



SAMPLE PORTFOLIO
LAND

2 Adjacent Parcels in Lee, NH Commercial Corridor

4.15± Improved Acres & 25.63± Acres Land

To be Sold in the Entirety - Subject to Reserve of \$1MM



Address: 83 Calef Hwy (Rt 125) [a/k/a 85 Calef Hwy], Lee, NH

Assessor Parcel ID: 04-007-0500

Site Area: 4.15± Acres (180,687± sf)

Site: Front portion cleared for unpaved parking & improved by a 3,000± sf GLA circa 1945 1-story building f/k/a Lee Circle Antiques & outbuildings

Note: Successful food truck operation benefitting from an estimated traffic count of 60,000 vehicles/day per seller is to be removed prior to closing & not included in the sale.

Address: 0 Calef Hwy (Off Rt 125), Lee, NH

Assessor Parcel ID: 04-006-0400

Site Area: 25.63± Acres (1,116,573± sf)

Zoning: Predominately COMM, with portions in RES, Aquifer Conservation & Wet Soils Conservation District Overlays

See Property Info Package: Zoning map(s), deed, plans, 20± ft wetlands crossing that runs N to S to Rt 4.

Auction to be held at 83 Calef Hwy (Rt 125)

***Selling in the Entirety
Subject to Reserve of \$1MM***

JJ Manning
AUCTIONEERS

Property Info., Photos, Broker Reg. & Full Terms at:

JJManning.com
800.521.0111

AUCTION: Wednesday, April 23 at 12pm On-Site

1.9± Acres Industrial Park Zone Land

Visible from Intersection of Baker Avenue & Main Street/Rt. 62

36A & 37A Baker Avenue
Concord, MA

Busy area next to Citizens Bank®, across from a gas station & Concord Greene Condominium. Two blocks to W. Concord Commuter Rail Station with easy access to Route 2 via Baker Ave.

RE Tax Assessment: \$378,800

Site Area: 1.99± acres in 2 parcels per Town Assessor

Frontage: 174± ft.

Parcel IDS: 9E-3791 & 9E-3792

Zoning: Industrial Park, portions in Wetlands Conservancy Overlay District & FEMA Floodplain Zone (see Property Info. Package)

Features: Assabet River frontage with brook running from road to the river

Deed Ref.: Middlesex S. County 1134/100 & 1134/101

Available Utilities: Electric, phone, cable, Town water

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Property Information, Photos & Full Terms at:

www.JJManning.com

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ABSOLUTE ESTATE AUCTION
Thursday, September 20th at 11am On-site

*Selling to the Highest Bidder,
Regardless of Price*

MBTA
W Concord



Baker Ave.

2

Main St./Rt. 62

.91± Acre Residential Lot



204 Rt 6A
Sandwich, MA
(Cape Cod)

Idyllic Setting Near Village & Beaches

AUCTION: Wed, May 5th at 11am On-site

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Property Information, Photos & Full Terms at:

www.JJManning.com

800.521.0111



68± Acres of Commercial Land on Rt. 3

Business Zone Development Potential

Quarry Site with Potential for Bedrock Extraction

13 Allenstown Road/Rt. 3
Allenstown, NH

Centrally located at the corner of Rt. 3 & Granite St., 8± miles from Concord, 10± miles from Manchester & 27± miles from MA state line with easy access to I-93, I-293 & I-89.

Zoning: B – Business

Frontage: 1,656± ft. on Rt. 3 with 2 curb cuts, 785± ft. on Granite St. & 1,412± ft. on Chester Tpk.

Improvements:

650± sf. scale house, unpaved drive

Available Utilities:

Town water & sewer, electric

Legal Ref.: Merrimack County 2029-0325

Parcel ID: 108-003 (includes 108-003-01)

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Property Information & Full Terms at:

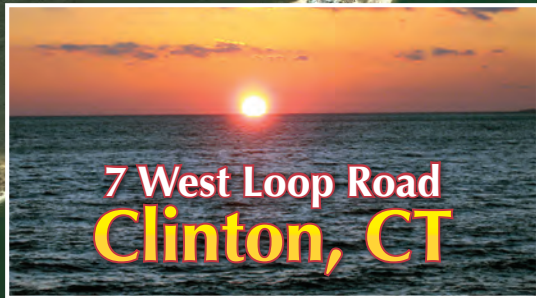
www.JJManning.com

800.521.0111

AUCTION: Thursday, June 5th at 10am On-site

Waterview 0.29± Acre Residential Lot

With Deeded Access to Long Island Sound in an Established All-Season Waterfront Neighborhood



7 West Loop Road
Clinton, CT

This picture perfect level lot is approved for a minimum of 3 bedrooms and offers water views accentuated by spectacular sunsets. Close to beaches, conservation lands & amenities with easy access to I-95.

***Selling to the Highest Bidder,
Regardless of Price***

ABSOLUTE AUCTION
Friday, August 16th at 11am On-site



RE Tax Appraisal: \$297,400

Zoning: R-10

Driveway: Existing with 180± sf. garage with attached 120± sf. shed that predates setbacks

Water: Town

Sewer: Private, city sewer has been proposed

Parcel ID: 70/67/41

Legal Ref.: Middlesex County 359-349

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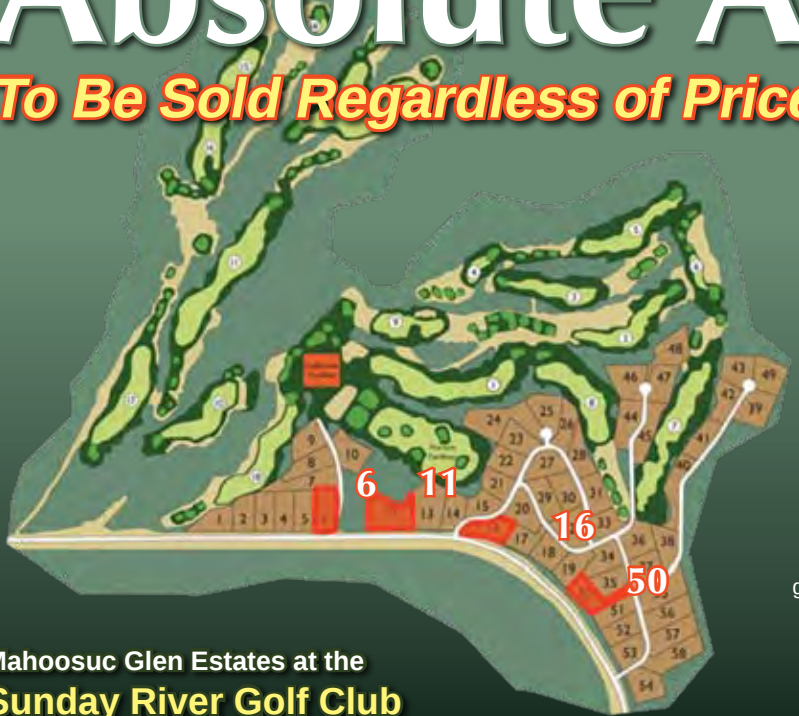
Property Info., Broker Reg., Photos & Full Terms at:

www.JJManning.com

800.521.0111

Absolute Auction

To Be Sold Regardless of Price



FREE
Lifetime Golf
Membership
for 2 Included

Terms: 10% deposit. \$10,000 certified per lot at auction.

Remainder of deposit in certified funds in 5 days. Balance in 45 days. 10% Buyer's Premium.

Other terms, if any, at sale. All information derived from reliable sources believed correct, but is not guaranteed. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Auc #	Lot #	Acres	Description	Last List	Assessed
990	6	1.09±	Near 18th Fairway with beautiful hardwoods	\$199,000	\$125,100
991	11	1.81±	Large private lot w/ potential views Mahoosuc Range	\$199,000	\$126,200
992	16	1.00±	Spectacular views Mahoosuc Range	\$209,000	\$125,000
993	50	1.09±	Great views Mahoosuc Range	\$199,000	\$125,100

4 residential lots last listed for up to \$209,000 will be offered at Absolute Auction. 58-lot subdivision featuring mountain views is on a 350± acre Robert Trent Jones, Jr. designed top-rated golf course within the Sunday River Resort with easy access to 10,000± sf clubhouse, skiing, hiking, and conservation.

ID: U-6- 6, 11, 16 & 50 (Off Monkey Brook Drive)

Legal: Oxford E County Book 3813 Page 270

Assn. Fee: \$500/year covers street maintenance including plowing

Water & Sewer: Private



Mahoosuc Glen Estates at the
Sunday River Golf Club
Newry, ME

Bid Live at Auction Site or Online!

Auction: Sat, Oct 13th at 11am

to be held at the Grand Summit Resort Hotel,
Sunday River Access Road, Bethel, ME
207-824-3500 www.SundayRiver.com

JJManning
AUCTIONEERS

Property Info, Full Terms, Online Bidding
& Buyers Broker Incentive Terms at:

www.JJManning.com

or call 800.521.0111



AUCTION: Sat, April 12th at 11am

2.3± Acre Waterfront Lot with Deepwater Dock

Plans & Approvals to Transform Present Home to a
2,000+ sf. 3-Bedroom, 2.5-Bath Cottage
With Panoramic North River Views

Tax Assessment (2007): \$794,800 (\$720,300 Land & \$74,500 Bldg.)
Site Area: 2.3± ac. (100,188± sf.)
Property ID: Map 62 Lot 61
Legal ID: Plymouth County Bk 34217 Pg 269
Real Estate Taxes (2007): \$8,496
DEP File: SE 52-475, see Property Info. Package for approvals
Driveway: Parking for 4 cars
Present Structure: 848± sf. 2-bedroom, 1-bath house built in 1968
with a flat roof, concrete foundation, porch, deck, and electric base-
board heat
Water/Sewer: Well/New Title V septic

Open House: Sunday, April 6th (11am-1pm)

Bid Live On-Site or Online

96 Stony Brook Lane
Norwell, MA

Approvals

For: 2,000+
sf. 3-bedroom,
2.5-bath home
featuring
kitchen, living
room, dining
room, library,
and master bed-
room suite



Proposed South View



Proposed East View

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Property Information, Photos & More at:

www.JJManning.com

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46.68± ACRES OF RESIDENTIAL LAND

0 East Hodges St (36-2-0), Norton, MA



ABSOLUTE AUCTION

Wednesday, May 7 at 11am On-site

Rare opportunity to create your own private haven in a tranquil setting surrounded by natural beauty.
Selling to the Highest Bidder, Regardless of Price

RE Tax Assessment: \$341,500

Site: 46.68± acres (2,033,381± sf), primarily wooded with brook & wetland areas

Parcel ID: 36-2-0

Zoning: R80

Legal Ref.: Parcel 1 only of Bristol N County 26019-251

Close to conservation, golf & shopping. Convenient to Routes 24, 44 & 140. Centrally located within 10± miles of Routes I-95, I-295 & I-495. 18± miles to Providence & 25± miles to TF Green.

See Property Information Package for approvals, permits, perc tests, wetlands delineation & site plans for an up to 5-bedroom single-family home with barn. Prospective buyers to conduct their own due diligence in regard to the full potential of this special property.

Terms of Sale:

10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, May 9, 2025. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

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Info., Photos, Broker Reg. & Full Terms at:

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA AUC LIC 111 • MA BROKER LIC 5850
Brochure 1830 • Ref 25-2107

POTENTIAL DEVELOPMENT OPPORTUNITY

220 Middlesex Turnpike (Rt 154), Old Saybrook, CT

110± Acres of Residential Land

With Victorian Farmhouse & Obed Heights Reservoir



Old Saybrook is a desirable coastal community.

Convenient to Routes 1 & 9, less than a ½ mile to I-95 & the Amtrak train station.

Originally known as Fairview Farm, the property features picturesque Obed Heights Reservoir as well as elevated views of the Connecticut River & Long Island Sound.

This rare large acreage parcel offers many opportunities per zoning by right or special permit. Prospective buyers to conduct their own due diligence in regard to desired development or use.

AUCTION: Wed, June 4 at 12pm

Auction Location:
Clark Memorial Field
210 Elm St, Old Saybrook, CT

Site Area: 124± acres per Assessor, 110± acres per 2023 contour survey

Frontage: 270± ft on Rt 154, additional roadways including I-95 abut property

Zoning: Majority is AA-1 with B-4 along Rt 154

Existing Structures Include:

- 7,088± sf GBA / 3,770± sf GLA 2.75-story Victorian farmhouse built circa 1875
- 2,080± sf GBA / 1,248± GLA guesthouse
- 624± sf GBA detached garage

Obed Heights Reservoir:

Originally created in 1880 by Dam (CT 00414) stoppage of Ragged Rock Creek, virtually all of this private reservoir lies within the property with limited access by others including the Obed Heights Association Beach

See Property Information Package:
Utilities, site map, dam information

Parcel ID: 053/002

Site Preview: Wednesday, May 28 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$100,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, June 6, 2025. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material

or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

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In cooperation with Michael Hvizdo of



COLDWELL BANKER
REALTY

Info., Photos, Broker Reg. & Full Terms at:

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



CT REB.0790057

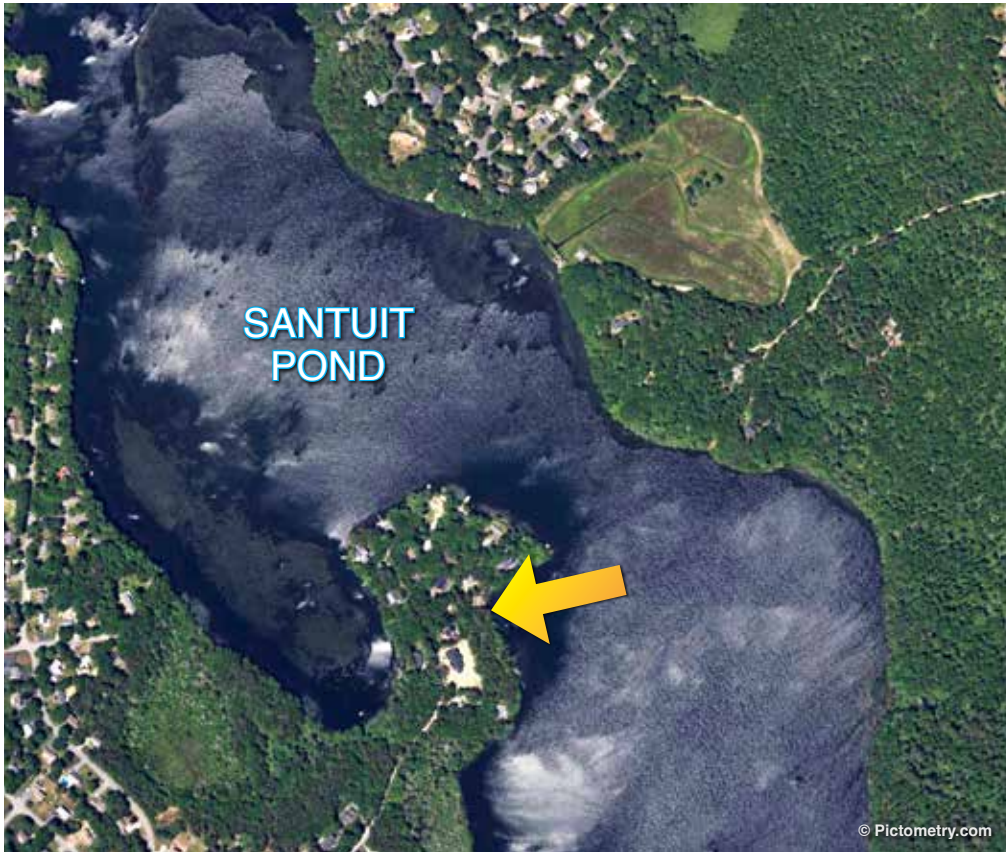
Brochure 1826 • Ref 25-2127

.24± ACRE WATERFRONT LOT

9 Santuit Ln, Mashpee (Cape Cod), MA

Briant's Neck on Santuit Pond

Special Permit & Approvals in Place for 3-BR Home



AUCTION: Friday, October 10 at 11am On-site

Chance to create your own secluded waterfront oasis on a short private unpaved road. Close to conservation, ocean beaches, marinas, world-class golf, shopping & restaurants. Rare opportunity for this level of privacy with easy access to Routes 6, 28 & 130.

Special Permit: SP-2025-01 to raze existing improvement & replace with new 960± sf (24' x 40') 2-story, 3-BR home with 2-car garage under further from shore. All septic to replace cesspool, drywells installed & mitigation planting to be implemented in area of current home.*

* Note: All will be responsibility of the buyer.

Fenced site, no access.

Existing Improvements: 640± sf wood-frame bungalow built 1953 with 2 BR, 1 BA, 1 fireplace & porch.

Parcel ID: 30-15-0

Zoning: R-5, portion in Groundwater Protection District

FEMA Flood Zone: X, non-hazard (25001C0539J 7/16/14)

Water & Sewer: Private

Legal Ref: Barnstable County 35615-242

See Property Info Package: Special Permit, OCC, site plan, landscape plan, conceptual house plans & more

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Property Info, Broker Reg & Full Terms at:

JJ Manning.com

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179 Old King's Hwy, Yarmouth Port, MA 02675



MA AUC LIC 111 • MA BROKER LIC 5850
Brochure 1850 • Ref 25-2159

Terms of Sale:

10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Monday, October 13, 2025. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:

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Buyer's Broker Terms:

Up to 2% Broker Commission offered.
Visit www.JJManning.com for mandatory broker pre-registration requirements.

6.82± Acre Unimproved Industrial Land

0 Elm St (Lot 2), Bridgewater, MA



Absolute Auction: Tues., September 10 at 11am On-site
Selling to the Highest Bidder, Regardless of Price

In a distribution hub area within 2.5± miles of the Rt 24 & I-495 interchange

The property is located near F.W. Webb Co. & Old Cedar Village Condos, close to the Industrial Park & Commerce Center
4± miles to bulk railroad transport & 5± miles to the MBTA Commuter Rail

RE Tax Assessment: \$545,500

Parcel ID: 44-27

Zoning: IA – Industrial A

Site Area: 6.82± acres

Upland: 1.47± acres of contiguous upland estimated by 2002 wetlands survey may vary

Locus: Abuts 16,950± acre Hockomock Swamp WMA, a designated area of critical environmental concern

Frontage: 927± ft per 2006 plan

Legal Ref: Plymouth County 35214-008

See Property Info Package:

2006 conceptual dev plan, utilities, etc

Terms of Sale: 10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Thursday, September 12, 2024. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

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AUCTIONEERS

Property Info., Photos, Broker Reg. & Full Terms at:

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1806 • Ref 24-2071

1.14± Acres of Commercial Land

Zone B-3 & Zone II WPA Overlay

527 Higgins Crowell Road, W Yarmouth, MA



Auction: Wednesday, May 15 at 11am On-site

Unimproved land at the gateway to Yarmouth's Industrial Park / Mid Tech Drive, close to Rt 6 Exit 72 (Formerly Exit 7) on Willow Street Near Crow Pond & conservation areas.

RE Tax Assessment: \$338,000

Parcel ID: 74/15.2

Site Area: 1.14± acres (49,534± sf) per plan

Zoning: B-3, Zone II Wellhead Protection Overlay

Frontage: 252± ft per plan

Plan Ref: Barnstable County Plan 646/69 Lot 2B-2

Legal Ref: Barnstable County 27281/344

See Property Info Pkg: Title Insurance, initial wetlands review, etc

Terms of Sale: 10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 12pm ET on Friday, May 17, 2024. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

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Property Info., Photos, Broker Reg. & Full Terms at:

www.JJManning.com

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179 Old King's Hwy, Yarmouth Port, MA 02675

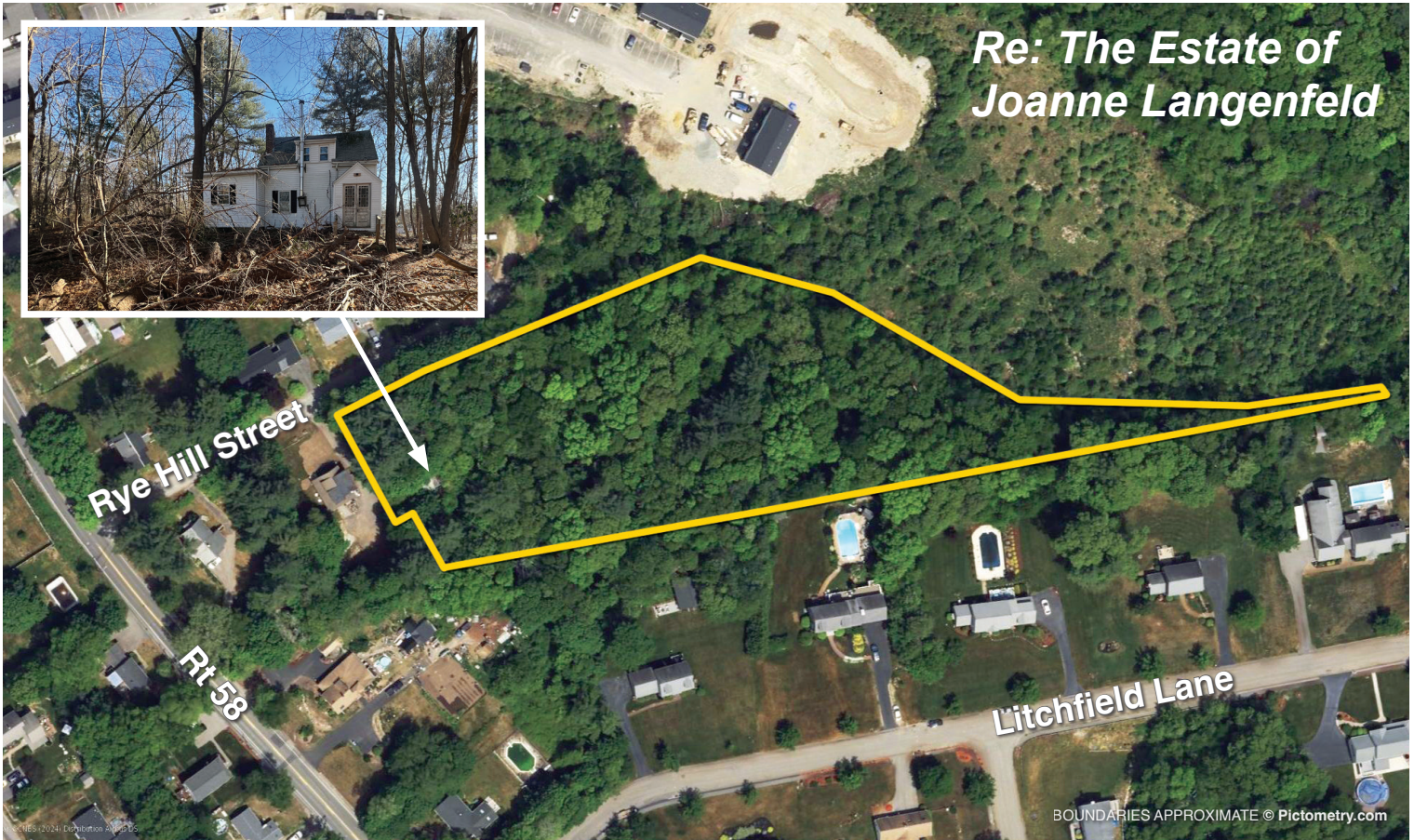


MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1794 • Ref 24-2055

DEVELOPMENT OPPORTUNITY

3.3± Wooded Acres with Existing House 2 Adjoining Assessor's Parcels

25 Rye Hill St, Whitman, MA & 0 Whitman St, Hanson, MA



Auction: Thursday, May 9 at 11am On-site

Off Route 58 on the Whitman / Hanson line, 1± mile to the MBTA commuter rail station with easy access to Routes 3, 18, 24 & 27. Near 36± acre McCarthy Farm in Rockland & other conservation areas.

***Selling in Entirety to the
Highest Bidder Above \$200,000***

Total RE Tax Assessment: \$403,300

Parcel IDs: Whitman 33D-97-37M, Hanson 118-0-2-0

Site Area: 3.3± acres (3± acres Whitman, .3± acre Hanson)

Zoning: Residential (see Property Info Package)

Frontage: 122± sf in Whitman per deed

House: 1,726± sf GBA, 956± sf GLA 2-story, 3 BR, 2 BA house built circa 1925 on masonry foundation with walk-out basement

Legal Ref.: Plymouth County 3886-765

Terms of Sale: 10% certified deposit of which \$15,000 by certified or bank check at the auction & remainder by 4pm ET on Friday, May 10, 2024. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

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Property Info., Photos, Broker Reg. & Full Terms at:

www.JJManning.com

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179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1793 • Ref 24-2046

4 ABSOLUTE AUCTIONS

Tuesday, August 29 at 11am On-site



23-2024

**Ice Cream
Operating Complex
on 4± Acres**

67, 81, 94 Bedford St (Rt 18), Whitman, MA

Iconic “Peaceful Meadows Ice Cream”



23-2025

55± Acres of Undeveloped Ag. Land



23-2026

3BR, 2BA Home on 1± Acre



23-2027

4BR, 2BA 2-Family Home on 5± Acres

Selling Individually or in Set Groups to the Highest Bidder(s), Regardless of Price
On Rt 18 near the E Bridgewater line with easy access to Rt 14, 24, 106 & I-495.

Auc Ref #	Bedford Street Locus	Acres	Description	Auc Day Portion of 10% Certified Deposit*
23-2024	94 (Lot 1)	4±	Ice Cream Operating Complex	\$50,000 Minimum
23-2025	94 (Lot 2)	55±	Unimproved Agricultural Land	\$50,000 Minimum
Group A	94 (Lots 1 & 2)	59±	Entirety of Group A	\$100,000 Minimum
23-2026	67	1±	Home - 3BR with Detached Garage	\$25,000 Minimum
23-2027	81	5±	2-Family Home - 4BR, 2BA	\$25,000 Minimum
Group B	67 & 81	6±	Entirety of Group B	\$50,000 Minimum

Property Preview: Tuesday, August 22 (11am-1pm)

Terms of Sale: 10% certified deposit of which the specified minimum* per property or grouping in certified or bank check at the auction & remainder by 4pm ET on Thursday, August 31, 2023. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

After many successful decades in business since 1962, the family has chosen to divest of these valuable landmark assets owned since the 1920's. Existing retail/manufacturing complex includes stand, store, home/office, barns, production facilities, equipment, etc. Currently open & operating through the summer season.

JJManning

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Property Info., Photos, Broker Reg. & Full Terms at:

www.JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1778 • Ref 23-2024 to 23-2027

ABSOLUTE AUCTION: Thursday, Sept. 14 at 11am

Beavertail Road (Plat 11, Lot 5)
Jamestown, RI

**Spectacular 15.46 (+/-) Acre
Residential Land With Water View**

Auction Site: Bay Voyage Inn

150 Conanicut Ave, Jamestown, RI
& Online at www.JJManning.com

Property Address: Beavertail Road & Battery Lane,
Jamestown, RI

Legal Description: Plat 11, Lot 5

RE Taxes (2005): \$5,371.00

Frontage: 1,250' on Beavertail Road & 590'
on Battery Lane

Site Area: 15.46 (+/-) Acres (673,437 sq. feet)

Zoning: RR-80

Topography: Wooded

Shape: L Shape

Terms of Sale: 10% deposit of which Fifty Thousand Dollars (\$50,000.00) must be presented in cash, certified or bank check. Remainder of the 10% deposit in personal or business check. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

Buyer's Broker Terms: 2% Broker Commission Offered. 48 hour broker preregistration required. Sign up your buyer now! Full Terms and forms on website: www.JJManning.com/805.

Online Bidding: For Terms, visit www.JJManning.com/805.

If you aren't interested in this property,
please pass this brochure on.

Thank you! Auc #au0311 Brok #B14404

JJManning Auctioneers is proud to offer this property located at Plat 11, Lot 5, Beavertail Road & Battery Lane, Jamestown, RI at **ABSOLUTE AUCTION** to the high bidder, regardless of price! Nestled among multi-million dollar secluded waterfront properties, privacy and tranquility await the new owner. This fabulous parcel is located in southern Narragansett Bay on Conanicut Island (between 2 bridges) only 15 minutes from Newport and a 3 hour drive from New York City. Zoned RR-80, the parcel offers 1,250' of frontage on Beavertail Road and 590' on Battery Lane. Water, telephone, electricity and cable are available at the site. The site is 2 miles from the village. Plenty of room to keep horses for early morning rides on the beach or long walks in the woods. Approved water hookup and 4 bedroom septic design. Don't miss this great opportunity to buy an estate size parcel at the price you set!

JJManning
AUCTIONEERS

Property Information Package, Photos & More at

www.JJManning.com/805

800.521.0111

15.46 ACRES (+/-)
NOT TO SCALE

1250' FRONTAGE

BEAVERTAIL ROAD

BATTERY LANE
590'

AUCTIONEER'S DISCLAIMER: All information contained was derived from reliable sources believed correct, but is not guaranteed. Buyers shall rely entirely on their own judgement and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

RESIDENTIAL DEVELOPMENT LAND

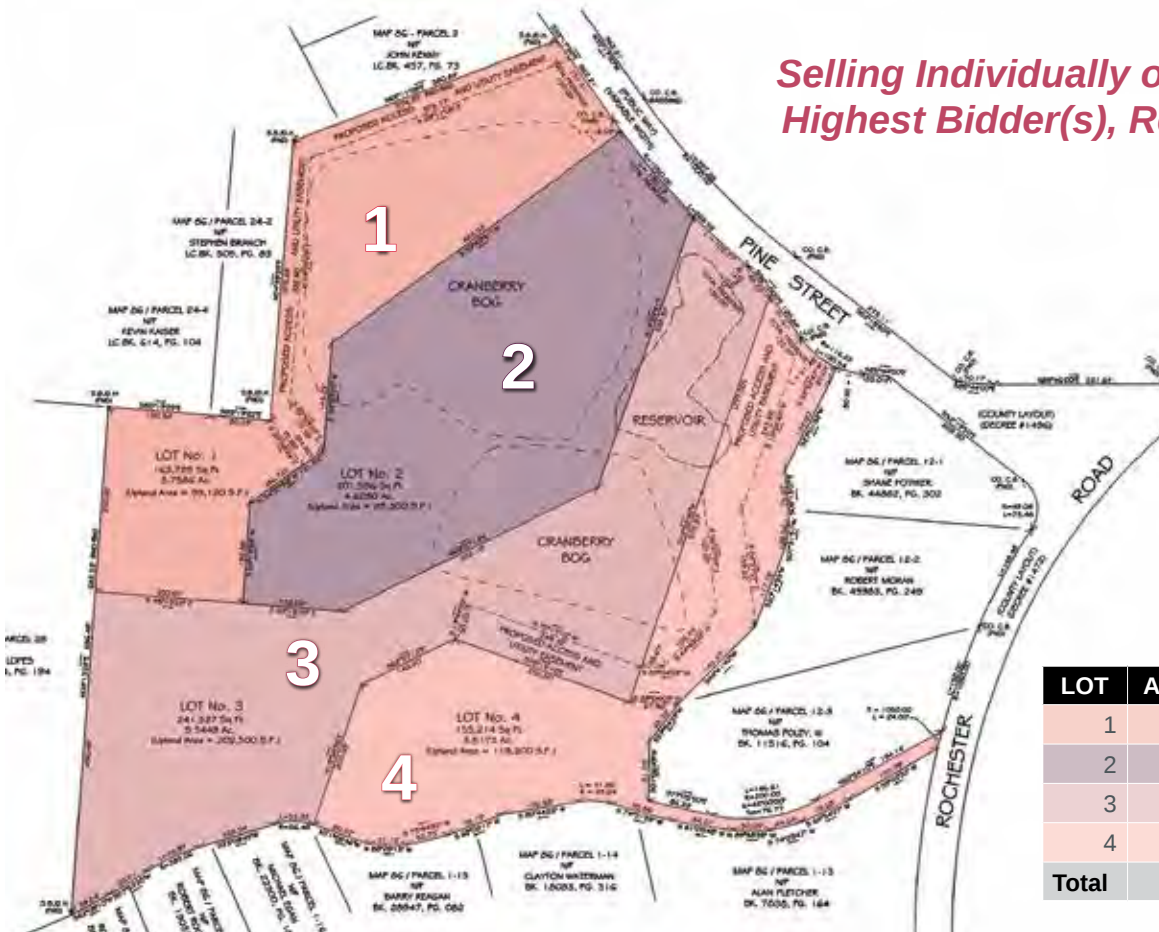
4 PRIME ANR ESTATE LOTS

Off Pine St. Near Rochester Rd., Carver, MA

ABSOLUTE AUCTIONS

Tuesday, September 29 at 11am On-site (Look for Signs)

Selling Individually or In Entirety to the Highest Bidder(s), Regardless of Price



LOT	ACRES	SF±	UPLAND
1	3.76±	163,725	99,120
2	4.62±	201,596	85,300
3	5.54±	241,537	202,500
4	3.51±	153,214	119,300
Total	17.43	760,072	506,220

Rare opportunity to build one or more dream homes in a commuter friendly central location convenient to Routes 3, 44 & I-495. 12± mi. to Plymouth MBTA Commuter Rail Station, 20± mi. to Cape Cod, 40± mi. to Providence & 45± mi. to Boston.

Parcel ID: Newly created lots comprised of select areas within Parcels 86-11-0-R & 86-12-0-R have not yet been issued their own Parcel ID's

Zoning: RA – Residential Agricultural

County: Plymouth

See Property Info. Package For:

Plans, approvals, available utilities & more

Terms of Sale: 10% certified deposit of which \$10,000 (PER LOT) or \$40,000 (IN ENTIRETY) by certified or bank check at the auction & remainder by 4pm ET on Thursday, October 1, 2020. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

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Property Info., Plans, Broker Reg. & Full Terms at:

www.JJManning.com

800.521.0111

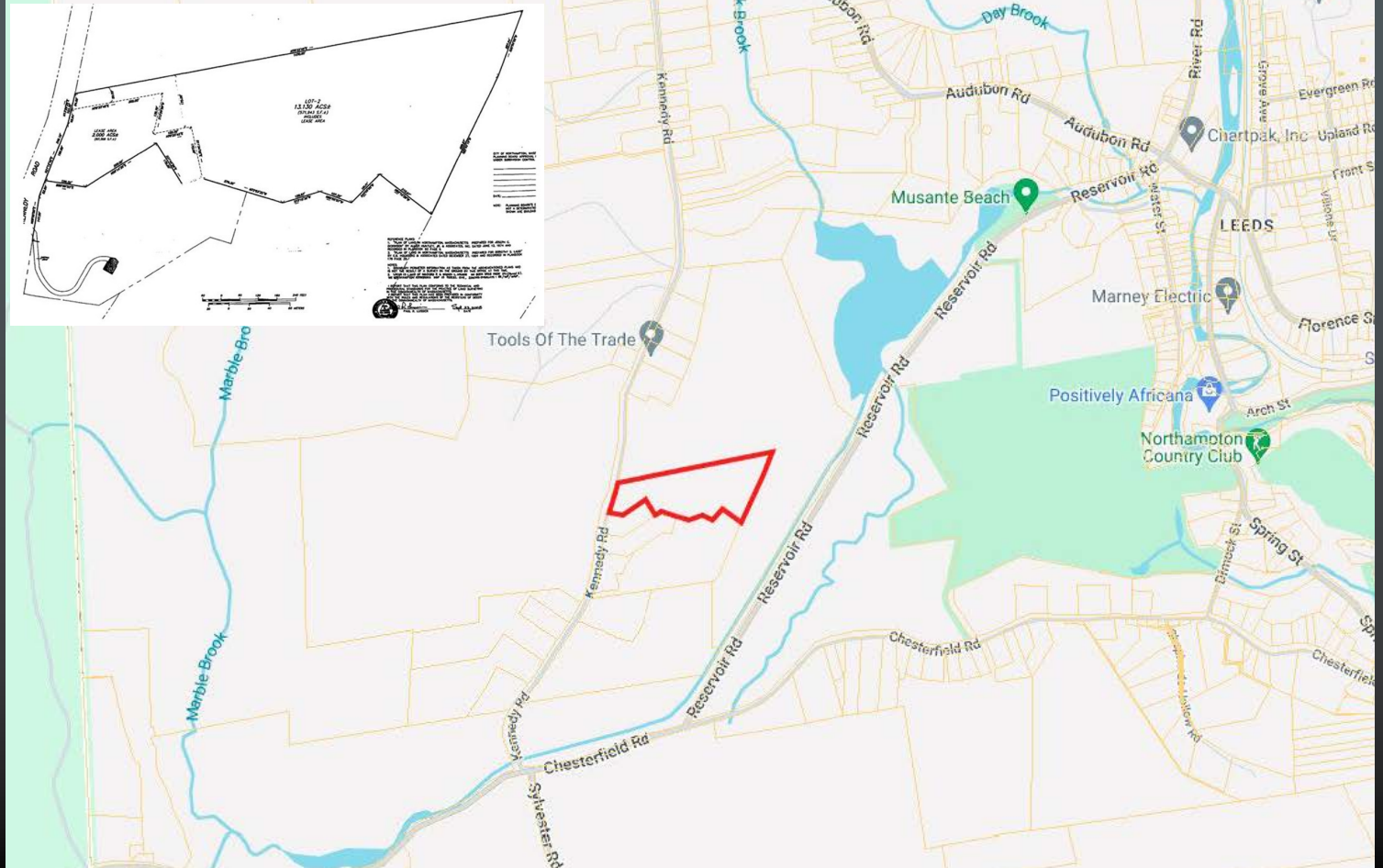
179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 3184 • MA Broker Lic 5850
Bro 1699 • Ref 20-1876 to 20-1879

0 KENNEDY RD. (LOT 2), NORTHAMPTON, MA

13+/- ACRES OF RESIDENTIAL DEVELOPMENT LAND



AUCTION: Thursday, February 22, 2024 12PM On-Site

In Village of Leeds - Hampshire County

Parcel ID: 10-026-001

Zoning: Residential

Deed Ref.: Hampshire Cnty. 13015/324 (7/12/18)

Plan Ref.: Hampshire Cnty. Plan 234/77

13.13+/- acres of unimproved residential development land on Kennedy Road (look for JJManning signs) in the Village of Leeds in the Northwest corner of Northampton, close to Williamsburg & Westhampton. The property is convenient to conservation, Musante Beach, country club, bike path to Look Park. 5+/- miles to bustling Northampton Center with easy access to shopping, restaurants, museums & institutions of higher learning.

Terms of Sale: 10% certified deposit of which \$10,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, February 23, 2024. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

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179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1788 • Ref 24-2045

Rehab/Development Potential

1,680± sf, 3BR, 1BA Home

On .46± Acre Oversize Lot

15 Norton St, Hyde Park (Boston), MA



AUCTION: Thursday, March 30 at 11am On-site

Superior commuter convenience, 1± block to bus stop, 1± mile to Readville commuter rail station, handy to MBTA's Fairmount, Franklin/Foxboro, Providence/Stoughton rail lines with easy connections to Amtrak & airports. Close to major highways, just a short drive to Legacy Place shops & restaurants, 8± miles to Boston.

RE Tax Assessment: \$518,800

Site: .46± acres (20,000± sf) with shed

Frontage: 100± ft

Depth: 200± ft

Design: 1,680± sf 2-story Colonial built in 1930 with basement on concrete foundation

Layout: 3BR over living room, dining room, kitchen, BA

Water & Sewer: City

Zoning: 1F-6000 Hyde Park Neighborhood per Boston Zoning Viewer, prospective buyers to conduct their own due diligence regarding development potential

Parcel ID: 1812626000

Terms of Sale: 10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, March 31, 2023. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

Open House:
Thursday, March 23 (11am-1pm)

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Property Info., Photos, Broker Reg. & Full Terms at:

www.JJManning.com

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179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1767 • Ref 23-1990

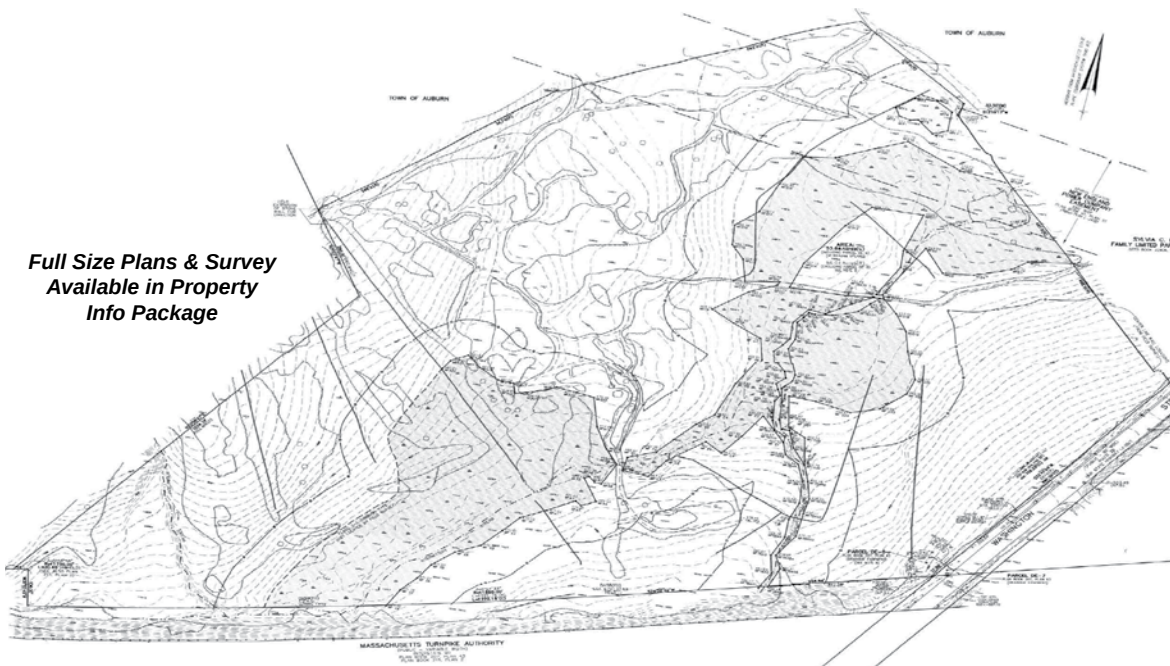
56± Acres Industrial Land Abutting MA Pike

190 Washington St. (Rt. 20), Auburn, MA

6± miles to Worcester CSX Intermodal Facility

ABSOLUTE AUCTION: Thursday, October 10 at 11am On-site

Full Size Plans & Survey
Available in Property
Info Package



Identified as a Priority Development Area (PDA) by the Town of Auburn & centrally located within 2± miles of Routes I-90, 146 & 290, this property offers great visibility in a high-traffic area with easy access to Worcester, Boston & Providence facilitating many uses

RE Tax Assessment (2019):

\$1,124,500

RE Appraisal (12/2016): \$1,710,000

Parcel ID: Map 34, Lot 4

Zoning: IP – Industrial Park

Site: 56± acres with 37± acres of upland

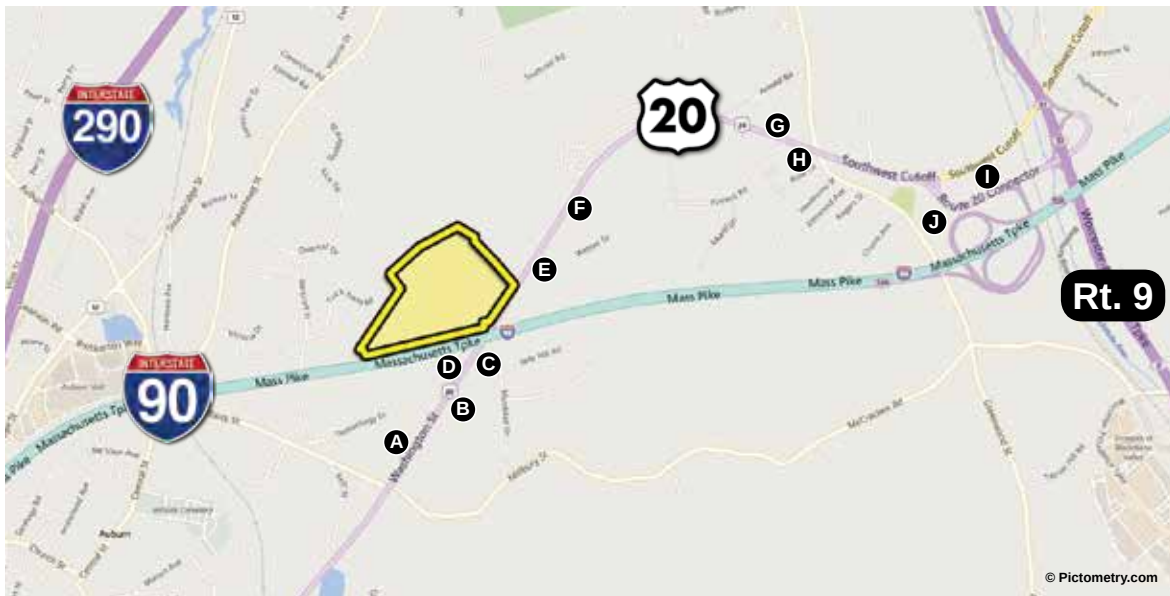
Frontage: 1,850± ft. on I-90 & 725± ft. on Rt. 20

See Property Info. Package:

Available utilities, New England Power Company easement, corporate park feasibility study, soil study, survey & more

Selling to the Highest Bidder, Regardless of Price

Sale Pursuant to the Order of a College



- A Harvey Building Products
- B Extra Space Storage
- C Penske Truck Storage
- D CubeSmart Self Storage
- E Future Home of Patrick Subaru
- F Lundgren Honda
- G Wendy's
- H McDonald's
- I Park & Ride
- J MA State Police – C2 Millbury

Terms of Sale: 10% deposit of which \$25,000 must be presented in certified or bank check at the auction. Remainder of the 10% deposit in wire transfer, certified or bank check by 4pm ET on Friday, October 11, 2019. Balance in 45 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission Offered. Visit www.JJManning.com, mandatory broker pre-registration requirements.

Auctioneer's Disclaimer: All information contained was derived from reliable sources believed correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

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800.521.0111

9.8± Acres of Zoned HB-1 Land on Busy Rt. 9
High Visibility Location in Central Business Area
1439 Main St. (Rt. 9), Leicester, MA



BOUNDARIES APPROXIMATE © Pictometry.com

AUCTION: Thursday, December 14 at 11am On-site

10± Minutes from Worcester with Easy Access to I-90 & I-290



Site Area: 9.83± acres (428,385± sf.)

Parcel ID: 26A-B28-0

Plan Ref.: Worcester County Plan 876-94
(Proposed Parcel 2 only)

Zoning: HB-1
(Highway Business-Industrial District 1)

Site: Wooded and partially cleared primarily
upland dogleg parcel

Location: Next to Tractor Supply Co., directly
across from 18-hole Leicester Country Club, and
less than a mile from the Walmart Supercenter

Terms of Sale: \$10,000 certified deposit in cash,
certified or bank check at Mortgagee's Foreclosure auction.
Balance in 30 days. Other terms, if any, announced at the sale.
All information derived from reliable sources believed correct,
but not guaranteed. Buyers shall rely entirely on their own
judgment and inspection. Announcements from the Auction
Block take precedence over any previously printed material or
any other oral statements made. JJManning Auctioneers is
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179 Old King's Hwy, Yarmouth Port, MA 02675



MA Co Lic 3184 • Bro 1624 • Ref 17-1756



1.35± Acre Prime Commercial Development Site

Close to Tabor Academy, Sippican Harbor on Buzzards Bay & I-195



BOUNDARIES
APPROXIMATE
© Google

Recent List: \$799,000

Zoning: GB – General Business

Parcel IDs: 13-22S & 13-22J

Site Area: 1.35± ac. [.98± ac. & .37± ac.]

Frontage: 205± ft.

FEMA Flood Zone: X, non-hazard (Map 25023C0559K 2/5/14)

Improvements: Partially paved with a 720± sf. structure built in 1981

Legal Ref.: Plymouth County 30864/0266

See Property Info. Package: Proposed engineering plans, environmental & traffic reports

Terms of Sale: 10% certified deposit of which \$25,000 in cash, certified or bank check at auction & remainder by 4pm ET on Friday, 7/24/15. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed

Off Rt. 6
173 & 177 Spring St.
Marion, MA

SCAN THIS
QR CODE
FOR MORE
INFORMATION



material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory 48 hour broker pre-registration.

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179 Old King's Hwy, Yarmouth Port, MA 02675



MA Co Lic 3184 • Bro 1554 • Ref 15-1633



Prime Development Opportunity

659 Main Street (Rt. 7)
Great Barrington, MA

Mortgagee's Foreclosure

AUCTION: Wednesday, October 14th at 11am On-site

50± Acres Commercial Land With Numerous Outbuildings

f/k/a "Western New England Fairgrounds"

Parcel ID:

113/025.0-0000-0005.0

Legal Ref:

Berkshire County Book 576 Page 184

Zoning: B2

Prime Western Massachusetts Location

20 min. to I-90/MA Pike & Route 20;
15 min. to Stockbridge; 30 min. to
Pittsfield; 1 hour to Springfield, MA &
Albany, NY; 1.5 hours to Hartford, CT

Terms of Sale: 10% certified deposit of which \$100,000 in certified or bank check at auction & remainder within 3 business days. Balance in 30 days. 10% Buyer's Premium. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

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Property Information, Photos & Full Terms at:

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179 Old King's Hwy, Yarmouth Port, MA 02675



MA Lic 111 • Bro 1310 • Ref 9-1167

ABSOLUTE Auction: Saturday, July 14th at 11am

to be held at the **Spruce Point Inn Resort & Spa**
88 Grandview Avenue, Boothbay Harbor, ME (207) 633-4152

Directions to the Spruce Point Inn: Rt. 1 North to Rt. 27 South. 12 mi. to intersection of Rt.s 27 & 96. Straight through intersection and bear right at top of hill onto Oak St. Take Oak St. one block to left on Union. Follow Union to end and turn right onto Atlantic Ave. Entrance to Spruce Point is approximately 1.5 mi. with the Inn .5 mi. further.

JJManning Auctioneers is proud to offer ten residential lots in "The Cottages of Boothbay Country Club" subdivision at Absolute Auction with each lot selling to the last and highest bidder regardless of price. Don't miss the unparalleled opportunity to buy one or more of these beautiful 1+ acre lots last listed between \$185,000-\$275,000 each at your price by bidding just one increment higher than the competition. Many of these lots feature breath-taking course views. This wonderful community offers the convenience of world class golf just steps from your home set in the serenity of the woods, less than 5 minutes from Boothbay Harbor shops and restaurants on the spectacular Maine coast, and just 45 minutes from L.L.Bean and the Freeport outlets.

Legal Description: Lots 2, 3, 4, 7, 8, 9, 10, 15, 19 and 20 as shown on plan titled "Overview Site Plan The Cottages at Boothbay Country Club Subdivision..." see Lincoln County Registry of Deeds Plan Book 84, Pages 23-25 (see chart for street addresses, property IDs, site area, last list price, assessed values, and taxes)

Zoning: General Residential

Association Fee: \$50/month currently covers street maintenance including plowing & mowing, and creation of a 10-year reserve fund

Free Membership: Each lot includes a free 5-year family membership to the Boothbay Country Club, an 18 hole par 71 6,306 yard champion golf course with clubhouse, pro shop, and new driving range

Development Description: 21-lot 2-street subdivision in a beautiful rolling landscape surrounding the 1st and 18th Holes of the Boothbay Country Club

Development Infrastructure: Paved roads in place

Landscaping: Fiddler's Lane Lots (15, 19 & 20) have been cleared for building, remaining lots are wooded with pine, oak, and maple trees

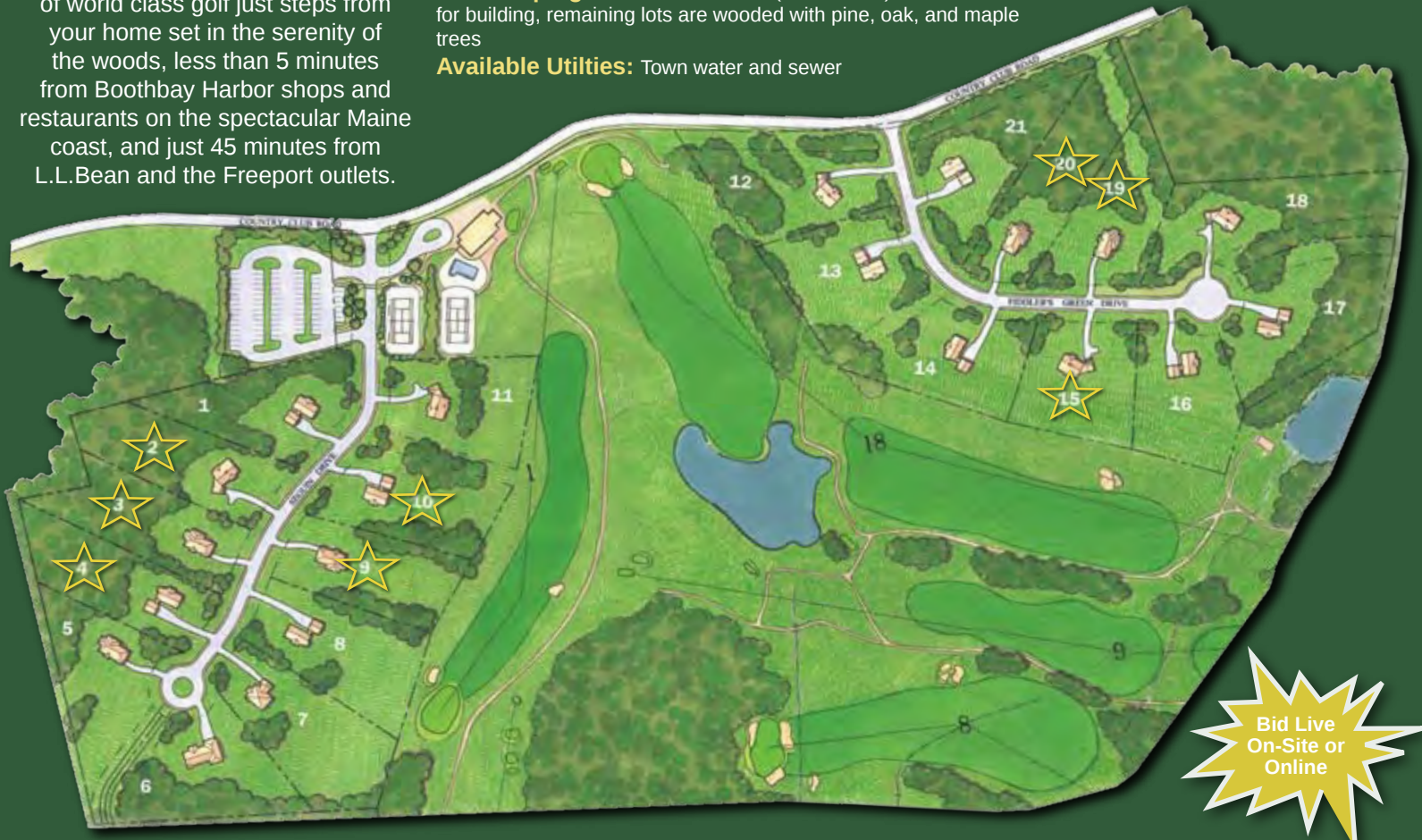
Available Utilities: Town water and sewer

Terms of Sale: 10% deposit of which Ten Thousand Dollars (\$10,000.00) PER LOT must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 5:00 pm EDT on Wed., 7/18/07. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

Online Bidding Terms: Mandatory 72 hour pre-registration. Visit www.JJManning.com.

Buyer's Broker Terms: 2% Broker Commission Offered. 48 hour broker pre-registration required. Sign up your buyers now! Full Terms and forms on website: www.JJManning.com

Auctioneer's Disclaimer: All information contained was derived from reliable sources believed correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.



**Bid Live
On-Site or
Online**

Auc #	Lot #	Address	Acres	Location	Last List	Parcel ID	Assessed	Taxes
940	2	21 Seguin	1.07±	Convenient to Clubhouse	\$185,000	R07/0002/D/2	\$26,800	\$190.55
941	3	27 Seguin	1.02±	Convenient to Clubhouse	\$185,000	R07/0002/D/3	\$26,700	\$189.84
942	4	33 Seguin	1.04±	Convenient to Clubhouse	\$185,000	R07/0002/D/4	\$26,700	\$189.84
943	7	34 Seguin	1.18±	On 1st Hole	\$225,000	R07/0002/D/7	\$27,100	\$192.68
944	8	30 Seguin	1.18±	On 1st Hole	\$275,000	R07/0002/D/8	\$27,100	\$192.68
945	9	26 Seguin	1.02±	On 1st Hole	\$275,000	R07/0002/D/9	\$26,700	\$189.84
946	10	20 Seguin	1.06±	On 1st Hole	\$275,000	R07/0002/D/10	\$26,800	\$190.55
947	15	21 Fiddlers Green	1.05±	On 18th Hole	\$275,000	R07/0002/E/15	\$28,000	\$199.08
948	19	24 Fiddlers Green	1.08±	Views of 18th Hole	\$235,000	R07/0004/A/19	\$28,100	\$199.79
949	20	18 Fiddlers Green	1.17±	Views of 18th Hole	\$235,000	R07/0004/A/20	\$28,400	\$201.92

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AUCTIONEERS

Property Information Packages, Photos & More at

www.JJManning.com

800.521.0111

47± Acres Of Residential Land



91 Cole's Island Rd. (a/k/a Lot 2)
Gloucester, MA
Marsh Front on "Farm Creek"



Mortgagee's Foreclosure

AUCTION: Wed, September 22nd at 10am On-site

Outstanding views of Essex Bay, Two Penny Loaf, Farm Creek and more can be enjoyed from the site. Private but convenient location off Concord Street -- close to beaches, recreation & conservation areas, schools, and shopping. Easy access to Routes 127, 127A, 133 & 128 and commuter rail service. Rare opportunity to own and develop extensive water front acreage in Gloucester.

Parcel IDs: 258-13 (89-113 Cole's) & 252-43 (115 Cole's)

Site Area: 47± acres
(46.7± ac. & .14± ac.)

Zoning: R-80 Rural Residential

Legal Ref.: Essex South County
25111/11, Plan393/47

Topography: Level to rolling & hilly

Area Utilities: Electric, town water,
private septic

Terms of Sale: \$10,000 deposit by certified or bank check at the auction. Balance in 30 days. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

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179 Old King's Hwy, Yarmouth Port, MA 02675



MA Lic 111 • Bro 1356 • Ref 10-1260



ABSOLUTE ESTATE AUCTION

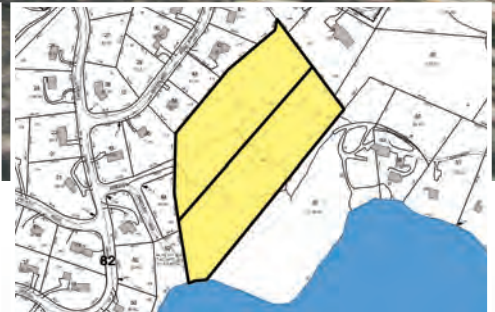
Friday, July 13th at 11am On-site

RE: Estate of Norman E. Weekes

6.4± Acres of Land ~ Zoned Rural Residential

66± ft. Frontage on Greenland Pond

2 Parcels Selling in the Entirety to the Highest Bidder, Regardless of Price



RE Tax Assessment:

\$263,600 (\$235,400 & \$28,200)

Assessor's Site Area: 6.4± ac. (3.3± & 3.1±)

Frontage: Parcel 14 (43.3± ft. off Janelles Way), Parcel 15 (66± ft. on Greenland Pond)

Zoning: RR – Rural Residential

Description: Unimproved land, wooded and gently sloping toward pond

Neighborhood Utilities:

Electric, gas, private water & septic

Location Ref.: Next to the

"Beechwood Landing" Association Beach

Parcel IDs:

Map 48 Parcels 14 & 15 (Shown as Parcels 47 & 48 on Parcel Map 82 dated 2008, reflecting planned changes to parcel numbering not yet implemented by the Town of Brewster)

RE Tax Rate: \$7.44

FEMA Flood Zone: Parcel 14 (Zone C), Parcel 15 (Zones C, A near shore) Map 2500030015D 6/19/85

Legal Ref.: Barnstable County 1266/386 & 1474/201, Land Court Plan 31259-B, Plan 225/63

Map 48 Parcels 14 & 15
Off Janelles Way,
Brewster, MA
Cape Cod

JJ Manning

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Property Information, Photos & Full Terms at:

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179 Old King's Hwy, Yarmouth Port, MA 02675



MA Lic 111 • Bro 1442 • Ref 12-1437



Terms of Sale: 10% certified deposit of which \$10,000 in cash, certified or bank check at the auction & the remainder within 3 business days. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Buyer's Broker Terms: Up to 2% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.

4.19± Acres on Crooked Pond

Selling in the Entirety to the Highest Bidder, Regardless of Price

This waterfront property is located off of a private road in the Hatchville neighborhood, 12± miles from the Bourne Bridge with easy access to conservation lands and sandy ocean beaches. The land is bisected by Sunfish Lane, an unpaved private dead-end road, providing access to

4 additional home sites abutting the 98± acre Crooked Pond Well Site conservation lands that is accessed from the North. Pickerel Lane is currently a "paper" road. Crooked Pond is a 36± acre freshwater lake offering fishing, canoeing, kayaking, swimming, bird watching.



ABSOLUTE ESTATE AUCTION

RE: the Estate of Janet Mann

Thursday, July 24th at 11am On-site

**23 Sunfish Ln. and 30 & 40 Pickerel Ln.
Falmouth (Cape Cod), MA**

RE Tax Assessment: \$446,100

Zoning: AGAA – Agricultural AA

4.188± Acre Breakout

By Assessor's Parcel

16-03-030-000 (3.217 acres)

16-03-029-010 (.459 acres)

16-03-029-011 (.512 acres)

Street Frontage: See Barnstable County Plan 417-41

Water Frontage: 220± ft. on sandy bottom lake

Improvements: 500± sf. 2-bedroom, .5-bath seasonal cottage built c. 1940 with fireplace, cedar shingle siding, asphalt shingle roof; shed

Utilities At Street: Town water, electric, gas, private sewer

Legal Ref.: Barnstable County 17865-265

Terms of Sale: 10% certified deposit of which \$10,000 in cash, certified or bank check at auction & remainder by 4pm ET on Monday, 7/28/14. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own

judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory 48 hour broker pre-registration.

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179 Old King's Hwy, Yarmouth Port, MA 02675



MA Co Lic 3184 • Bro 1517 • Ref 14-1583





SUDBURY, MA

19.4± Acres of Residential Land

Selling in 7 Lot Packages & in the Entirety (Shown in Chart Below)

County: Middlesex South

Zoning: RES A – Residential A

Area Utilities: Gas, electric, town water, private septic

Ref. Assessors Parcels: Do not correspond 1-to-1 to auction site area which generally includes, but may not be limited to, Tax Map E06 Parcels 303, 304, 352, 353 & Map E07 Parcels 146, 147, 148, 150, 154, 155, 459, 409

Primarily wooded land sloping up from the street in or abutting a neighborhood of luxury homes off Maynard Rd. & Wyman Dr. in the Willis Hills area

Lot Package #	Lot # on Plan	Street Location	Subdivision Plan Acres	Middlesex South County Plan Ref.
1	47A	Widow Rites Ln.	2.090±	Plan #887 of 2009
2	48A	Widow Rites Ln.	1.480±	Plan #887 of 2009
3	54B-1	Widow Rites Ln.	1.528±	Plan #300 of 2014
4	55B-1	Widow Rites Ln.	1.214±	Plan #300 of 2014
5	E-1 & F-1	Maynard Rd. (Rt 27)	2.415±	Plan #144 of 2010
6	50, 52, 53 & Parcel A	Livermore Cir. (off Rt. 27)	9.741±	Plans #644 of 1987 & #300 of 2014
7	Parcel D	Livermore Cir. (off Rt. 27)	0.960±	Plan #167 of 1983
			19.428±	

Method of Sale:

First, each Lot Package 1 through 7 will be offered at auction separately. Then the entire premises will be offered collectively. The "high bid" for the premises shall be the greater of (i) the aggregate amount of high bids for the Lot Packages if sold individually or (ii) the high bid for the premises if sold in its entirety.

Terms of Sale:

10% deposit of which a minimum deposit of **\$50,000 (for 3 or more Lot Packages) or \$20,000 (per individual Lot Package except #7 - Parcel D) or \$5,000 (for Lot Package #7 - Parcel D)** must be presented in certified or bank check at this Mortgagee's Foreclosure auction. Remainder of the 10% deposit in certified or bank check within three (3) days from the date of sale. Balance in 45 days. Other terms, if any, announced at the sale.



AUCTION: June 7 at 10am On-Site

Look for signs auction day.

JJ Manning
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Property Information, Photos & More at:

www.JJManning.com

800.521.0111

2.95± Acres of Zoned RR Land Between Kenoza Lake & The Merrimack River **Lot 8A-1 Kenoza St., Haverhill, MA**

Abuts Renaissance Golf Club With Easy Access to Routes 110 & I-495



BOUNDARIES APPROXIMATE
Dated aerial (2012) © Pictometry.com

AUCTION: Wednesday, August 24 at 11am On-site



BOUNDARIES APPROXIMATE
© Pictometry.com

Site: 2.95± unimproved acres

Zoning: RR - Rural Residential

Frontage: 185.52± ft.

Topography: See S. Essex County Plan 368-54 for delineation of vegetated wetlands

Parcel ID: 470-187-8A

**SCAN THIS QR CODE
FOR MORE DETAILS**



Terms of Sale: A certified deposit of \$10,000 by certified or bank check at this Mortgagee's Foreclosure auction. Balance in 30 days. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

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Property Information, Aerial Photos & Full Terms at:

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179 Old King's Hwy, Yarmouth Port, MA 02675



MA Co Lic 3184 • Bro 1590 • Ref 16-1691





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