

REAL ESTATE AUCTION

ADMINISTRATOR SALE
TO SETTLE AN ESTATE

THURSDAY, JUNE 12th at 2pm



BIDDING WILL BE HELD LIVE ON SITE

Single Family Federal Period Brick Home Situated on 12 +/- Acres
of Land with an additional 1.9 +/- acre parcel of land
TO BE SOLD IN IT'S ENTIRETY
90 HARVEY MILL ROAD - LEE, NH

PREVIEW 12-2 PM, WED, JUNE 4th and SUN, JUNE 8th

OR BY APPOINTMENT—PLEASE CALL 978-388-0400

BROKER PARTICIPATION INVITED

MORE INFO: MCINNISAUCTIONS.COM

978-388-0400
76 Main Street
Amesbury, MA 01913

mcinnisauctions@yahoo.com
NH LIC # 2182

John McInnis LLC
AUCTIONEERS • APPRAISERS

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IMPORTANT INFORMATION FOR PROSPECTIVE BIDDERS

THE INFORMATION SET FORTH IN THIS PACKET IS BELIEVED TO BE CORRECT. HOWEVER, THE SELLER OF THIS PROPERTY AND JOHN MCINNIS AUCTIONEERS LLC MAKE NO WARRANTIES OR GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION.

THIS INFORMATION IS PROVIDED TO YOU AS A MATTER OF CONVENIENCE ONLY AND PROSPECTIVE BIDDERS OF THIS PROPERTY ARE RESPONSIBLE FOR CONDUCTING THEIR OWN DUE DILIGENCE PRIOR TO BIDDING AT THIS SALE

BUYER 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, WITH ALL FAULTS.

THE AUCTIONEER HEREBY DISCLOSES HE/SHE IS ACTING SOLELY AS AN AGENT FOR THE SELLER IN THE MARKETING, NEGOTIATIONS AND SALE OF THIS PROPERTY. THE PURCHASER(S) AGREE THAT THE SELLER AND AUCTIONEER MAKE NO WARRANTIES OF ANY KIND.

ANNOUNCEMENTS FROM THE AUCTION BLOCK WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



JOHN MCINNIS AUCTIONEERS LLC

Estates ♦ Auctions ♦ Real Estate ♦ Appraisals

76 Main Street - Amesbury, Massachusetts 01913
Phone 978.388.0400 - Fax 978.388.8863

Dear Prospective Bidder,

Thank you for your inquiry on our upcoming On Site Real Estate Auction to be held on **THURSDAY, JUNE 12th at 2pm**. John McInnis Auctioneers LLC is pleased to offer this Single Family Brick Federal Period Home awaiting your makeover renovations!

The Administrator to the Estate has chosen auction, the accelerated method of marketing to sell this 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 property with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. There is no buyers premium for this sale.

As you know the property is being sold "as is, where is, with all faults". Open houses have been scheduled and we invite you to attend to view this home and surrounding grounds. If you are unable to attend but wish to bid please call us 48 hours prior to the auction to arrange an Absentee Bid the day of the sale.

The property is being sold subject to confirmation of the Administrator. Remember, this is not a foreclosure sale. When you purchase this home you receive clear marketable title.

This auction will be held live on-site.

Please remember to have the **\$10,000.00 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. If you are the high bidder an additional deposit to equal Ten Percent (10%) of the high bid (hammer price) will be required within Three (3) business days of the sale. 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



Administrator's Sale of Real Estate

AUCTION

To Settle an Estate

90 HARVEY MILL RD - LEE, NH

*Single Family Brick Federal Period Home situated on 12 +/- acres of land
along with a 1.9 +/- acre parcel of land
TO BE SOLD IN IT'S ENTIRETY*

THURS, JUNE 12th at 2 pm



Previews: Wed, June 4th and Sun, June 8th from 12-2pm

Or by Appointment 978-388-0400

TO BE SOLD TO THE HIGHEST BIDDER

Our firm has been hired by The Administrator to the
Estate of Diethild M. Beckman to offer this Single Family Brick home
with frontage on North River and separate parcel of land at public auction. This property awaits your
own home renovation and additions.

Bring your architect. Equestrian possibilities.

BROKER PARTICIPATION INVITED!

John McInnis LLC
AUCTIONEERS • APPRAISERS

More Info & Terms:
mcinnisauctions.com

978-388-0400

NH LIC#2182

Residential **Single Family**
5044174
Active

90 Harvey Mill Rd Street
Lee **NH 03861**
Unit/Lot #

Listed: 6/2/2025 **\$365,385**

Closed:

DOM: 0



Unbranded Tour URL 1

County NH-Strafford
VillDStLoc
Year Built 1834
Architectural Style Colonial
Color Red
Total Stories 1.5
Taxes TBD No
TaxAnnIAmt \$8,639.00
Tax Year 2023
Tax Year Notes

Rooms - Total 9
Bedrooms - Total 3
Baths - Total 2
Baths - Full 2
Baths - 3/4 0
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Total Finished 2,957
SqFt-Apx Total 3,377
Lot Size Acres 12.00
Lot - Sqft 522,720
Footprint

Delayed Showing No

Date - Showings Begin

Directions Located on RT 152

Remarks - Public Administrators Sale at AUCTION, to settle an estate (the listed price is the assessed value being used as a place holder and not the auction price). This is a wonderful opportunity to acquire a spectacular NH Single Family Brick Federal Period Home that sits high on a hill, located on a scenic country road with 12 +/- acres of land with the North River running along the border and your chance to renovate and turn this home into an architectural gem with an appropriate addition. Also included is a 1.9 +/-acre parcel of land with the potential to sub-divide and will be sold in its entirety on THURS, JUNE 12th at 2 pm. Showings begin with previews: Wed, June 4th and Sun, June 8th from 12-2pm or by Appointment at 978-388-0400. A \$10,000.00 certified deposit check to the auction company to bid. Successful bidder to deliver earnest money totaling Ten Percent (10%) of the high bid received (hammer price) will be required within Three (3) business days of the sale, closing within 45 days. The high bid received is subject to confirmation from the Administrator. Buyer to receive clear marketable title at closing. Subject to confirmation of Administrator. There is no Buyers Premium on this auction.

STRUCTURE

Construction Status Existing
Rehab Needed
Construction Materials Brick Exterior
Foundation Granite
Roof Metal
Basement Yes
Basement Access Type Walkout
Basement Description Concrete Floor, Finished, Stairs - Interior
Garage Yes
Garage Capacity 1

Estimated Completion

SqFt-Apx Fin Above Grade 2,502
List \$/SqFt Fin ABV Grade \$146.04
SqFt-Apx Fin AG Source Public Records
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Other
SqFt-Apx Fin Below Grade 455
List \$/SqFt Fin Below Grade \$803.04
SqFt-Apx Fin BG Source Public Records
List \$/SqFt Fin Total \$123.57
SqFt-Apx Unfn Below Grade 420
SqFt-Apx Unfn BG Source Public Records
SqFt-Apx Tot Below Grade
SqFt-Apx Tot BG Source

ROOMS **DIMS.** **/** **LVL**

ROOMS **DIMS.** **/** **LVL**

PUBLIC RECORDS

Deed - Recorded Type Quit Claim
Deeds - Total
Deed - Book 5132
Deed - Page 0375
Deed 2 - Book
Deed 2 - Page
Plan Survey Number
Property ID
Zoning 01

Map 22
Block 8
Lot 00
SPAN#
Tax Class
Tax Rate
Current Use
Land Gains
Assessment Year
Assessment Amount
Assessments - Special

LOT & LOCATION

Development / Subdivision
Owned Land Yes
Common Land Acres

School - District
School - Elementary
School - Middle/Jr
School - High

Lot Features Farm

Waterfront Property No
Water View No
Water Body Access No

Water Body Name

Road Frontage TBD
Road Frontage Type Public
Road Frontage Length

Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel

Surveyed Unknown

UTILITIES

Heating Hot Water
Cooling None
Water Source Private
Sewer Private
Electric Other

Utilities Cable
Internet Unknown

Fuel Company
Electric Company
Cable Company
Phone Company
Internet Service Provider

FEATURES

Driveway Dirt

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Building Number
Units Per Building
Condo Limited Common Area
Condo Fees

Auction Yes
Date - Auction 6/12/2025
Auction Time 2 pm
Auction Info Available Prior Viewing, Buyer Registration Req'd, Sold As Is
Auctioneer Name John McInnis
Auctioneer License Number 2182
Auction Price Determined By Other

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Anchor
Mobile Co-Op
Mobile Park Approval
Mobile Must Move

DISCLOSURES

Fee
Fee 2
Fee 3

Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount
Items Excluded

Flood Zone Unknown
Seasonal No
Easements
Covenants Unknown
Resort

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

POWER PRODUCTION

Power Production Type
Power Production Ownership
Mount Type
Mount Location
Power Production Size
Power Production Year Install
Power Production Annual
Power Production Annual Status
Power Production Verification Source

Power Production Type 2
Power Production Ownership 2
Mount Type 2
Mount Location 2
Power Production Size 2
Power Production Year Install 2
Power Production Annual 2
Power Production Annual Status 2
Power Production Verification Source 2

HOME PERFORMANCE INDICATORS

Green Verification Body
Green Verification Progm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

Green Verificatn Body 2
Green Verificatn Progm 2
Green Verificatn Year 2
Green Verificatn Rating 2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verification Source 2
Green Verificatn NewCon 2
Green Verificatn URL 2
Green Verificatn Body 3
Green Verificatn Progm 3
Green Verificatn Year 3
Green Verificatn Rating 3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS**Remarks - Non-Public****Remarks - Intra-Firm**

Showing Instructions Appointment, Call List Agent, Text List Agent
Showing Service None

Input of Owner Name I have written permission to submit name
Owner Name Beckman
Owner Phone
Occupant Type
Occupant Name
Occupant Phone
Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name	Paul Keenan Real Estate	Date - MLS List	6/2/2025
Listing Office - Phone Number	Off: 978-375-9846	Date - Expiration	6/12/2025
Listing Office - Phone Number 2		Date - Active Under Contr	
List Agent - Agent Name and Phone	John P McInnis - Cell: 978-697-2589	Date - Pending	
List Agent - Phone Number	Cell: 978-697-2589	Date - Withdrawn	
List Agent - E-mail	mcinnisauctions@yahoo.com	Date - Terminated	
List Team - Team Name		Date - Closed	
List Team - Phone Number 1		Anticipated Closing Date	
List Team - Team Email 1			
Co List Agent - Agent Name and Phone		Listed in other Prop Type	No
Co List Agent - Phone Number		Primary MLS#	
Co List Agent - E-mail		Comp Only	No
Alternate Contact - Agent Name		Comp Type	
Alternate Contact - Phone Number		Listing Type	Exclusive Agency
Alternate Contact - E-mail		Listing Service	Full Service
Buyer Office - Office Name		Designated/Apptd. Agency	No
Buyer Office - Phone Number		Short Sale	No
Buyer Office - E-mail		Price - Original	\$365,385
Buyer Agent - Agent Name			
Buyer Agent - Phone Number			
Buyer Agent - E-mail			
Buyer Team - Team Name			
Buyer Team - Phone Number 1			
Co Buyer Office - Office Name and Phone			
Co Buyer Agent - Agent Name and Phone			

Concessions
Concession - Amount
Concession - Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

Financing-Buyer**Contingencies**

My Info: John P McInnis - Cell: 978-697-2589

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TERMS of SALE:

A deposit of Ten thousand dollars (\$10,000.00)

must be presented in cash or bank check.

Balance of the deposit to equal 10% of the high bid (hammer price) due in 3 business days.

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 LLC, 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, where is, with all faults”**. We encourage you to attend the preview showing and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.
- D. Auction is subject to confirmation of the high bid by The Administrator.
- E. 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! There is no buyers premium for this sale.
- F. Any and all items deemed personal property left on the premises are considered abandoned by the Seller (The Estate of Diethild M. Beckman) and will be the responsibility of the buyer on day of title transfer.
- G. Other terms or conditions may be announced at the sale.



***ANNOUNCEMENTS FROM THE AUCTION BLOCK WILL TAKE
PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL
OR ANY OTHER ORAL STATEMENTS MADE.***

***THIS INFORMATION IS PROVIDED TO YOU AS A MATTER OF CONVENIENCE ONLY
AND PROSPECTIVE BIDDERS OF THIS PROPERTY ARE RESPONSIBLE
FOR CONDUCTING THEIR OWN DUE DILIGENCE PRIOR TO BIDDING AT THIS SALE***

TERMS & CONDITIONS OF SALE

1. Auctioneer is John McInnis Auctioneers LLC, 76 Main Street, Amesbury, Massachusetts.
New Hampshire Auctioneer's License #2182.
2. The Seller is **ESTATE OF DIETHILD M. BECKMAN** herein, "Seller".
3. This sale is of certain real property; a single family home located at:
90 HARVEY MILL RD • LEE, NH

The property will be sold ***"AS IS, WHERE 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 **Strafford County** Registry of Deeds, Book **2914**Page **611** and Book **5132** Page **375**.
5. The sale may be adjourned from time to time as the Auctioneer may determine.
6. **TERMS OF SALE:** An initial deposit of **Ten Thousand Dollars (\$10,000.00)** in cash, certified or bank check, made out to yourself will be required at the time and place of the auction to register to bid on the property. Balance of the deposit to equal 10% of the high bid (hammer price) due in 3 business days. Balance on or before **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 confirmation of the high bid by The Administrator and a License to Sell from the NH Probate Court.
The highest bidder will be the Buyer of the property, once the **Administrator** 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, WHERE 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.
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.
19. Any and all items deemed personal property left on the premises are considered abandoned by the Seller (The Estate of Diethild M. Beckman) and will be the responsibility of the buyer on auction day.

**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.**

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):

BUYER(S):

ESTATE OF DIETHILD M. BECKMAN

Address: 90 Harvey Mill Road
Lee, NH 03844 03861

Address: _____

Tel. No: _____

Tel. No. _____

2. PROPERTY: .12 +/- acres
1.9+/- acres

DEED REFERENCE: Book 5132 Page 0375
DEED REFERENCE: Book 2914 Page 0611

3. BID PRICE (HAMMER PRICE)

\$ _____

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

\$10,000.00

SUB TOTAL

\$ _____

Balance of the deposit to equal 10% of the high bid due in 3 business days.

\$ _____

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 28, 2025, at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at the **Strafford County Registry** of Deeds on or before July 28, 2025.

5. Title shall be transferred by a **Fiduciary 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, WHERE 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.

18. Any and all items deemed personal property left on the premises are considered abandoned by the Seller (**ESTATE OF DIETHILD M. BECKMAN**), and will be the responsibility of the buyer on auction day.

	June 12, 2025	
Buyer	Date	SS#:

	June 12, 2025	
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 12, 2025	
Seller	Date	SS#:

	June 12, 2025	
Seller	Date	SS#:

	June 12, 2025	
Auctioneer	Date	



76 Main Street – Amesbury, MA 01913
978-388-0400 – mcinnisauctions@yahoo.com

BUYER'S BROKER REGISTRATON FORM

AUCTION ADDRESS: 90 HARVEY MILL ROAD – LEE, NH

AUCTION DATE: THURSDAY, JUNE 12, 2025 at 2pm

Broker/Salesperson: _____

License No: _____

(attach copy of Real Estate License): _____ **State of Issue:** _____ **Expiration:** _____

Company Name: _____

Address: _____

Telephone Number: _____

Fed ID Number: _____

Client Name: _____

Address: _____

Telephone Number: _____

Property Address: _____

Opening Bid Amount: _____

BROKER PARTICIPATION TERMS

A commission will be paid based on the following schedule to any properly licensed real estate broker/salesperson whose Buyer/Bidder is the successful purchaser for this property and who actually closes and pays the Total Contract Sale Price for this property.

UP TO A TWO PERCENT (2%) commission, on the High Bid, will be paid on any pre-auction written opening bid of at least Seventy Percent (70%) of the high bid.

IF AN OPENING. BID IS NOT WRITTEN ON THE BROKER PARTICIPATION FORM OR DOES NOT EQUAL AT LEAST SEVENTY PERCENT (70%) OF THE HIGH BID, THEN ONLY ONE PERCENT (1%) COMMISSION, on the High Bid, WILL BE PAID TO THE BROKER/SALESPERSON. THE MAXIMUM BROKER PARTICIPATION WILL NOT EXCEED (2%) OF THE HIGH BID.

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

Accepted John McInnis Auctioneers

Client Date



REAL ESTATE ABSENTEE/PHONE BID FORM

Form and specified deposit must be submitted 48 hrs. prior to the Auction

I, _____ (Name)

Of, _____ (Address),

Wish to submit an ABSENTEE or PHONE BID as my high bid on the following Real Estate:

Situated in the City/Town of: LEE, NH

Street Address: 90 HARVEY MILL ROAD

County: STRAFFORD

State of: NEW HAMPSHIRE

Amount of Bid: _____ ABSENTEE \$ _____

_____ PHONE (MINIMUM OPENING BID) \$ _____

I understand that John McInnis Auctioneers LLC will be auctioning this property on: **Thursday, June 12th at 2 pm.** 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 LLC has been retained to conduct the above auction on behalf of the seller and that its acceptance and placement of my absentee/phone bid is purely an accommodation on the part of John McInnis Auctioneers LLC and I, my successors and assigns agree and convenient that no liability on the part of John McInnis Auctioneers LLC 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 LLC 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 property, if this absentee/phone bid is the highest bid therefore, then my deposit in the amount of **\$10,000.00** 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 attorney's fees. Furthermore, I have seen and fully understand the purchase and sales agreement for this property.

NOTE: 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: _____, 2025

Witness

Signature

Print Name

DEPOSIT of \$10,000.00 RECORDED

CHECK NO: _____

PHONE BID NO: _____

BACK UP PHONE NO.: _____

Valuation		Listing History	
Building Value:	\$158,700	<u>List Date</u>	<u>Lister</u>
Features:	\$9,200	01/08/2024	SM
Taxable Land:	\$197,485	08/08/2023	STM
	Current Use	01/03/2022	STM
Card Value:	\$365,385	05/03/2021	SM
Parcel Value:	\$365,385	04/04/2017	STM

Notes: RED BRCK;8X28FFF HT DISCNCTD;FPL UNUSBLE PER FIRE MARSHALL;PR LAYOUT;PR FLRS,PLASTER&DESN;BR UNUSABLE;ROTTING BRD28X14FFF;STRS TO RBF-STEEP+LO HDRM;STNS IN KIT CLNG;FLRING INBR-BRKN;LOOSE STRS;COMM LIFT NEXT TO BARN;EST SLAB UND FFF 28X18&14X28;REF INSP 09-15 ADJ OUTBLDGS, 04-17EST BP COMPLETE N/V CHANGE - - 04-21 TRANSFER - LIFE ESTATE TO DIETHILD BECKMAN RETAINED, 1/22: ELECTRIC=100%, STRY HEIGHT=UFF=HSF=LOW HEADRM 01-24 REMOVE EXEMPTION APPLICANT PASSED DECEMBER 2023

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$158,700	\$9,200	\$197,485	Cost Valuation	\$365,385
2023	\$158,700	\$9,200	\$197,694	Cost Valuation	\$365,594
2022	\$158,700	\$9,200	\$198,042	Cost Valuation	\$365,942
2021	\$158,700	\$9,200	\$198,042	Cost Valuation	\$365,942
2020	\$119,500	\$7,500	\$76,787	Cost Valuation	\$203,787
2019	\$119,500	\$7,500	\$76,787	Cost Valuation	\$203,787
2018	\$119,500	\$7,500	\$76,787	Cost Valuation	\$203,787
2017	\$119,500	\$7,500	\$76,927	Cost Valuation	\$203,927
2016	\$119,500	\$7,500	\$76,922	Cost Valuation	\$203,922
2015	\$124,500	\$8,100	\$71,941	Cost Valuation	\$204,541
2014	\$124,500	\$8,100	\$72,104	Cost Valuation	\$204,704
2013	\$124,500	\$8,100	\$72,104	Cost Valuation	\$204,704
2012	\$124,500	\$8,100	\$72,123	Cost Valuation	\$204,723
2011	\$124,500	\$8,100	\$72,189	Cost Valuation	\$204,789
2010	\$90,400	\$7,800	\$132,504	Cost Valuation	\$230,704
2009	\$90,400	\$7,800	\$132,287	Cost Valuation	\$230,487
2008	\$90,400	\$7,800	\$132,287	Cost Valuation	\$230,487
2007	\$90,400	\$7,800	\$132,287	Cost Valuation	\$230,487
2006	\$90,400	\$7,800	\$132,287	Cost Valuation	\$230,487

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
08/11/2023	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	BECKMAN, DIETHILD - LE	5132	0375
04/05/2021	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	BECKMAN, DIETHILD	4891	0165
12/12/2003	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	BECKMAN, PIETER	2914	612
03/24/2003	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	BECKMAN, ERIK & PIETER	2709	623

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
10/02/1996	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$82,500	BOLSTRIDGE, NELSON	1890	782
04/19/1994	IMPROVED	NO - FORECLOSURE	\$154,000	BECKMAN, DIETHILD	1740	019

Land

Size: 12.000 AC.
Zone: 01 - RES
Neighborhood: AVERAGE+40
Land Use: 1F RES

Site:
Driveway:
Road:

Taxable Value: \$197,485

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 AC	140,000	I	140	100	100	100	100	100	196,000	0	N	196,000	
FARM LAND	500.000 FF	140	I	140	0	0	0	100	100	98,000	0	N	0	
FARM LAND	7.600 AC	4,000	X	96	0	0	0	100	100	29,200	71	Y	1,366	
UNMNGD OTHER	3.400 AC	4,000	X	96	0	0	0	100	100	13,100	100	Y	119	
			①							①	①	①		

Building

1.5 STORY FRAME COLONIAL Built In 1834

Roof:	GABLE OR HIP METAL/TIN	Bedrooms:	3	Quality:	AVG+30
Exterior:	BR ON MASONRY BOARD/BATTEN	Bathrooms:	2.0	Size Adj.	0.9661
Interior:	DRYWALL	Extra Kitchens:	0	Base Rate:	100.00
Flooring:	PINE/SOFT WD HARD TILE	Fireplaces:	0	Building Rate:	1.2434
Heat:	OIL HOT WATER	Generators:	0	Sq. Foot Cost:	124.34
		AC:	NO	Effective Area:	2,502
		Cost New:			\$311,099

Depreciation							Assessment
Normal AVERAGE	Physical	Functional LO/HEADRM	Economic	Temporary	Total Dpr.		
34%	0%	15%	0%	0%	49%		\$158,700

Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
BARN-1STRY	720	30 x 24	82	24.00	50	\$7,085	
SHED-WOOD	120	12 x 10	193	10.00	50	\$1,158	
FIREPLACE 1-STAND	1		100	2000.00	50	\$1,000	
Total:						\$9,200	

Photo



Town of Lee

[Print Now](#)

Parcel ID: 000022 000008 000000 (CARD 1 of 1)
Owner: BECKMAN, DIETHILD ESTATE
Location: 90 HARVEY MILL ROAD
Acres: 12.000

General

Town of Lee

Print Now

Parcel ID: 000022 000001 000100 (CARD 1 of 1)
 Owner: BECKMAN, DIETHILD ESTATE
 Location: 90 HARVEY MILL ROAD
 Acres: 1.900

General

Valuation		Listing History	
Building Value:	\$0	List Date	Lister
Features:	\$0	08/08/2023	STM
Taxable Land:	\$66 Current Use	09/19/2022	STM
Card Value:	\$66 ?	05/15/2017	STM
Parcel Value:	\$66	06/17/2013	JQ
		10/25/2010	JS

Notes: VACANT; PARTIALLY CLEARED/WOODED; FF 1V1 W/RD.; SHED-M 8X21 IS ACTUALLY A TRACTOR TRAILOR; OWNER INSISTS FROM A SURVEY LOT IS ACTUALLY ONLY .9 AC NOT 1.9 10-10 N/C. 6/13-FLAG POLE LOT, NO CHNG. 2017: NC, 9/22: NC APPARENT

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable ▲
2024	\$0	\$0	\$66	Cost Valuation	\$66
2023	\$0	\$0	\$76	Cost Valuation	\$76
2022	\$0	\$0	\$91	Cost Valuation	\$91
2021	\$0	\$0	\$91	Cost Valuation	\$91
2020	\$0	\$0	\$75	Cost Valuation	\$75
2019	\$0	\$0	\$75	Cost Valuation	\$75
2018	\$0	\$0	\$75	Cost Valuation	\$75
2017	\$0	\$0	\$66	Cost Valuation	\$66
2016	\$0	\$0	\$66	Cost Valuation	\$66
2015	\$0	\$0	\$67	Cost Valuation	\$67
2014	\$0	\$0	\$74	Cost Valuation	\$74
2013	\$0	\$0	\$74	Cost Valuation	\$74
2012	\$0	\$0	\$111	Cost Valuation	\$111
2011	\$0	\$0	\$173	Cost Valuation	\$173
2010	\$0	\$0	\$198	Cost Valuation	\$198
2009	\$0	\$0	\$228	Cost Valuation	\$228
2008	\$0	\$0	\$228	Cost Valuation	\$228
2007	\$0	\$0	\$228	Cost Valuation	\$228
2006	\$0	\$0	\$228	Cost Valuation	\$228

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
12/12/2003	VACANT	NO - FAMILY/RELAT GRNTR/E	\$0	BECKMAN, PIETER	2914	612
03/24/2003	VACANT	NO - FAMILY/RELAT GRNTR/E	\$0	BECKMAN, ERIK & PIETER	2709	623
10/02/1996	VACANT	NO - FAMILY/RELAT GRNTR/E	\$0	BOLSTRIDGE, NELSON	1890	782
04/19/1994	VACANT	NO - FORECLOSURE	\$0	BECKMAN, DIETHILD	1740	019

Land

Size:	1.900 Ac.	Site:	AVERAGE
Zone:	01 - RES	Driveway:	AVERAGE
Neighborhood:	AVERAGE+40	Road:	PAVED
Land Use:	1F RES	Taxable Value:	\$66

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
UNMNGD OTHER	1.900 AC	144,737	I	140	100	100	100	100	65	131,700	100	Y	66	UND/CLR

Building

There Is No Building For This Card

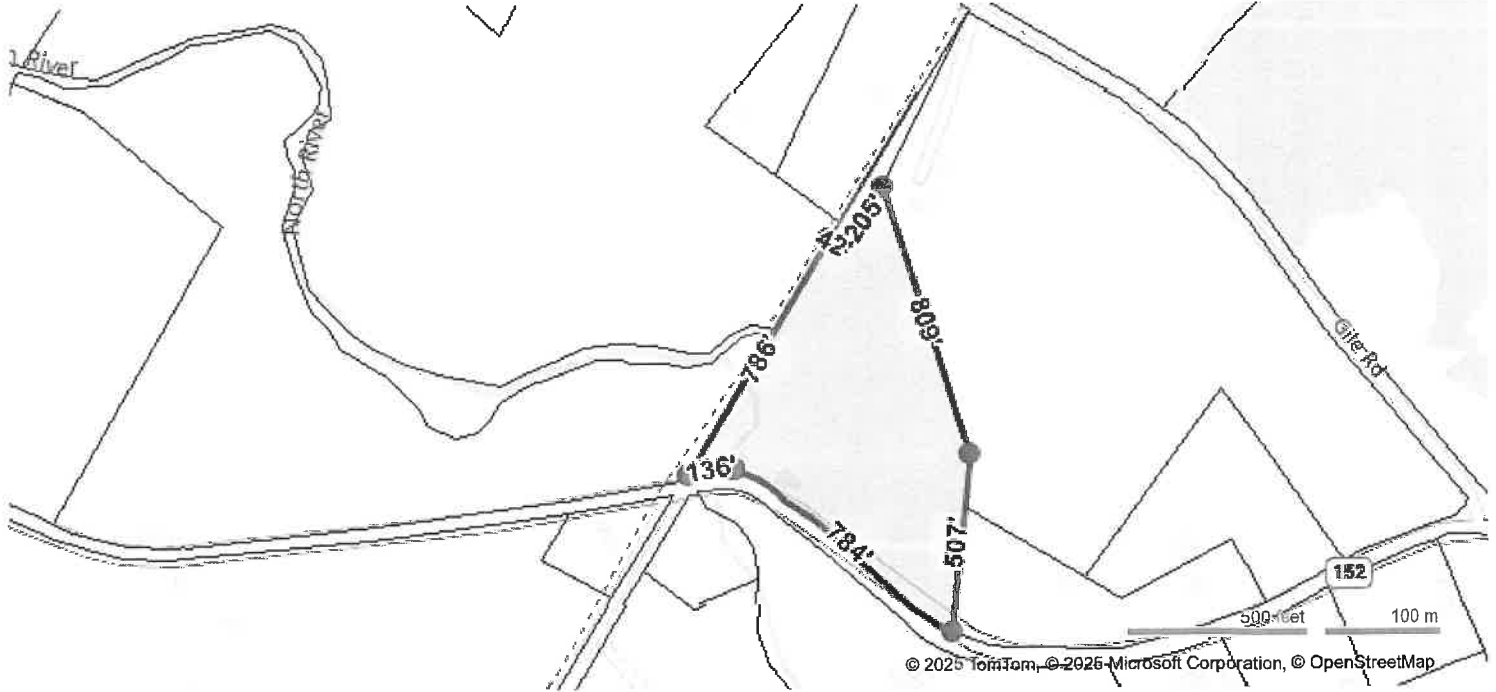
Features

There Are No Features For This Card

Photo

There Is No Photo For This Card

Sketch



LOCATION

Property Address 90 Harvey Mill Rd
Lee, NH 03861-6301

Subdivision

County Strafford County, NH

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID LLEE M:00022 B:000008 L:000000

Alternate Parcel ID

Account Number

District/Ward

2020 Census Trct/Blk 805/4

Assessor Roll Year 2024

PROPERTY SUMMARY

Property Type Residential
Land Use Single Family Residential
Improvement Type Colonial
Square Feet 2502

CURRENT OWNER

Name Beckman Diethild
Mailing Address Po Box 12
Durham, NH 03824-0012

SCHOOL ZONE INFORMATION

Mast Way School 3.2 mi
Elementary: Pre K to 5 Distance
Oyster River Middle School 7.3 mi
Primary Middle: Pre K to 8 Distance
Oyster River High School 7.7 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 05/09/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/12/2003	\$18,000	Beckman Diethild M	Beckman Pieter J	Deed		2914/612
10/2/1996	\$82,500	Beckman Eric H & Beckman Pieter J	Bolstridge Nelson G	Quit Claim W/ Arms Length Transaction		1890/782

TAX ASSESSMENT

Tax Assessment	2023	Change (%)	2022	Change (%)	2021
Assessed Land	\$197,694.00	-\$348.00 (-0.2%)	\$198,042.00		\$198,042.00
Assessed Improvements	\$167,900.00		\$167,900.00		\$167,900.00
Total Assessment	\$365,594.00	-\$348.00 (-0.1%)	\$365,942.00		\$365,942.00

Exempt Reason

TAXES			
Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$8,639.00
2022			\$7,948.00
2021			\$7,967.00
2020			\$6,493.00
2019			\$6,417.00
2018			\$6,230.00
2017			\$6,106.00
2016			\$5,965.00
2015			\$5,983.00

MORTGAGE HISTORY			
No mortgages were found for this parcel.			

FORECLOSURE HISTORY			
No foreclosures were found for this parcel.			

PROPERTY CHARACTERISTICS: BUILDING					
Building # 1					
Type	Colonial	Condition	Average		Units
Year Built	1834	Effective Year			Stories 2
BRs	3	Baths	2	F H	Rooms
Total Sq. Ft.	2,502				
Building Square Feet (Living Space)			Building Square Feet (Other)		
			Gross Area 4432		

- CONSTRUCTION					
Quality		Roof Framing			Gable
Shape		Roof Cover Deck			Metal
Partitions		Cabinet Millwork			
Common Wall		Floor Finish			
Foundation		Interior Finish			
Floor System		Air Conditioning			
Exterior Wall	Brick	Heat Type			Hot Water
Structural Framing		Bathroom Tile			
Fireplace		Plumbing Fixtures			
- OTHER					
Occupancy		Building Data Source			

PROPERTY CHARACTERISTICS: EXTRA FEATURES			
No extra features were found for this parcel.			

PROPERTY CHARACTERISTICS: LOT			
Land Use	Single Family Residential	Lot Dimensions	
Block/Lot	8/	Lot Square Feet	522,720
Latitude/Longitude	43.098414°/-71.057833°	Acreage	12

PROPERTY CHARACTERISTICS: UTILITIES/AREA	
Gas Source	Road Type
Electric Source	Topography

Water Source		District Trend	
Sewer Source		Special School District 1	Oyster Riv Coop
Zoning Code	RES	Special School District 2	
Owner Type			

LEGAL DESCRIPTION			
Subdivision		Plat Book/Page	
Block/Lot	8/	District/Ward	
Description			

POWER PRODUCTION			
No power production information was found for this parcel.			

INTERNET ACCESS			
courtesy of Fiberhomes.com			

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Xfinity	FIBER	No	1200 Mbps	
Viasat	SATELLITE	No	100 Mbps	
Consolidated Communications	DSL	No	25 Mbps	

FEMA FLOOD ZONES					
Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	33017C0360D	05/17/2005
A	High		Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	33017C0360D	05/17/2005

LISTING ARCHIVE									
MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent Buyer Broker
5044174	For Sale	06/02/2025	06/02/2025	\$365,385					



LOCATION

Property Address 90 Harvey Mill Rd
Lee, NH 03861-6301

Subdivision

County Strafford County, NH

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID LLEE M:00022 B:000001 L:000100

Alternate Parcel ID

Account Number

District/Ward

2020 Census Trct/Blk 805/4

Assessor Roll Year 2024

PROPERTY SUMMARY

Property Type Residential

Land Use Residential Vacant Land

Improvement Type

Square Feet

CURRENT OWNER

Name Beckman Diethild

Mailing Address Po Box 12
Durham, NH 03824-0012

SCHOOL ZONE INFORMATION

Mast Way School 3.2 mi
Elementary: Pre K to 5 Distance

Oyster River Middle School 7.3 mi
Primary Middle: Pre K to 8 Distance

Oyster River High School 7.7 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 05/09/2025

No sales information was found for this parcel.

TAX ASSESSMENT

Tax Assessment	2023	Change (%)	2022	Change (%)	2021
Assessed Land	\$76.00	-\$15.00 (-16.5%)	\$91.00		\$91.00
Assessed Improvements					
Total Assessment	\$76.00	-\$15.00 (-16.5%)	\$91.00		\$91.00
Exempt Reason					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
----------	------------	--------------	-------------

2023	\$2.00
2022	\$2.00
2021	\$2.00
2020	\$2.00
2019	\$2.00
2018	\$2.00
2017	\$2.00
2016	\$2.00
2015	\$2.00

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential Vacant Land	Lot Dimensions	
Block/Lot	1/100	Lot Square Feet	82,764
Latitude/Longitude	43.098414°/-71.057833°	Acreage	1.9

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	Oyster Riv Coop
Zoning Code	RES	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot	1/100	District/Ward	
Description			

POWER PRODUCTION

No power production information was found for this parcel.

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Xfinity	FIBER	No	1200 Mbps	
Viasat	SATELLITE	No	100 Mbps	
Consolidated Communications	DSL	No	25 Mbps	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	33017C0360D	05/17/2005

A High

Areas subject to inundation by the 1-percent-annual-chance flood 33017C0360D event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

05/17/2005

LISTING ARCHIVE

No Listings found for this parcel.

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Information Deemed Reliable But Not Guaranteed.



SELLER'S DISCLOSURE

Property: Street: 90 HARVEY MILL RD Town/City: LEE, NH and adjacent lot
 John McInnis Auctioneers LLC has gathered as much information as possible from the Owner. As agents for the owner's, we have made every effort to provide information gathered to potential buyers.

WATER SUPPLY: PUBLIC <u> </u> PRIVATE <u> </u>	Town/City <u>Lee, NH</u>
Type of System:	Not Known <u>✓</u>
Malfunctions:	Not Known <u>✓</u>
Date of Installation:	Not Known <u>✓</u>
Date of Most Recent Water Test:	Not Known <u>✓</u>
INSULATION DISCLOSURE:	
Attic:	Not Known <u>✓</u>
Exterior Walls:	Not Known <u>✓</u>
SEPTIC SYSTEM DISCLOSURE:	
Size: N/A:	Not Known <u>✓</u>
Location: N/A:	Not Known <u>✓</u>
Malfunctions: N/A:	Not Known <u>✓</u>
SEWERAGE:	
KNOWN HAZARDOUS MATERIALS DISCLOSURE:	Town/City:
Asbestos	Not Known <u>✓</u>
Lead Based Paint	Not Known <u>✓</u>
Radon	Not Known <u>✓</u>
Underground Tanks	Not Known <u>✓</u>

Potential Purchasers are encouraged to seek information from any professionals in any of these areas regarding a specific issue.

[Signature]
 Seller's Signature

10/16/24
 Date

 Seller's Signature

 Date

 Buyer's Signature

 Date

 Buyer's Signature

 Date

Disclosure of Information on Lead-Based Paint and/or 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

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☐ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (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*.

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) ☐ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

TEMPORARY WAYS TO KEEP CHILDREN SAFE FROM LEAD PAINT HAZARDS

Under the Lead Law, the property owner is responsible for having his or her home deleaded or brought under interim control if it was built before 1978 and a child under the age of six lives there. Deleading permanently reduces the risk of lead poisoning. Until deleading occurs, here are some temporary ways to reduce lead hazards:

- 1 **Clean often**
Wet wiping regularly reduces lead dust levels in the home. See other side.
- 2 **Put duct tape or contact paper over peeling paint and plaster**
Put duct tape or contact paper on window wells, window sills, walls or other surfaces with peeling paint or plaster. Clean these areas often. Window wells and sills can be cleaned more easily when contact paper or duct tape are put down first. See other side.
- 3 **Keep the lower part of the window closed (if possible)**
If a window well is in bad condition, keep the lower part of the window closed and open only the upper part. This will prevent your children from putting their hands or objects in the window well where the lead dust collects. It also helps keep lead dust from blowing into the house.
- 4 **Move furniture to block contact with peeling paint and plaster**
By moving a sofa in front of a crack in a wall, you can block a child's access to lead hazards. Never place furniture where a child may climb on it and fall out of a window.
- 5 **Change child's bedroom (if possible)**
If your child's bedroom has chipping paint or plaster, consider using another room without chipping paint for the bedroom.
- 6 **Other ideas**
Regularly have your child tested for lead poisoning; wash your child's hands and toys often; if you are renovating or repainting call CLPPP for more information on how to do the work safely before you begin; feed your child food high in iron, calcium, and vitamin C and low in fat.

Lead poisoning and your child's health

Lead paint is the most common cause of childhood lead poisoning. When old paint cracks or peels, or when lead-painted surfaces rub against each other or are bumped, lead paint dust or chips are created. Children typically become poisoned by putting their fingers which have touched lead dust into their mouths. Lead poisoning can cause lasting damage to children's brains, kidneys, and nervous systems. Even lower levels of lead can slow children's development and cause learning and behavioral problems. Children under age six are at greatest risk.

Keep your child safe

Remember, these are only temporary ways to reduce the risk of lead poisoning from lead paint hazards. The only permanent way to reduce the risk of lead poisoning is to have the home deleaded. The owner of a home built before 1978 is responsible for having it deleaded or brought under interim control when a child under the age of six lives there.

FOR MORE INFORMATION, CONTACT:

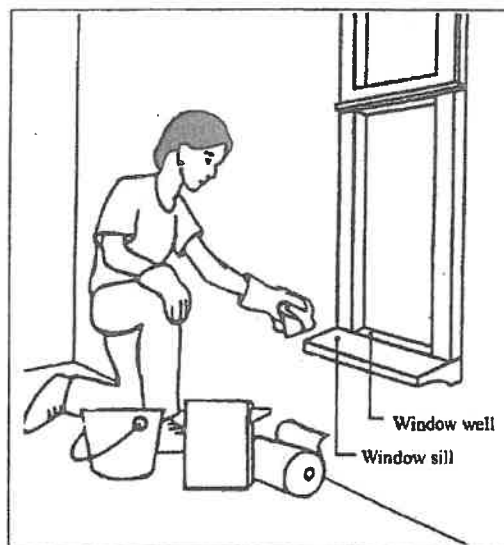
**Massachusetts Department of Public Health
Childhood Lead Poisoning Prevention Program
800-532-9571 (toll free)
www.magnet.state.ma.us/dph/clppp**

or your local lead program at:

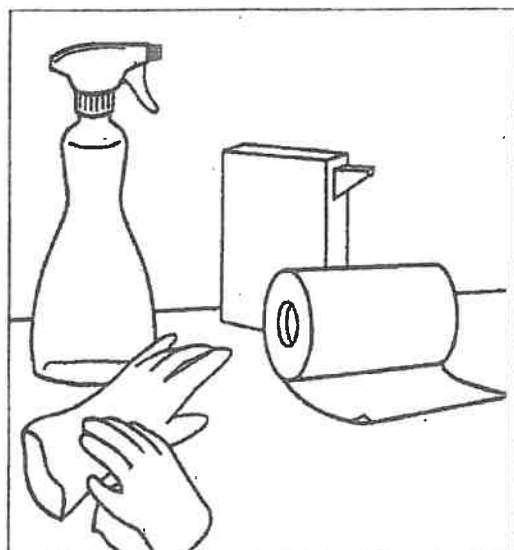
TEMPORARILY REDUCING LEAD PAINT HAZARDS BY CLEANING

1. Wear plastic gloves to clean
Protect yourself from exposure to lead.
2. Pick up all chips by hand or use a damp paper towel
Window areas often have lots of paint chips)
Seal chips and paper towels in a plastic bag and throw out.
Do not use a household vacuum or broom to clean up lead paint chips or dust!

3. Wash household surfaces
 - Use TSP, a lead-specific detergent, or any all-purpose, non-abrasive cleaner.
 - Scrub well for best results. (Don't scrub hard enough to remove the intact paint.)
 - Clean window wells, window sills, play areas, and floors at least once or twice a week.
 - Keep children away when cleaning.
 - Keep all cleaners safely away from children.



4. Use a spray bottle to keep dust levels down
 - Use a cleaner already in a spray bottle, or put the cleaner into a spray bottle.
 - If you must use a bucket, keep the wash water clean. Never put dirty paper towels into the wash water.



5. Use paper towels
 - Don't use dish cloths or sponges to clean.
 - Use a new paper towel to clean each area.
 - Seal the used paper towels and gloves in a plastic bag and throw them out.
6. Rinse after cleaning
 - Use clean water and paper towels for rinsing each area.
7. Clean up properly
 - Wash your hands when cleaning is done.
 - Pour any wash and rinse water down the toilet, not the sink.

IMPORTANT! Do not use a household vacuum or broom to clean up lead paint chips or dust. This could spread the lead dust into the air and into your vacuum cleaner or broom.

