	222,100
	<b>Appraised XF (B) Value (Bldg)</b>	7,900
	<b>Appraised OB (L) Value (Bldg)</b>	21,400
	<b>Appraised Land Value (Bldg)</b>	186,000
	<b>Special Land Value</b>	0
	<b>Total Appraised Parcel Value</b>	437,400
	<b>Valuation Method:</b>	C
	<b>Adjustment:</b>	0
	<b>Net Total Appraised Parcel Value</b>	437,400

<b>BUILDING PERMIT RECORD</b>	<b>Amount</b>	<b>Issg. Date</b>	<b>Type</b>	<b>Description</b>
00-00	0	10/19/2001		

<b>LAND LINE VALUATION SECTION</b>	<b>Unit Price</b>	<b>Area</b>	<b>Factor</b>	<b>St. Adj.</b>
1 1010 SINGLE FAMILY	200,000.00	1.00	5	1,0000
1 1010 SINGLE FAMILY	5,000.00	1.00	0	1,0000
<b>Total Card Land Units:</b>		<b>2.41 AC</b>		<b>Parcel Total Land Area: 2.41 AC</b>

<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	<b>Yr.</b>	<b>Code</b>	<b>Assessed Value</b>	<b>Yr.</b>	<b>Code</b>	<b>Assessed Value</b>
	2006	1010	230,000	2004	1010	200,000
	2006	1010	186,000	2004	1010	124,000
	2006	1010	21,400	2004	1010	26,200
<b>Total:</b>			<b>437,400</b>			<b>350,200</b>

<b>VISIT/CHANGE HISTORY</b>	<b>Date</b>	<b>Type</b>	<b>IS</b>	<b>ID</b>	<b>CD</b>	<b>Purpose/Result</b>
	6/10/2002	RENOVATE EXTERIO		RN	00	Measure-Listed

<b>ADDITIONAL DATA</b>	<b>Code</b>	<b>Description</b>	<b>Assessed Value</b>
	1010	RES BLDG	230,000
	1010	RES LAND	186,000
	1010	RES OBS	21,400
<b>Total:</b>			<b>437,400</b>

**VISION**

Element	Code	Description	Unit	Qty	Rate	Amount
Style	63	Antique				
Model	01	Residential				
Grade	10	C+				
Stories	2.75	2 3/4 Stories				
Occupancy	2					
Exterior Wall 1	11	Clapboard				
Exterior Wall 2						
Roof Structure	07	Gambrel				
Roof Cover	03	Asph/F Gls/Comp				
Interior Wall 1	03	Plastered				
Interior Wall 2						
Interior Flr 1	09	Pine/Soft Wood				
Interior Flr 2						
Heat Fuel	02	Oil				
Heat Type	04	Forced Air-Due				
AC Type	01	None				
Total Bedrooms	04	4 Bedrooms				
Total Baths	3					
Total Half Baths	1					
Total Xtn Fixtrs						
Total Rooms	8					
Bath Style	02	Average				
Kitchen Style	02	Average				

Code	Description	Unit	Qty	Rate	Amount
1010	SINGLE FAMILY				
MIXED USE					
Percentage 100					
COST/MARKET VALUATION					
	Adj. Base Rate:			64.29	
	Section RCN:			281,082	
	Net Other Adj:			0.00	
	Replace Cost:			281,082	
	AYB:			1780	
	EYB:			1984	
	Dep Code:				
	Remodel Rating:				
	Year Remodeled:			21	
	Dep %:				
	Functional Obscure:				
	External Obscure:				
	Cost Trend Factor:			1	
	Condition:				
	% Complete:			79	
	Overall % Cost:			222,100	
	Apprais Val:			0	
	Dep % Over:				
	Dep Over Comment:				
	Misc Imp Over:			0	
	Misc Imp Over Comment:				
	Cost to Cure Over:			0	
	Cost to Cure Over Comment:				

Code	Description	Sub Description	L	B	Units	Unit Price	Code	Exp	Rt	Cost	% of	nd	Apr	Value
EGRI	GARAGE-AVI		650	16,600	1983	1	100	8,100						
SHDI	SHED FRAME		63	8,000	1960	1	100	300						
SPLI	POOL-INGR C		800	18,000	1989	1	100	12,100						
SHDI	SHED FRAME		81	8,000	1980	1	100	500						
SHDI	SHED FRAME		81	8,000	1960	1	100	400						
PPL2	1.5 STORY CH		4	2,500.00	1984	1	100	7,900						

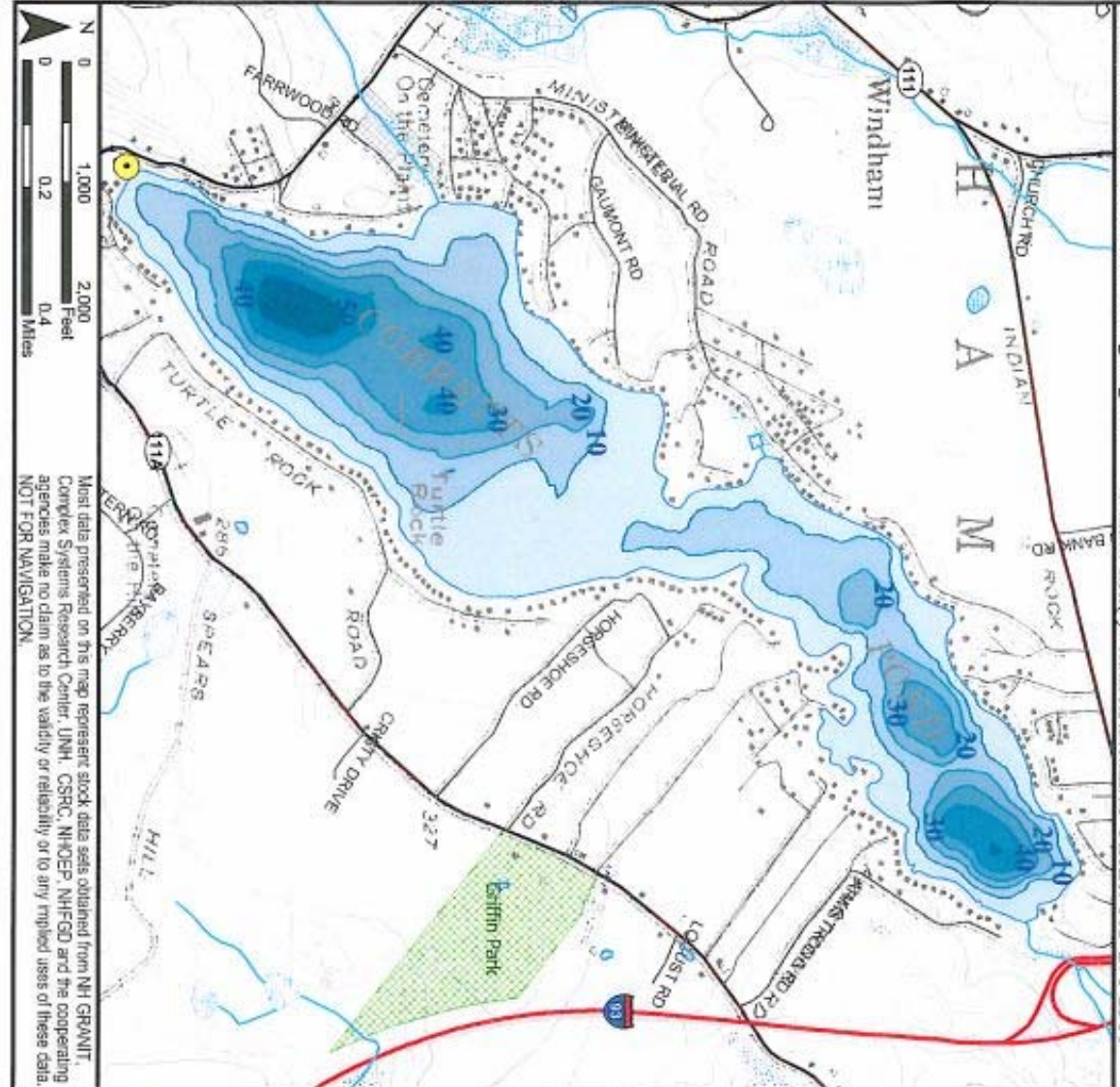
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Empuse	Value
BAS	First Floor	1,513	1,513	0	64.29	97.273	
CRL	Crawl Space	0	1,513	0	0.00	0	
FAT	Attic, Finished	81	324	81	16.07	5,208	
FEP	Porch, Enclosed, Finished	0	1,314	920	45.01	59,148	
FOP	Porch, Open, Finished	0	213	43	12.98	2,765	
FUS	Upper Story, Finished	1,000	1,000	1,000	64.29	64,292	
TQS	Three Quarter Story	750	1,000	800	51.43	51,433	
UBM	Basement, Unfinished	0	300	15	3.21	964	
Tot. Gross Live/Lease Area:		3,344	7,177	4,372		281,082	





For regulation information, please refer to the NHPGD Freshwater Fishing Digest.

Contact: NHPGD Inland Fisheries (Headquarters), Concord  
 E-mail: fish@wildlife.state.nh.us Phone: 603-271-2501



Most data presented on this map represent stock data sets obtained from NH GRANIT, Complex Systems Research Center, UNH, CSRC, NHOEP, NHPGD and the cooperating agencies make no claim as to the validity or reliability or to any implied uses of these data. NOT FOR NAVIGATION.

## COBBETTS POND Windham

FISHERY: Warmwater ACRES: 302  
 TROPIC LEVEL: MESO  
 AVG DEPTH: 33 MAX DEPTH: 50  
 SPECIES: SMB,LMB,ECP,BBH,BG

ADDITIONAL INFO:

ACCESS: Town beach limited access

Contact: NH Dept of Safety, Marine Patrol Bureau for information regarding waterbody restrictions (603) 293-0091

● Access site (NHOEP)

~ Bathymetric contour

Bathymetry (depth in feet)  
 Less than 10 30 to 40  
 10 to 20 40 to 50  
 20 to 30 Greater than 50

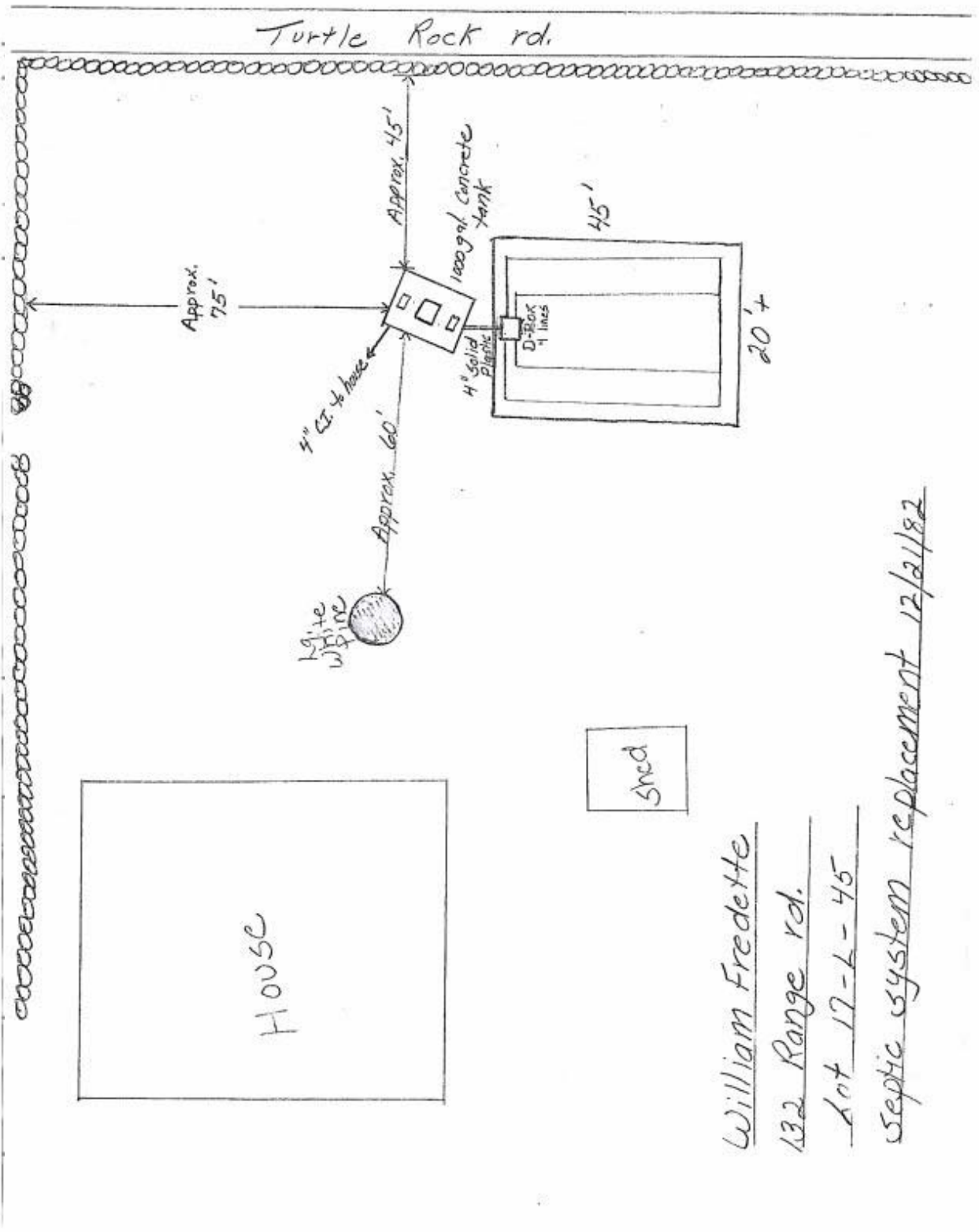
Bathymetry data provided by the NH Department of Environmental Services, Watershed Mgt Bureau

- Town boundary
- Primary Route
- Road or Street
- Trail or other
- Stream or Shoreline
- Surface Water
- Wetland
- Conservation Land
- Access Restricted or Unknown



Directions: Rtes 111 and 28

Property located a short walk to Cobbetts Pond



William Fredette  
132 Range rd.  
Lot 17-6-45  
septic system replacement 12/2/82

**Septic System Replacement**



**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT  
AND LEAD-BASED PAINT HAZARDS**

**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

\*\*\*\*\*

**Seller's Disclosure(initial)**

\_\_\_(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and or lead-based paint hazards are present in the housing(explain). \_\_\_\_\_

Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing.

\_\_\_(b) Records and reports available to the seller (check one below):

Seller has provided the purchaser will all available records and reports pertaining too lead- based paint and or lead-based paint hazards in the housing (list documents below).  
\_\_\_\_\_  
\_\_\_\_\_

Seller has no reports or records pertaining to lead- based paint and or lead-based paint hazards in the housing.

\*\*\*\*\*

**Purchaser's Acknowledgement (initial)**

\_\_\_(c) Purchaser has received copies of all information listed above.

\_\_\_(d) Purchaser has received the pamphlet *Protect your Family from Lead in your Home.*

**To be Completed at Closing**



**BUYER'S BROKER REGISTRATON FORM**

Broker/Salesperson: \_\_\_\_\_  
Agency: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

Dear John McInnis Auctioneers,

As a licensed real estate broker/salesperson I, \_\_\_\_\_  
License Number \_\_\_\_\_ (attach copy of Real Estate  
License),

Wish to register my client:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

For the upcoming auction of the following property: \_\_\_\_\_,  
With an opening bid amount of \$ \_\_\_\_\_.

I will attend a scheduled preview, if any and the auction along with my client who will register to bid on the day of auction. It is my understanding that a fee will be paid to the above listed Real Estate Agency should my client be the successful bidder, pays for and closes on the property and I have registered them at least **forty-eight (48) hours** prior to the day of auction. No oral registrations will be accepted. (Please note that principals are excluded from this program.)

I am representing my client, the Buyer, and not the Seller. Further, I shall hold harmless and indemnify John McInnis Auctioneers, and the Seller from any and all claims, costs, or expenses, including reasonable attorney's fees, which may arise out of any actions or inaction's or representations made by me in connection with the sale of this property.

A prospective bidder that has previously been in contact with John McInnis Auctioneers or the Seller concerning the subject property will not be eligible as a client for any broker or salesperson.

A TWO PERCENT (2%) commission will be paid to a Licensed Broker who has procured a Buyer through his or her own efforts.

**THERE WILL BE NO EXCEPTIONS TO THESE BROKER REQUIREMENTS.**

In addition to my signature below, please find the signature of my client, indicating that they have seen and agreed to the above.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Broker/Salesperson                      Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Broker/Salesperson                      Date

**FINANCING AVAILABLE**

**TO**

**QUALIFIED BUYERS**

**THROUGH**

***MERRIMAC SAVINGS BANK***

**Please Contact:**

**Eileen Doughty**

**1 West Main Street  
Merrimac, MA 01860**

**Office: 978.346.8661**

**Fax: 978.346.7155**

**Cell: 978.376.7316**

**Email: [ead@merrimacbank.com](mailto:ead@merrimacbank.com)**

We provided the name of the above mentioned lender and their contact for your convenience. We make no representation as to the availability of financing or to individual's ability to qualify for financing. Additionally, we recommend to interested parties, that the successful buyer(s) must close on the property according to the terms of sale and the closing **is not** contingent upon financing.



**REAL ESTATE ABSENTEE BID FORM**

I, \_\_\_\_\_ (Name)

Of, \_\_\_\_\_ (Address),

Wish to submit the following as my high bid on the following Real Estate:

Situated in the City/Town of: **Windham**

Street Address: **132 Range Road**

County: **Rockingham** State of: **New Hampshire**

Amount of Bid: \$

I understand that John McInnis Auctioneers will be auctioning this property on: **June 16, 2007**. If this bid is the highest bid for the subject property, I agree to execute a purchase and sale agreement in the amount for the subject property within forty-eight (48) hours after the sale. I recognize that John McInnis Auctioneers has been retained to conduct the above auction on behalf of the seller and that its acceptance and placement of my absentee bid is purely an accommodation on the part of John McInnis Auctioneers and I, my successors and assigns agree and convenient that no liability on the part of John McInnis Auctioneers is incurred by reason of its acceptance and placement of this bid and further, I hereby release and waive any claims against John McInnis Auctioneers of whatever nature arising out of or because of this bid. In the event that I or my personal representation should fail, refuse or neglect to execute an deliver a valid and binding purchase and sale agreement for the within property, if this absentee bid is the highest bid therefore, then my deposit in the amount of \$ \_\_\_\_\_ which accompanies this bid shall be forfeited and I or my personal representatives may be liable for additional damages, costs and expenses incurred by the seller including attorneys fees. Furthermore, I have seen and fully understand the purchase and sales agreement for this property. If the auction is one with more than one property/lot/unit and my first choice above is not successful, I agree to place the same bid on the following:

\_\_\_\_\_  
\_\_\_\_\_.

DATE: \_\_\_\_\_, 2007

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Photo Gallery



IN GROUND POOL



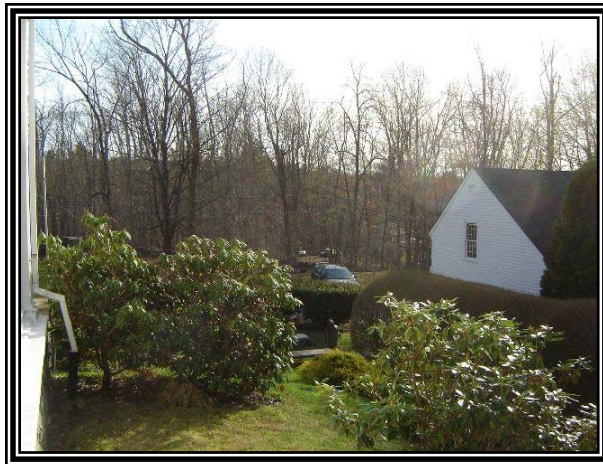
WELL MAINTAINED HOME



UPDATED KITCHEN



UPDATED ELECTRICAL



LOCATED ON A CORNER LOT



GREAT HOME FOR KIDS

UPDATED SEPTIC SYSTEM



GARAGE W/2<sup>ND</sup> LEVEL



CONVENIENTLY LOCATED OFF I-93





Owner's Retirement Real Estate

# AUCTION

18<sup>th</sup> CENTURY COLONIAL GEORGIAN MANOR

Situated on two plus acres with in law suite

Saturday June 16<sup>th</sup> @ 10:00 AM

To be held on site

Antiques & Furnishings

132 RANGE ROAD - WINDHAM, NEW HAMPSHIRE

**-POINTS OF INTEREST-**

- Great Home for Kids
- Located Just off I-93
- Located on Corner Lot
- Well Maintained Home
  - Updated Kitchen
  - Updated Electrical
  - Updated Septic System
- Close to Town Sports Fields
  - Inground Pool
- Detached Two Car Garage w/2<sup>nd</sup> level



The long time owners of this magnificent colonial gambrel home are downsizing and retiring to their home in the North Country. They have chosen the auction method of marketing to sell all the remaining antiques and Real Estate at auction. Don't miss the opportunity to acquire this stately home where you set the price when you bid!

**Real Estate Auction Terms of Sale:** A deposit, of Twenty Thousand Dollars (\$20,000.00) must be presented in cash, certified or bank check at the time and place of sale. Balance in 45 days. High bid will be subject to Owner Confirmation. Ten Percent Buyers Premium.

**PREVIEWS:**

Sunday: June 3 & June 10<sup>th</sup> 1 pm-3 pm  
Wednesday: June 13<sup>th</sup> 4 pm-6pm



For more information:

**mcinnisauctions.com**

**800-822-1417**

NH Lic# 2182

**BROKER PARTICIPATION INVITED!**



# Owner's Retirement Real Estate Auction

18<sup>th</sup> CENTURY COLONIAL GEORGIAN MANOR

*Situated on two plus acres with in law suite*

132 RANGE ROAD - WINDHAM, NEW HAMPSHIRE

Saturday June 16<sup>th</sup> @ 10:00 AM

To be held on site

Antiques & Furnishings



**JOHN MCINNIS**  
AUCTIONEERS



## PROPERTY DESCRIPTION

<b>BUILT:</b>	1743
<b>STYLE:</b>	Three Story Gambrel Colonial
<b>LAND:</b>	2.420 +/- acre lot
<b>LIVING SPACE SQ FT:</b>	3,394 +/- sq ft
<b>TOTAL ROOMS:</b>	13 Rooms
<b>BATHROOMS:</b>	3 Baths 1 Half Bath
<b>ROOF SURFACE:</b>	Fiberglass
<b>SIDING:</b>	Clapboard, shingle, asph
<b>INSULATION:</b>	Unknown
<b>FOUNDATION:</b>	Stone
<b>ELECTRICAL:</b>	Fuses, Cir Breaker, 200 Amps
<b>FLOORS:</b>	Hardwood
<b>HEATING:</b>	Oil
<b>LEVELS:</b>	Three
<b>WATER:</b>	Private
<b>SEWER:</b>	Private
<b>ZONING:</b>	Residential
<b>GARAGE:</b>	Detached, heated, Dir. Entry. Finished
<b>SECURITY SYSTEM:</b>	Yes
<b>AMENITIES:</b>	1 <sup>st</sup> Floor Laundry-Patio-Hot Tub-Inground Pool-Fireplace-Wood

### Real Estate Auction Terms of Sale:

A deposit, of Twenty Thousand Dollars (\$20,000.00) must be presented in cash, certified or bank check at the time and place of sale. Balance in 45 days. High bid will be subject to Owner Confirmation. Ten Percent Buyers Premium.

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