

ATTENTION: AUCTION ANNOUNCEMENT



MIXED-USE PROPERTY 271 MAIN STREET, UNION, NH 03887 PUBLIC AUCTION (PRIVATE SALE)

► **ON-SITE AUCTION – SAT., SEPT. 19, 2026** ◀

**AUCTION TO BE HELD ON SITE WITH ABSENTEE BIDDING AVAILABLE
REGISTRATION STARTS AT 10 AM | AUCTION STARTS AT 11 AM**

Three-unit property in downtown Union, NH with extensive waterfront on Branch River Reservoir!

ON THE AUCTION BLOCK



Assessed value: \$241,500

Pre-auction offers considered. Deposit required. Contact us by email.

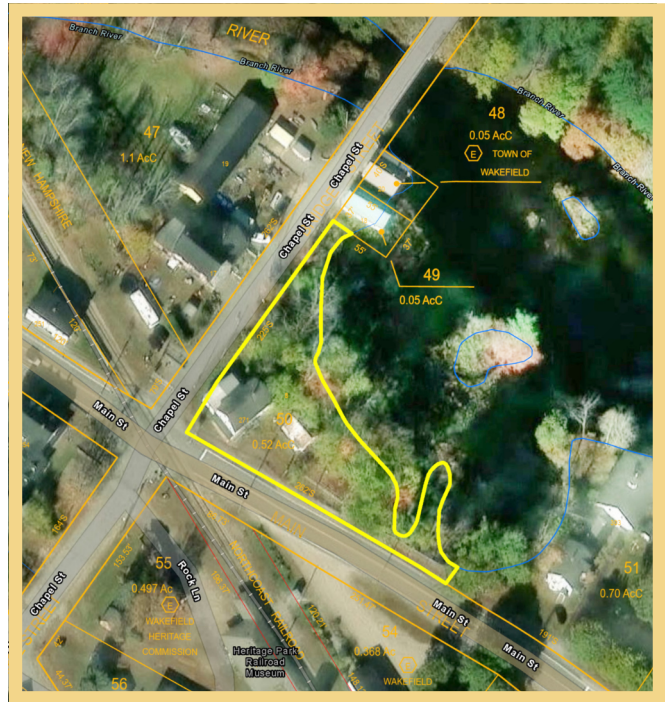
Information here and on our website is for general informational purposes only.
Bidders must conduct their own research & due diligence.

10% BUYER'S PREMIUM



**NH Tax Deed & Property Auctions | (603) 301-0185
info@nhtaxdeedauctions.com | www.nhtaxdeedauctions.com**

Richard D. Sager, Auctioneer, NH License #6104 • Weston R. Sager, Auctioneer, NH License #6224



An Incredible Investment Opportunity!

This developed 0.52± acre parcel is located in quaint (and low tax!) Union Village of the Town of Wakefield, NH, and has extensive water frontage on picturesque Branch River Reservoir/ Drew Mill Pond. This corner lot offers 220+ feet of frontage on each of Main & Chapel Streets and is located across the street from the Heritage Park Railroad Museum & Freight House. The property offers two structures with a total effective area of 3,391± square feet: **(1) a 2-unit, 3-story standalone structure:** The ground floor unit contains a spacious kitchen w/2 floor-to-ceiling bay windows, 3/4 bath, 1+ bedrooms & walk-in basement w/ bulkhead. There is an attached enclosed porch to the rear of the unit, as well as a good-sized attached barn on the Chapel St. side. The 2nd unit offers 2 private entrances via separate staircases and boasts a kitchen,

full bath, living rooms, and 1+ bedrooms, as well as a walk-up attic with the potential for 2+ bedrooms. The rear windows in kitchen & attic provide gorgeous water views. **(2) a 1-unit, 1.5-story standalone house offers:** a ground level w/ kitchen, 3/4 bath, living room w/ bay window & basement. The 2nd story offers a cozy bedroom & storage area. Both structures require renovation and repairs, and are served by private well and septic. The property also contains a well-maintained private cemetery and a secluded wooden deck with beautiful water views. Property is zoned business & commercial, which allows for a wide variety of commercial, residential & mixed-use applications. A remarkable investment opportunity with boundless potential! **Sold "AS IS".** Property to be conveyed by warranty deed.

Check or cash refundable deposit of \$5,000 required to bid. Winning bidders will be required to provide an additional deposit of 10% of their total high bid amount. Pre-auction offers considered. Seller reserves the right to reject any and all bids.

10% BUYER'S PREMIUM

This auction conducted on-site – Saturday, September 19, 2026 at 11 AM

SEE IMPORTANT AUCTION TERMS AND REGISTRATION INFORMATION ON OUR WEBSITE

SCAN QR CODE BELOW OR VISIT WWW.NHTAXDEEDACTIONS.COM

Information in this flyer and on our website is for general informational purposes only. Bidders must conduct their own research and due diligence.



Our website contains important information and disclaimers. Auction details subject to change without notice. Please see complete and updated terms.