

Town of Williamstown
Tax Possession Land Auction

0 Harrison Avenue
Wednesday, November 12, 2025

TERMS AND CONDITIONS

1. The parcel will be sold “AS IS” to the highest bidder, with no guarantees regarding condition of the property, the potential for future construction, environmental conditions, or the insurability or marketability of the title, other than that the Land Court has foreclosed on it.
2. To register to bid, a deposit in the form of a bank check in the amount of \$5,000.00 made payable to the Town of Williamstown is required. The successful bidder’s deposit will be held by the Town as a non-refundable deposit and will be forfeited if the bidder fails to comply with the terms of the sale or defaults.
3. The following are not permitted to bid: (1) the prior owner of the property or any of their agents, representatives, or nominees; (2) any person or entity that was a party to the foreclosure action for the property; (3) anyone currently delinquent in paying property taxes or other amounts owed to the Town of Williamstown; (4) any full-time or part-time employee of the Town of Williamstown; (5) any person who has been convicted of arson, of aiding or counseling the willful and malicious setting of a fire, or of filing a fraudulent fire insurance claim.
4. The successful bidder must sign a Memorandum of Sale immediately upon completion of the auction and will have thirty (30) days to pay the remaining balance. Failure to close within that period will result in forfeiture of the deposit. The Town’s Tax Title Custodian reserves the right to reject any and all bids if such rejection is deemed in the best interest of the Town.
5. At closing, in addition to the winning bid amount, the successful bidder will be required to pay a buyer’s premium of five percent (5%). The successful bidder shall also be responsible for all pre-paid real estate taxes, deed recording fees, and any other legal fees required to complete the transfer. Prospective bidders are strongly advised to consult with a qualified real estate attorney prior to bidding.
6. The successful bidder will be required to execute a Disclosure Statement as required by G.L. c. 7C, §38 and a Certificate of Compliance pursuant to G.L. c. 60, §77B.
7. All materials and documents provided by the Town or its employees or agents in connection with this auction are for informational purposes only. The Town makes no representations or warranties regarding the accuracy or completeness of such information. Prospective purchasers are responsible for their own due diligence.