



SAMPLE PORTFOLIO
MUNICIPAL

32,922± sf. GLA Former "Lighthouse Inn" Complex
3 Buildings ~ 51± Rooms ~ Restaurant ~ On 4.2± Acres
48 Guthrie Pl., New London, CT



On Behalf of the
City of New London, CT



Selling to the Highest Bidder, Regardless of Price

ABSOLUTE AUCTION
Wednesday, October 5 at 2pm at City Hall

JJ Manning
AUCTIONEERS

www.JJManning.com

800.521.0111

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



Terms of Sale

10% certified deposit of which \$20,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Friday, 10/7/16. 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.

Property Tour: Wednesday, September 28 (11am-1pm)

CT Lic 429981
Bro 1593
Ref 16-1696



32,922± sf. GLA Former “Lighthouse Inn” Complex

3 Buildings ~ 51± Rooms ~ Restaurant ~ On 4.2± Acres with Thames River & Long Island Sound Views



This c. 1902 National Register of Historic Places listed landmark property was designed by Boston architect, William Ralph Emerson, as a home for steel magnate, Charles S. Guthrie, with Olmstead planned grounds as an extension of the Pequot Colony resort community. Converted to an inn in 1928, it became a favorite for society events & a retreat for stars such as Bette Davis, Joan Crawford & Esther Williams. Set in a neighborhood of luxury homes, ½ mile from Ocean Beach Park -- close to casinos, marina, yacht club, attractions, colleges & more all within 2± hours of Boston & NYC with easy access to Routes 1 & I-95.



Selling to the Highest Bidder, Regardless of Price

ABSOLUTE AUCTION

Wednesday, October 5 at 2pm at City Hall

City RE Tax Assessment: \$1,645,490

Parcel ID: G25-27-17

Site: 4.2± acres with 3 main buildings, lawns, stone walls, fountain, in-ground pool, bath house, gazebos & 54± spaces

Main Inn

22,997± sf. GLA 3-story Main Inn built in 1902 as a Mission/Spanish Colonial Revival Style mansion designed to maximize exterior views now with 27± guest rooms (11± water view), lobby, gift shop, restaurant, lounge, meeting rooms, basement, 3-stop elevator, fine historic detail including fireplaces, coffered ceiling, decorative woodwork, spectacular central staircase & bar, partially furnished with many original lighting fixtures, 671± sf. deck & 2 patios

Carriage House

9,059± sf. GLA 1 & 2-story Carriage House built in 1952 with 24± guest rooms, attic, 761± sf. porch & patio with fireplace

Watchman's Cottage

866± sf. GLA 1-story Watchman's Cottage built in 1952 & used as a salon/day spa

See Property Info. Package For: Zoning, plans, appraisal, financial, environmental & more

Property Tour:

Wednesday, September 28 (11am-1pm)

JJ Manning

— AUCTIONEERS —

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

www.JJManning.com

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ABSOLUTE AUCTION



110 & 116 PARK STREET, BEVERLY, MA: .45 ac. (19,620 sf) in 2 parcels.*

Auction: Thursday, October 14th at 2:00PM • AUCTION TO BE HELD ON SITE

Preview: 12PM - 2PM Auction Day

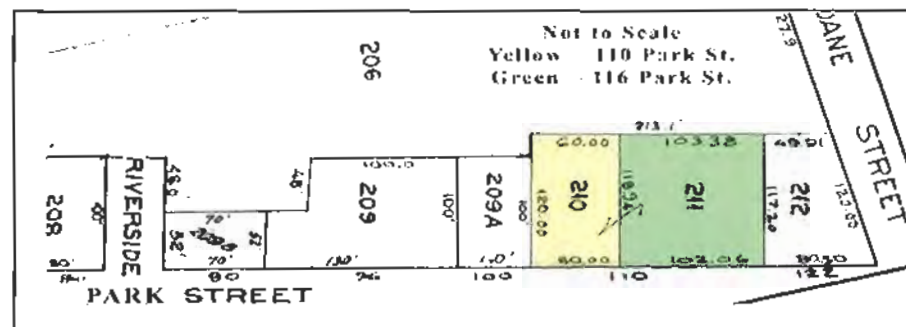
110 Park St = 7,200 sf lot w/brick warehouse bldg.

116 Park St = 12,420 sf lot w/shed & fenced, paved lot.

*Parcels will be offered individually and in their entirety.



Former MHD Maintenance Depot on contiguous lots with two circa 1925 buildings: 6,201 sq. ft. brick warehouse with two half-baths and 2,016 sq. ft. shed. Great location. Convenient to commuter rail station, Routes 1A & 62.



CURRENT USE: Surplus property – inactive MHD maintenance depot – City of Peabody is currently using property for storms (salt).

FRONTAGE: On city street with neighborhood parking.

UTILITIES: General utilities **ZONING:** Industrial – IG

ASSESSOR'S INFORMATION: Parcels 10-210 & 10-211

ASSESSED VALUE: \$294,600 + 179,700 = 474,300

DEED INFORMATION: Book 3283, Page 512 & 513

PHOTOS, INFO & PROPERTY INFO PACKAGES AT:

www.JJManning.com/606

TERMS OF SALE: 10% deposit of which \$10,000.00 per property must be presented in cash, certified or bank check. Remainder of the 10% deposit in personal or business check. Balance in 60 days. 10% Buyer's Premium.

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. Jerome J. Manning & Co., Inc. is acting exclusively on behalf of Seller in this transaction.

IF YOU AREN'T INTERESTED IN THIS PROPERTY, PLEASE PASS THIS BROCHURE ON. THANK YOU! BRO 1120



ABSOLUTE AUCTION



COMMONWEALTH OF MA SURPLUS DEVELOPMENT REAL ESTATE

14.87+/- AC. DEVELOPMENT LAND • 789' FRONTAGE ON ROUTE 9

COMMERCIAL/BUSINESS ZONE

RTE. 9 (BOSTON TURNPIKE) • SHREWSBURY, MA

Auction: Wed., November 10TH @ 12:00PM

- Town assessor Land Use Code is 914
- High Traffic Count: 46,600 cars per day (Mass. Highway Statistic 1996)
- Level to moderately sloped

Site is close to: Home Depot, Borders, Bed Bath & Beyond, Staples, CVS, 420 Commerce Park, Stop & Shop, NTB and more.

AUCTION TO BE HELD AT: Beechwood Hotel, 363 Plantation Street, Worcester MA 01605
Phone (508) 754-5789 • FAX (508) 752-2060 • Toll-free (800) 344-2589

SURVEY, PHOTOS
& INFO AT:

www.JJManning.com/658

DIRECTIONS TO PROPERTY: From Route 9 East, parcel is on the right just before the intersection with Lake St. and just prior to the Worcester County Food Bank Distribution Center.

TERMS OF SALE: \$100,000.00 deposit, in cash or certified check, with an increase to equal 10% of purchase price within 5 days of auction. Balance in 60 days. 10% Buyer's Premium. Other terms, if any to be announced at the auction sale.

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BRO 1126



ABSOLUTE MA CLEAN ELECTIONS REAL ESTATE AUCTION

LIST OF AUCTION PROPERTIES:

- Lakeville State Hospital, Lakeville, MA ~ 72+/- Acres w/ campus
- 31+/- Acres, Route 146, Sutton, MA
- 120+/- Acres, Main Street, Boylston, MA
- 31.75+/- Acres, Routes 24 & I-495, Raynham, MA
- 242.73+/- Acres, Grafton Complex, Grafton, MA
- 167.8+/- Acres, Grafton Complex, Shrewsbury, MA
- 5.02+/- Acres, off Rte. 2 (Fairhaven Rd. & Arena Terr.), Concord, MA
- 2+/- Acres, off Rte. 2 (Baker Ave. & Gifford Ln.), Concord, MA
- 30+/- Acres, Route I-190, Sterling, MA

FOR PROPERTY INFORMATION, MAPS AND AUCTION UPDATES, VISIT:

www.jjManning.com/cleanelections

OR CALL US TOLL-FREE @

800.521.0111

DATE: Wed., July 10TH @ 7PM

(Bidder registration begins @6:00PM)

LOCATION: Westin Waltham-Boston

70 Third Ave. Waltham, MA 02451

(781) 290-5600



Lakeville Inspection: Wed., June 26th @ 10am-3pm &
Tues., July 2nd @ 10am-3pm.

TERMS OF SALE: 10% deposit of which \$5,000* in cash or certified funds, balance of 10% in good check. Balance in 10 days. 10% Buyer's Premium All sales absolute to high bidder..

* Lakeville: Certified amount is \$100,000. Grafton & Shrewsbury: Visit website for deposit amounts

AUCTIONEER'S DISCLAIMER: All information regarding the auction in this brochure was derived from reliable sources believed correct, but is not guaranteed. Buyers shall rely entirely on their own judgement & inspection. Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.

BRO 1056

ABSOLUTE AUCTION EVENT

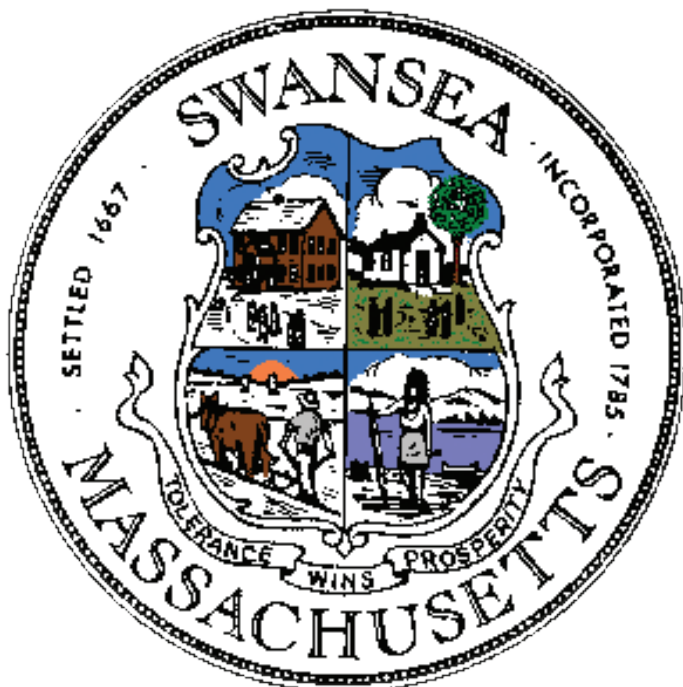
Thursday, June 26 at 11am

Auction Site:
Council on Aging
260 Ocean Grove Ave,
Swansea, MA

On Behalf of the Town of Swansea, MA

6± VACANT RESIDENTIAL LAND PROPERTIES

Auc Ref	Street	Parcel ID(s)	± Acre	± SF	Zoning	Assessment	*Certified Amount of 10% Deposit
25-2135	0 Melrose Ave	80-9, 80-9A	0.86	37,237	RR	\$101,000	\$5,000
25-2136	0 Milne Ave	50-88	0.26	11,250	RR	\$129,000	\$5,000
25-2137	0 Wesley Ave	49-99, 49-100	0.52	17,500	RR	\$160,000	\$5,000
25-2138	0 Rhinecliffe Rd	67-30	0.17	7,300	RR	\$133,000	\$5,000
25-2139	0 Neponset St	67-123	0.14	6,000	RR	\$71,000	\$2,500
25-2140	0 Wilder St	46-50	0.14	6,098	RR	\$16,000	\$2,500



*Each Auction Number
Selling to the
Highest Bidder,
Regardless of Price*

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Property Information & Full Terms at:

JJManning.com

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



MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1840 • Ref 25-2135 to 25-2140

Terms of Sale:

10% certified deposit based on high bid of which **\$5,000 or \$2,500 minimum per property** as specified in chart above in certified or bank check with remainder of 10% by personal check at the auction. Certified or bank checks should be made out to your own name as payee. Balance in 30 days. 5% 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.

ABSOLUTE AUCTION EVENT

On Behalf of the Town of Scituate, MA

18± Tax Title Unimproved Land Parcels

Each Selling Individually to the Highest Bidder, Regardless of Price

Auction Reference Number	Street Address	Parcel ID	Zoning	Lot Size	Assessment	*Certified Amount of 10% Deposit
23-1993	0 Stanton Ln	22-09-008-0	R3	10,070 sf	\$23,000	\$2,500
23-1994	407 Hatherly Rd	21-02-005-B	R2	29,627 sf	\$71,100	\$2,500
23-1995	0 Central Ave	70-03-002-0	R3	6,750 sf	\$23,300	\$2,500
23-1996	12 Hewes Rd	60-2A-016-0	R2	41,700 sf	\$95,700	\$2,500
23-1997	155 Kent St	60-02-035-0	R2	19,250 sf	\$118,100	\$2,500
23-1998	0 Hatherly Rd	45-09-003-0	R3	10,000 sf	\$229,900	\$5,000
23-1999	210 First Parish Rd	44-01-013-C	R2	43,560 sf	\$360,400	\$5,000
23-2000	218 First Parish Rd	44-01-013-A	R2	23,000 sf	\$329,900	\$5,000
23-2001	214 First Parish Rd	44-01-013-B	R2	20,040 sf	\$326,300	\$5,000
23-2002	0 Stockbridge Rd Rear	54-02-015-0	R2	10,006 sf	\$131,400	\$2,500
23-2003	0 Brookland Rd	45-11-017-0	R3	8,000 sf	\$54,000	\$2,500
23-2004	8 Bramble Ave	40-09-015-0	R3	4,172 sf	\$64,900	\$2,500
23-2005	0 Wood Ave	22-02-005-0	R3	4,255 sf	\$56,800	\$2,500
23-2006	0 Wood Ave	22-04-001-0	R3	13,471 sf	\$210,500	\$5,000
23-2007	50 Wood Ave	22-02-001-0	R3	5,442 sf	\$210,500	\$5,000
23-2008	0 Dreamwold Rd	33-06-012-0	R2	24,190 sf	\$33,100	\$2,500
23-2009	0 Revere St	72-04-019-0	R3	7,500 sf	\$362,400	\$5,000
23-2010	0 Hatherly Rd	45-09-004-0	R3	10,478 sf	\$230,400	\$5,000

**Wednesday, May 17
at 11am**

Registration Begins at 10am

All Auction Sales Held At:

**Scituate Harbor Community Bldg
44 Jericho Rd, Scituate, MA**

Terms of Sale:

10% certified deposit based on total purchase price of which **\$5,000 or \$2,500 minimum per property*** in certified or bank check with remainder by personal check at the auction.

Balance in 30 days. 3.2% 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 • Brochure 1769
Ref 23-1993 to 23-2010

ABSOLUTE AUCTIONS

Wednesday, September 28 at 12PM

*** Auction Off-Site at DoubleTree by Hilton, 99 Erdman Way, Leominster, MA ***

2 Former Brick Armory Buildings

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



67 Hope St., Greenfield, MA

.64± Acres with 30,692± sf. Armory Built c. 1910

(Auc Ref 22-1976)

Property Tour: Tuesday, September 20 (10am-12pm)

Most recently used as an Army National Guard recruiting office. Conveniently located close to public transportation, Olive St. Garage & municipal parking with easy access to Routes 2, 5 & I-91.

RE Tax Assessment: \$1,227,400

Parcel ID: 27-57-0

Zoning: RA – Urban Residential District

Site: .64± acres (28,000± sf.) with frontage on Hope (127± ft.), Armory (232± ft.) & Prospect Streets (220± ft.)

Building: 30,692± sf. 1-2 story with full primarily finished basement by Architect James A. Britton includes entry, drill hall, functional hall, kitchen/pantry, offices, classrooms, toilets/showers/lockers, storage, loading dock, etc.



119 Chestnut St. (Rt. 62), Clinton, MA

.57± Acres with 15,300± sf. Armory Built c. 1914

(Auc Ref 22-1978)

Property Tour: Tuesday, September 20 (2pm-4pm)

Most recently used as the Dept. of Parole's Massachusetts Probation Service Training Academy. High profile location near Central Park with easy access to Routes I-190, I-290 & I-495.

RE Tax Assessment: \$1,619,900

Parcel ID: 68/3610

Zoning: R1- Residential

Site: .57± acres (25,000± sf.) with 125± ft. frontage

Building: 15,300± sf. (27,128± sf. per Assessor) 1-2 story with full partially finished basement by Architect James E. McLaughlin includes assembly hall with balcony, mess hall, kitchen/pantry, offices, classrooms, toilets/showers/lockers, storage, delivery area, etc.

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Property Information, Photos, & Full Terms at:

www.JJManning.com

800.521.0111

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



Surplus state-owned real estate on behalf
of Massachusetts Division of Capital Asset
Management and Maintenance (DCAMM)

Terms of Sale:

10% certified deposit of which \$25,000 each minimum in certified or bank check at the auction together with the remainder of the 10% by personal or business check. Closing in 60 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.

MA Auc Lic 111 • Brochure 1757

M

DCAMM

ABSOLUTE AUCTION

Wednesday, March 30th at 11am On-site

On Behalf of the Town of Scituate, MA
Selling to the Highest Bidder, Regardless of Price



Property Tour: Wednesday, March 23 (11am-1pm)



27 Brook St., Scituate, MA
5,000± sf. Former Senior Center
on .5± Acres
Access from Brook St. & First Parish Rd.



Starting as a schoolhouse in 1852, the property was repurposed to a Fire Station c. 1917 with side sections added twenty years later and most recently home to the Council on Aging until February, 2021 in advance of the grand opening of the new community campus Senior Center. Neighboring Town conservation, back parking lot entry is across Satuit Brook culvert which runs the width of the property.

Town Appraised Value (10/21): \$690,300

RE Tax Assessment: \$652,700

Site Area: .5± acre (21,780± sf.)

Zoning: R-3, portions in Watershed Protection District & FEMA Flood Zone with any potential residential use per zoning to be restricted to a maximum of 2 units per Town

Paved Parking: Front 5± spaces wide including 2 handicap, larger back lot is accessible off First Parish Rd. only

Building: 4,994± sf. 1-2 story on slab with decorative roof cupola

1st Fl.: 3,150± sf. open layout minimally built out with 3 offices, 2 restrooms, kitchen & foyer

2nd Fl.: 1,652± sf. finished, 192± sf. unfinished

HVAC: Oil-fired hot water heat, central a/c

Utilities: Town water & sewer, gas available at street

Legal Ref.: Plymouth County Bk 241 Pg 167 (1851)

Parcel ID: 50-6-0-A

Terms of Sale:

10% certified deposit of which \$10,000 (minimum) in certified or bank check with the balance of the 10% deposit in the form of a personal check both due at the auction. Balance in 30 days. 3.2% 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.

JJManning
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Property Information & Full Terms at:

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

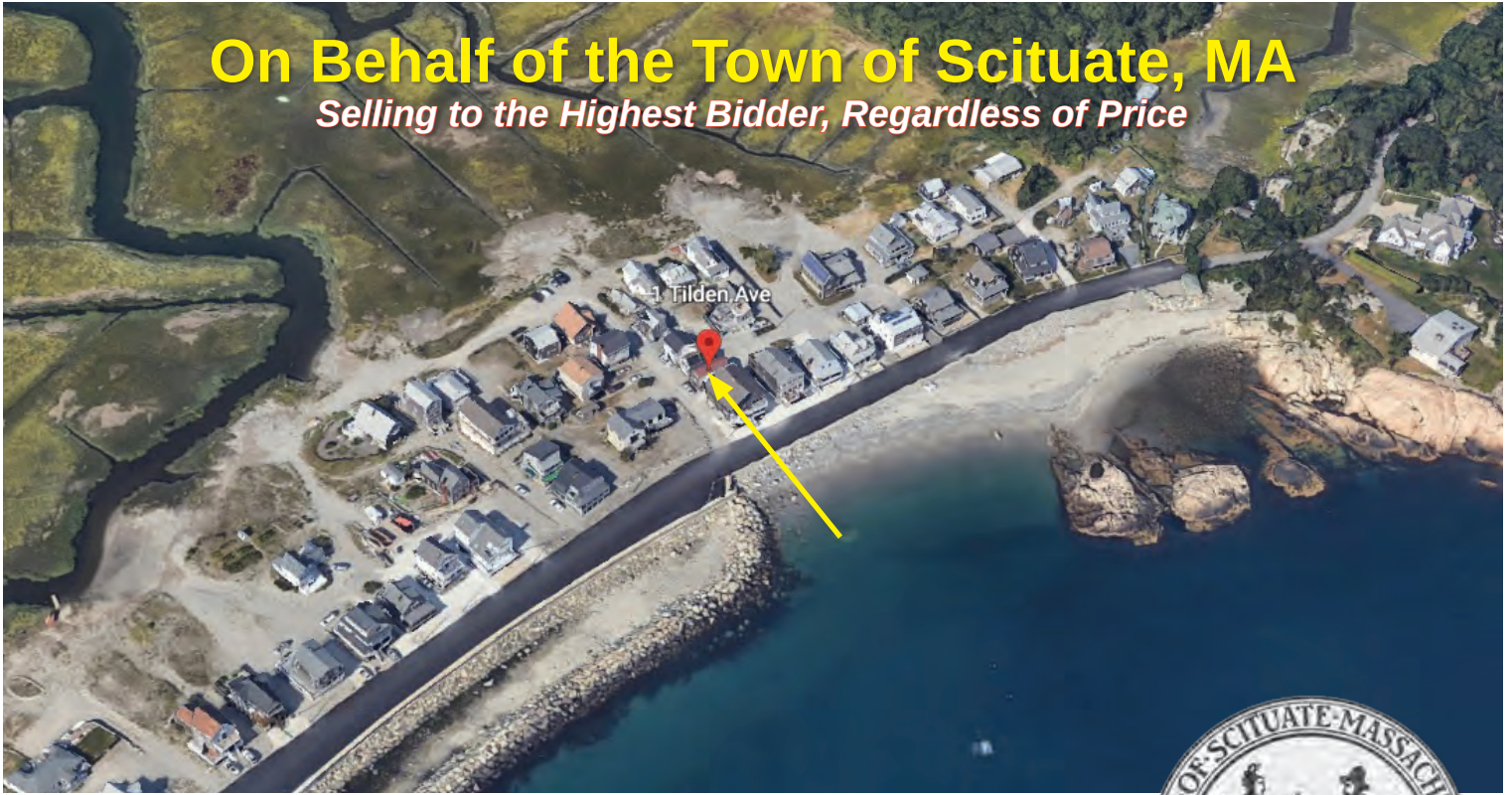


MA Auc Lic 3184 • Brochure 1744 • Ref 22-1957

ABSOLUTE AUCTION

Thursday, January 13th at 12pm On-site

On Behalf of the Town of Scituate, MA
Selling to the Highest Bidder, Regardless of Price



1 Tilden Ave., Scituate, MA
868± sf. 2-Story Cottage
Between Briggs Harbor & Minot Beach
One Lot Back From Glades Rd. with Potential for Ocean Views

Set in Minot Beach neighborhood across Glades Rd. from beach access stairs at the north end of the breakwater.
Possible ocean views not verified. Close to N. Scituate Beach, golf, tennis, boating & more.
Easy access to Routes 3 & 3A, 6± miles to the MBTA Greenbush line station.

Design: 868± sf. 2-story, 1-BR cottage
built circa 1900 on piers
Site: .01± acres (653± sf.)
Frontage: 18± ft. on a gravel private way
Parcel ID: 5-3-70
Zoning: R-3

FEMA Flood Zone: AE15 per Town
Town Water, Gas & Electric: Connections
to house with meters currently removed
Sewer: Failed private septic, BOH
condemned 3/26/19 per State Sanitary
Code, Ch. II

References: Plymouth County Registry of
Deeds 47828/342 tax taking, 55667/121
rights of redemption foreclosure

**Preview for
Registered Bidders:
Thursday, January 13
(10am-12pm)**

Terms of Sale:

10% certified deposit of which \$10,000 (minimum) in
certified or bank check with the balance of the 10%
deposit in the form of a personal check both due at the
auction. Balance in 30 days. 3.2% Buyer's Premium
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179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 3184 • Brochure 1742 • Ref 22-1951

Prime 4± Acre Commercial Development Site

Town Owned ~ Formerly Known as "Staffon Greenhouse"

ABSOLUTE AUCTION ABOVE \$250,000

Selling to the Highest Bidder above \$250,000

Auction: Wednesday, February 18th at 11am

Auction to be held at Town Hall, 40 Center St., Fairhaven, MA



DATED IMAGE
BOUNDARIES
APPROXIMATE
© Pictometry.com



**124 Alden Road
Fairhaven, MA**



DATED IMAGE
BOUNDARIES
APPROXIMATE
© Pictometry.com



I & MM OVERLAY ZONING permits a wide variety of potential uses.
Highly visible central location within 1± mile of
Routes 6, 240 & I-195 and 3± miles of New Bedford.

Property Tour: Wednesday, February 11th (11am-1pm)

RE Tax Assessment: \$501,500

Site Area: 4.023± acres

Frontage: 274± ft.

Available Utilities: Town water & sewer, electric

Legal Ref.: Southern Bristol County 10334-132,
Tax Title 8988-61

Zoning: I – Industrial Districts, MM – Medical
Marijuana Overlay District

Improvements: 384± sf. 1-story retail
structure with restroom built on slab in 1996,
attached greenhouses, detached outbuildings,
parking lot with 2 curb cuts

Parcel ID: 24-016A

Terms of Sale: 10% certified deposit of which \$20,000 in cash,
certified or bank check at auction & remainder by 4pm ET on Friday, 2/20/15.
Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced
at the sale. All information derived from reliable sources believed correct,
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**SCAN THIS
QR CODE
FOR MORE
INFORMATION**



JJManning

AUCTIONEERS

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



MA Co Lic 3184 • Bro 1537 • Ref 15-1610



ABSOLUTE AUCTION

Tuesday, October 26 at 11am On-Site



Selling to the Highest Bidder, Regardless of Price



BOUNDARIES
APPROXIMATE
© Pictometry.com

9 Mitchell Ave., Scituate, MA 1,756± sf. Former Minot Fire Sub-Station .18± Acres with Water Views

Set in a desirable neighborhood of upscale homes just south of the Cohasset line, this Town of Scituate municipal owned property overlooks Musquashicut Pond. Close to Minot & North Scituate ocean beaches, golf, tennis, boating & more. Easy access to Routes 3 & 3A. 2± miles to MBTA Greenbush line station.

RE Tax Assessment: \$748,500

Site: .18± acres (8,000± sf.) with 80± ft. of frontage, paved drive

Structure: 1,756± sf. masonry firehouse built in 1925 with concrete floor slab on steel structural members, shingled hip roof, double-hung windows, large overhead door

1st Floor: Apparatus bay, living quarters, restroom

Basement: Full, unfinished rear walkout with storage & utilities

Attic: Walk-up with storage

Water: Town

Septic: Cesspool

At Street: Town sewer & gas on street are not connected to property

Deed Ref.: Plymouth County 1515/386

Decommissioned: 1992

Zoning: R-3 (non-conforming)

Parcel ID: 15-3-A

Terms of Sale:

10% certified deposit of which \$10,000 (minimum) in certified or bank check with the balance of the 10% deposit in the form of a personal check **both due at the auction**. Balance in 30 days. 3.2% 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.

JJManning

AUCTIONEERS

Property Info., Photos & Full Terms at:

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



MA Auc Lic 3184 • Brochure 1731 • Ref 21-1934

ABSOLUTE AUCTIONS

On Behalf of USDA

10 Residential Properties Across MA

Selling Individually to the Highest Bidder, Regardless of Price

Wednesday, May 21st & Thursday, May 22nd On-site

Terms of Sale: 10% deposit of which \$5,000 minimum PER PROPERTY in cash, certified or bank check at auction. Remainder of the 10% deposit in wire transfer, cash, certified or bank check within 3 days. Balance in 30 days. Other terms, if any, announced at the sale. 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.

Property Info., Occupancy Restrictions & Terms at:

www.JJManning.com
800.521.0111



Auc. #14-1560

1,152±SF, 3BR, 1BA on 2.7± Acres

14 Blackstone Rd, Florida

Auction: Wednesday, May 21st at 10am

Open House: Wednesday, May 14th (10-11:30am)
& 1 Hour Prior to Auction



Auc. #14-1561

1,328±SF, 3BR, 1BA on .176± Acres

16 Greenfield Rd, Montague City

Auction: Wednesday, May 21st at 11:30am

Open House: Wednesday, May 14th (12:30-2pm)
& 1 Hour Prior to Auction



Auc. #14-1562

1,360±SF, 3BR, 1BA on .3± Acres

24 Vladish Ave, Turners Falls (Montague)

Auction: Wednesday, May 21st at 12:30pm

Open House: N/A, Exterior View Only



Auc. #14-1563

1,674±SF, 4BR, 1BA on .35± Acres

13 Dewey Conrad Ave, Orange

Auction: Wednesday, May 21st at 2pm

Open House: Wednesday, May 14th (1-3pm)
& 1 Hour Prior to Auction



Auc. #14-1564

1,116±SF, 3BR, 1BA on .25± Acres

259 Main St, Winchendon

Auction: Wednesday, May 21st at 3:30pm

Open House: Wednesday, May 14th (1-3pm)
& 1 Hour Prior to Auction



Auc. #14-1565

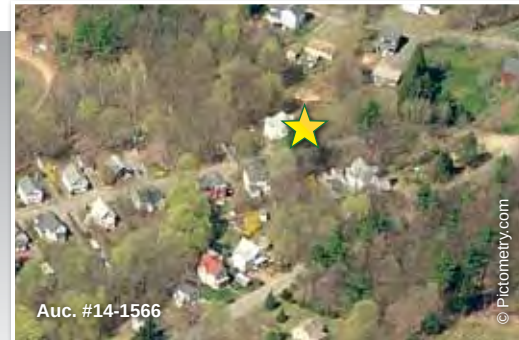
(Townhouse)

1,474±SF, 3BR, 1.5BA on .059± Acres

52 Warebrook Village Rd, Ware

Auction: Thursday, May 22nd at 10am

Open House: Thursday, May 15th (10am-12pm)
& 1 Hour Prior to Auction



Auc. #14-1566

1,078±SF, 3BR, 1BA on .25± Acres

41 Keyes St, Warren

Auction: Thursday, May 22nd at 11am

Open House: Thursday, May 15th (10am-12pm)
& 1 Hour Prior to Auction



Auc. #14-1567

902±SF, 3BR, 1BA on .34± Acres

29 Canedy St, West Wareham

Auction: Thursday, May 22nd at 1:30pm

Open House: Thursday, May 15th (11:30am-1pm)
& 1 Hour Prior to Auction



Auc. #14-1568

960±SF, 3BR, 1BA on .27± Acres

73 Walnut St, Hyannis

Auction: Thursday, May 22nd at 3pm

Open House: Thursday, May 15th (2-4pm)
& 1 Hour Prior to Auction



Auc. #14-1569

748±SF, 2BR, 1BA on .11± Acres

4 Linden St, Hyannis

Auction: Thursday, May 22nd at 3:30pm

Open House: Thursday, May 15th (2-4pm)
& 1 Hour Prior to Auction

2 PROPERTIES

On Behalf of the Town of Freetown, MA

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

ABSOLUTE AUCTIONS: Thursday, February 11 On-site

11AM: 106 N Main St, Assonet, MA

1,976+/- SF 3-Bedroom, 2-Bath Home on 6+/- Acres



12PM: 14 E Howland Rd, E Freetown, MA

3+/- Acres of Residential Development Land



JJ Manning
AUCTIONEERS

www.JJManning.com

800.521.0111

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



MA Auc Lic 3184 Bro 1711 Ref 21-1894-95

Terms: 10% certified deposit of which \$10,000 each (minimum) by bank check due at the auction and remainder of 10% due 12pm on Friday, 2/12/21. Balance at closing by 1pm on 3/12/21. 10% Buyer's Premium. Other terms, if any, to be announced at the sale. Announcements or changes made from the auction block or within the purchase agreement take precedence over any previously printed materials or oral statements made.

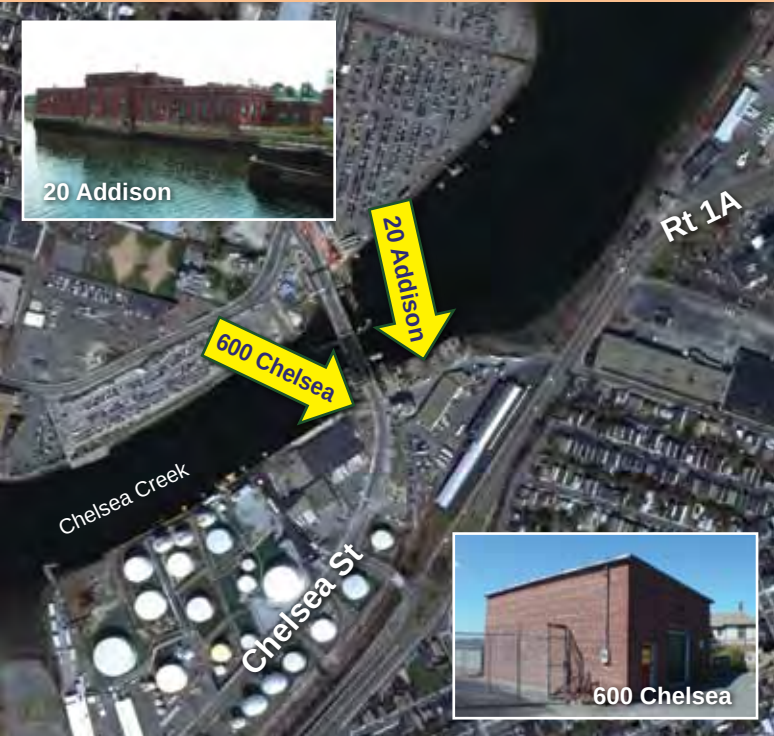
2 ABSOLUTE AUCTIONS

Per Order of the Commonwealth of MA Division of Capital Asset Management
Surplus Real Estate Selling to the Highest Bidder, Regardless of Price

Monday, January 24th at 12pm Off Site*

*Auction Site: The Westin Waltham-Boston, 70 Third St., Waltham, MA (Directions Available Below)

Bid Live at Auction Site or Online



Auction Ref. #11-1285

20 Addison St. & 600 Chelsea St. E. Boston, MA

Summary: 1.6± acres of industrial land comprised of 2 parcels with buildings located at the foot of Chelsea Bridge

FIK/A: MWRA's "E. Boston Electric Shop & Central Maintenance Facility"

Property Tours:

Thursday, January 13 (10am-12pm)

County: Suffolk

Zoning: Upper Chelsea Creek WM - Waterfront Manufacturing Subdistrict

FEMA Flood Zone: C, non-hazard

Utilities: City water & sewer, electric, natural gas

Easement & Environmental Info.:

See Property Info. Package (PIP)

20 Addison St: 1.42± acres along the U.S. Pier & Bulkhead Line of the Chelsea Creek with a 19,000± sf. c. 1894 brick building with granite foundation eligible for inclusion in the National Register last used for machine & trade shops and vehicle garaging. Concrete and granite seawall. Paved parking for 12± cars. Easements.

600 Chelsea St: .17± acres with a 1,000± sf. c. 1940 1-story brick building. Easements.

Auction Ref. #11-1287

525 Maple St. (Rt. 85) Marlborough, MA

Summary: .95 acres of commercial land with an office building

FIK/A: "Registry of Motor Vehicles"

Property Tours:

Thursday, January 13 (1:30-3:30pm)

County: Middlesex

Zoning: CA - Commercial/Automotive

FEMA Flood Zone: C, non-hazard

Utilities: Town water & sewer, electric, natural gas

Easement & Condition Info.:

See Property Info. Package (PIP)

Description: 3,400± sf. 1-story round office building built c. 1960's on a concrete slab on a .95± acre triangular lot with ample paved parking at the intersection of Mill St. & Maple St. with a curb cut on each. Near the South-borough town line with easy access to Rt. 20, I-495 & I-290. 17± miles to Worcester & 27± miles to Boston.

*Directions To Auction Site

The Westin Waltham-Boston Hotel: Take I-90/Massachusetts Turnpike to Route 95 North. Take Exit 27A (Totten Pond Road). Make a sharp right onto 3rd avenue and the Hotel will be on the left.

Terms of Sale: 10% deposit of which \$10,000 **Per Property** must be presented in cash, certified or bank check. Remainder of the 10% deposit in personal or business check at the auction. Balance in **60 days Marlborough & by 4/1/11 E. Boston. 10% buyers premium. Any other terms given at sale.**

Commission Terms: Visit www.JJManning.com for details & mandatory pre-registration requirements.

Auctioneer's Disclaimer: All information 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. Aerial images used with permission through purchase from Terraserver.com.



Division of Capital Asset Management
D · C · A · M
Building for the Commonwealth

JJManning
AUCTIONEERS

Property Information, Photos & More at:

www.JJManning.com

or call 800.521.0111

ABSOLUTE AUCTION

On Behalf of the Town of Freetown, MA



Selling to the Highest Bidder, Regardless of Price
2 County Rd. (Rt. 18), Freetown, MA

Part of Former Freetown Screw Manufacturing Co. Site
1.6± Acres ~ Zoned G

Thursday, October 15 at 11am On-site

Terms: 10% certified deposit of which \$10,000 (minimum) by bank check due at the auction and remainder of 10% due Monday, 10/19/20. Close by Friday, 11/20/30. Other terms, if any, to be announced at the sale. Announcements or changes made from the auction block or within the purchase agreement take precedence over any previously printed materials or oral statements made.



Property Info, Full Terms & More at JJManning.com
800-521-0111 MA Co Lic# 3184 Ref #20-1881

9 PROPERTIES

On Behalf of the Town of Freetown, MA

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

ABSOLUTE AUCTION: Wed., December 11 at 11am On-site

Auction Site: Senior Center – 227 Chace Rd, E. Freetown, MA



Auc Ref #	Address	Acres	Description	Map	Lot
19-1854	9 Cliff Dr	0.17	495± sf 1BR, 1BA Ranch	101	68
19-1855	0 Burns Ln	0.68	Land, no street access	240	56
19-1856	195 Chace Rd	2.80	Land	240	78
19-1857	0 Chace Rd	0.18	Land	241	9
OUT 19-1858	0 Middleboro Rd	0.09	Removed from Auction	243	70
19-1859	0 Braley Rd	1.60	Land	246	50
19-1860	0 Braley Rd	0.41	Land	247	15
19-1861	182 Braley Rd	0.12	1,236± structure	252	41
19-1862	0 Richmond Rd	0.09	Land	207	4

Terms of Sale: 10% certified deposit of which **\$10,000 for 9 Cliff Drive** or **\$5,000 per property for all others** in cash, certified or bank check at the auction & remainder of 10% by 4pm ET on Friday, 12/13/19. 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.

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., Broker Reg. & Full Terms at:

www.JJManning.com

800.521.0111

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



MA Auc Lic 3184

Bro 1686 • Ref 19-1854 to 19-1862

7 RESIDENTIAL ZONED LAND PROPERTIES

Selling Individually

Town of Mansfield, MA Tax Title AUCTION



AUCTION: Wednesday, November 8 at 6pm
Auction to be Held at Mansfield Town Hall
6 Park Row, 3rd Floor, Room 3 A/B
(Registration Begins at 5pm)

Auc. Ref.	Parcel ID	Address	Acres	Zoning
17-1748	3-78	Balcom St.	1.6±	R2
17-1749	36-164	445 Fruit St.	3.4±	R1
17-1750	5-018	Tremont St.	2.1±	R1
17-1751	4-86 & 4-87	Plain St., Oakridge Ave.	0.8±	R1
17-1752	23-1	School St. Rear	2.5±	R2
17-1753	26-7	School St.	2.0±	R2
17-1754	19-192	N. Main St.	1.3±	R3

Terms of Sale:

\$5,000 DEPOSIT PER PROPERTY
in cash, certified, or bank check payable to
The Town of Mansfield due at the auction.

Balance in 30 days. 3.75% Buyer's Premium
will be added to the final bid and that sum shall
constitute the purchase price. Other terms, if
any, to be announced at the sale.

Announcements or changes made from the auc-
tion block or within the purchase agreement take
precedence over any previously printed materials
or oral statements made. JJManning Auctioneers
is acting exclusively on behalf of Seller in this
transaction.

County: N. Bristol

See Property Info. Package For:

Parcel maps, street frontages where applicable, tax
taking documents & more

JJManning
AUCTIONEERS

Property Information & Full Terms at:

www.JJManning.com

800.521.0111

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



MA Co Lic 3184 • Bro 1622 • Ref 17-1748



MUNICIPAL AUCTION



Town of Dartmouth, MA

.11± ACRE GB ZONED LOT ACROSS FROM WALMART

**547 State Road (Rt. 6)
North Dartmouth, MA**

Parcel ID: 165-131

**Auction On-site
Thursday, February 8 at 11am**

JJ Manning
AUCTIONEERS

Property Information, Full Terms, and more at:

www.JJManning.com

800.521.0111

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



MA Co Lic 3184 • Ref 18-1759



MORTGAGEE'S FORECLOSURE AUCTION



MANSFIELD, MA
386,900 ± SQ FT
INDUSTRIAL
WAREHOUSE &
MANUFACTURING
BLDG ON 64± ACRES

REF # 5-0583

WEDNESDAY, MAY 24TH AT 2 PM
241 FRANCIS AVE., MANSFIELD, MA
FORMER OWENS CORNING PLANT



JEROME J.
MANNING
& CO., INC.

268 Summer St., Boston, MA 02210

8 0 0 - 5 2 1 - 0 1 1 1

F A X 6 1 7 - 3 5 7 - 6 8 1 8



93-acre Campus

Foxboro, MA

*Sale Per Order of: Commonwealth of Massachusetts
Division of Capital Asset Management*

Former Foxboro State Hospital

**AUCTION: Monday,
February 28, 12pm**

Pre-qualified Bidders Only

RFQ Package at: www.JJManning.com/660



*Auction to be held at the Seaport Hotel,
One Seaport Lane, Boston, MA 02210*



www.JJManning.com/660

800.521.0111

AUCTION

Town of Yarmouth, Cape Cod, MA Multi-Property Auction 7 Tax Title Properties

REF# 9-6728 WEDNESDAY, SEPTEMBER 29TH AT 11:00 AM
AUCTION TO BE HELD AT THE YARMOUTH TOWN HALL,
1146 ROUTE 28, SOUTH YARMOUTH, MA
Bid Online at jjManning.com thru 9/28

Property 601

Lot #S-30, off Aunt Dorah's Ln, Yarmouth, MA
• 6,969.60 ± sq ft lot
• Assessor's Map #136 Lot 55

Property 602

Lot #N-36, Williams, Yarmouth, MA
• 5,662.80 ± sq ft lot
• Assessor's Map #30 Lot 31.1

Property 603

Lot #T-36, 92 Breezy Point, Yarmouth, MA
• 42,178.00 ± sq ft lot
• Two Family Home
• Assessor's Map #29 Lot T36

Property 604

Lot #V-4, Drews Way, Yarmouth, MA
• 3,484.80 ± sq ft lot
• Assessor's Map #30 Lot V4

Property 605

Lot #G-26E, off Eldridge Road, Yarmouth, MA
• 436 ± sq ft lot
• Assessor's Map #21 Lot G26E

Property 606

Lot #T-9, off Cleveland Way, Yarmouth, MA
• 6,534.00 ± sq ft lot
• Assessor's Map #30 Lot T9

Property 607

Lot #S-2B, 11 Murray Road, Yarmouth, MA
• 2,805.00 ± sq ft lot
• Assessor's Map #30 Lot S2



TERMS OF SALE:

10% deposit at the sale. Balance: 45 days. 10%
BUYERS PREMIUM. Other terms, if any,
announced at the sale

BROKER COMMISSION:

2% COMMISSION OFFERED. 48 hour broker
pre registration required. Call for form or register
on-line from the Broker section of our web page:
www.jjManning.com

jjManning.com
800-521-0111

ABSOLUTE AUCTION: 10 Properties Commonwealth of Massachusetts Surplus Development Real Estate



Auction: Wednesday, August 11, 2pm

At the Sheraton Framingham Hotel, 1657 Worcester Rd. at Exit 12 off MA Pike (I-90), Framingham, MA

Adams *

Williamsburg *

Southampton (2) *

Southbridge *

Danvers *

Lexington *

Chelsea *

Norton *

Swansea *

or bid online at
www.JJManning.com



JJManning.com

AUCTIONEERS

Distinctive Properties for
Discriminating Buyers

Previews

Chelsea & Lexington:

July 20th & August 4th

Adams & Southbridge:

July 21st & August 3rd

Per order of the Commonwealth of Massachusetts Division of Capital Asset Management (DCAM), JJManning.com is proud to offer 10 valuable development properties at Absolute Auction. The Commonwealth's decision to sell these surplus properties presents a tremendous opportunity to developers and end users alike. You will set the Sale Price with your bid at Absolute Auction. All properties will be sold, regardless of price, to the high bidder. The properties are well located and offer many development possibilities. Please view them and attend the DCAM Surplus Development Real Estate Auction prepared to compete for these fine properties.

800.521.0111

ABSOLUTE AUCTION

DCAM

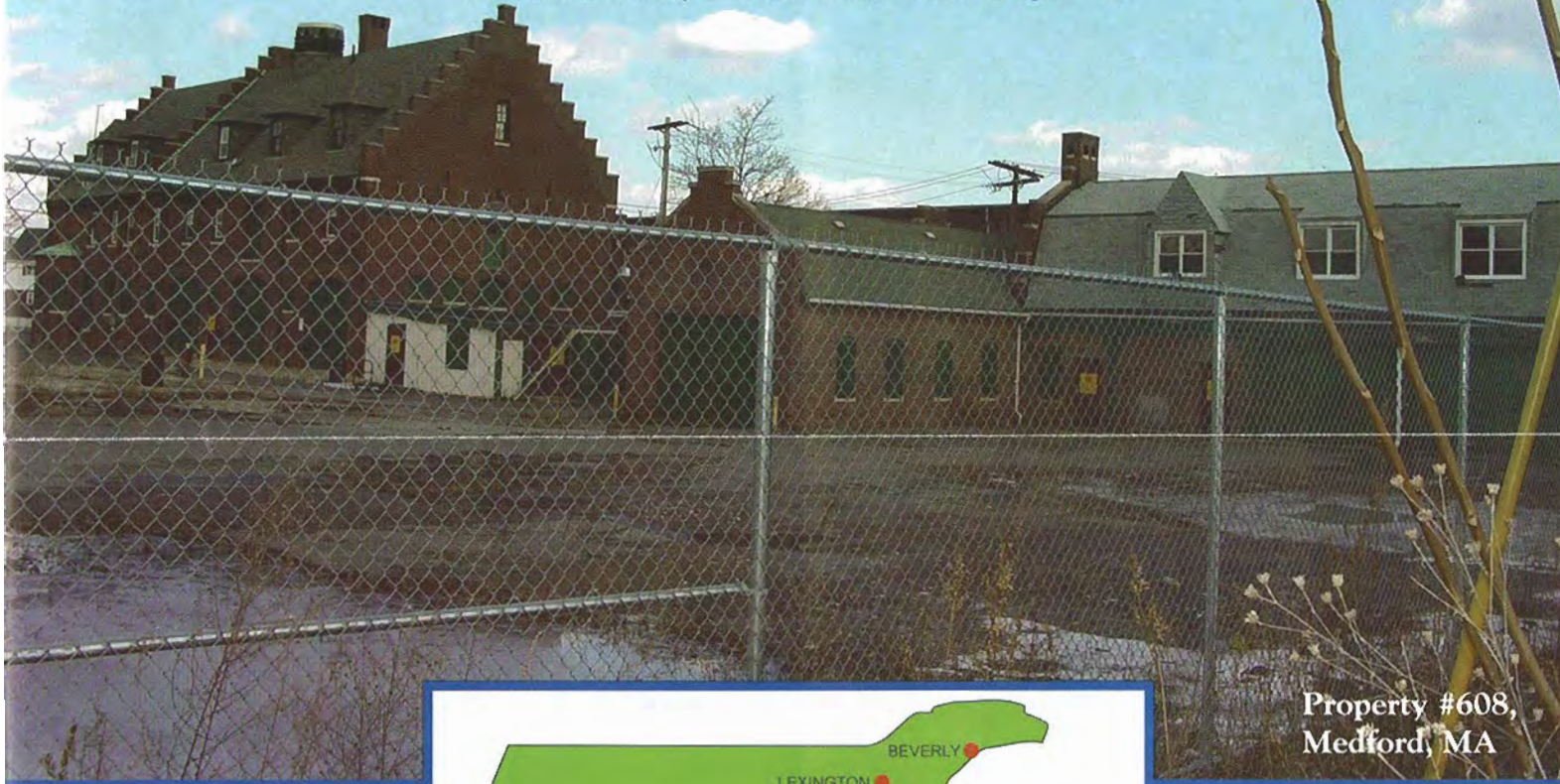
COMMONWEALTH OF MASSACHUSETTS 8 SURPLUS DEVELOPMENT PROPERTIES



Auction: Wednesday, April 14th @ 2:00 pm

Auction Site: Sheraton Newton Hotel, 320 Washington Street
at Exit 17 off MA Pike (I-90), Newton, MA
or bid Online @ www.JJManning.com

(Previews at Beverly & Medford: March 31st & April 7th)



Property #608,
Medford, MA



SPRING DEVELOPMENT PROPERTY AUCTION

Per order of the Commonwealth of Massachusetts Division of Capital Asset Management (DCAM), JJManning.com is proud to offer these valuable development properties at Absolute Auction. The Commonwealth's decision to sell these surplus properties presents a tremendous opportunity to developers and end users alike. You will set the Sale Price with your bid at Absolute Auction. All properties will be sold, regardless of price, to the high bidder. The properties are well located and offer many development possibilities. Please view them and attend the DCAM Spring Development Property Auction prepared to compete for these fine properties.

www.JJManning.com/605 • 800.521.0111



93-acre Campus

Foxboro, MA

*Sale Per Order of: Commonwealth of Massachusetts
Division of Capital Asset Management*

Former Foxboro State Hospital

**AUCTION: Monday,
February 28, 12pm**

Pre-qualified Bidders Only
RFQ Package at: www.JJManning.com/660



*Auction to be held at the Seaport Hotel,
One Seaport Lane, Boston, MA 02210*



*Distinctive Properties for
Discriminating Buyers*

www.JJManning.com/660

800.521.0111



ABSOLUTE AUCTION

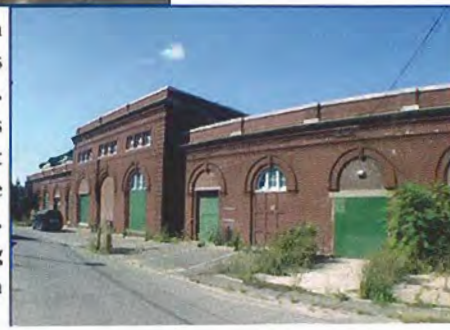
COMMONWEALTH OF MASSACHUSETTS
DIVISION OF CAPITAL ASSET MANAGEMENT

Wednesday, November 19TH @ 7:00 PM

AUCTION SITE: Westin Waltham-Boston Hotel
70 Third Avenue, Waltham, MA



Per order of the Commonwealth of Massachusetts Division of Capital Asset Management (DCAM), JJManning.com is proud to offer these valuable properties at Absolute Auction. The Commonwealth's decision presents a tremendous opportunity to developers and end users alike. You will set the Sale Price with your bid at Absolute Auction. The properties will be sold, regardless of price, to the high bidder. The properties are well located and offer many intriguing possibilities. Please view them and attend our auction prepared to compete for these fine properties.





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