



SAMPLE PORTFOLIO
RESIDENTIAL

118 Merrymount Rd
Quincy, MA

2,135± sf. 5 BR, 3 BA Home in Quincy Center
.2± Acres with Detached 2-Car Garage

AUCTION: Thursday, May 5 at 11am On-site

Open House: Friday, April 29 (11am-1pm)

Site: 8,400± sf. with lawn, sprinkler system & 70± ft. frontage at sidewalk
Parking: 3± car area in paved drive, detached 2-car garage
Design: 2.5-story Colonial-style home built c. 1900 & updated with low maintenance vinyl siding, vinyl replacement windows, asphalt shingles new in 2016 with solar array in 2021
Porches/Decks: 1st fl. front porch with covered entry, 2nd fl. balcony, side entry deck with double stairs
Gross Areas: 4,542± sf. building, 2,135± sf. living
Features: Successfully combines period detail including wood floors, paneling, built-ins & stair railings with an updated eat-in kitchen & other functional amenities
1st Fl: 1,126± sf. with kitchen, dining room with fireplace, living room, BR, BA, mudroom
2nd Fl: 990± sf. with 4 BR, BA
3rd Fl: Sitting room, BR/Office, BA
Basement: 1,216± sf. full, unfinished
Heat: Full house 2-zone forced hot air off Carrier Infinity gas furnace, 1st fl. 2-zone radiant heat off separate gas water heater
Solar: Roof mount solar panel array installed in 2021
Other Utilities: City water & sewer, electric, gas
Zoning: RESB
Parcel ID: 1116/19/57
See Property Info. Package: Solar warranty/info., recent renovations & more



JJ Manning
AUCTIONEERS

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

www.JJManning.com

800.521.0111

2,520± sf. 4-Bedroom Home & Carriage House

Custom Built on .49± Acres



20 Sybil Drive
Chatham (Cape Cod), MA

Close to Downtown, Golf,
Marinas & Pleasant Bay
Ocean Beaches

RE Tax Assessment (2018): \$579,100

Plan Ref.: Barnstable County Plan 274/1 (Lot 10)

Parcel ID: 9K-17-LP10

Features: High ceilings, wood & tile floors, fireplace with paneled wall surround, mud room, outdoor shower, patio, irrigation system & more

Baths: 2 full & 2 half

Basement: 1,260± sf. full with 630± sf. finished area, laundry

Heat: Oil-fired hot water

Water: Town

Sewer: Private septic, installed as Title 5 in 2005

Carriage House: Detached, heated 1-car garage, workshop & 2nd floor bonus room with sky-lights

Open House: Sat, April 20 (11am-1pm)

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

www.JJManning.com

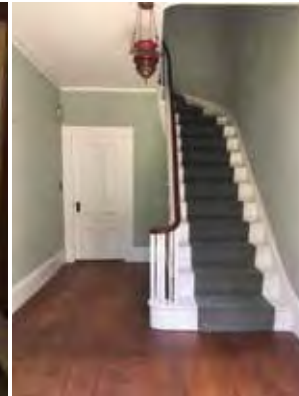
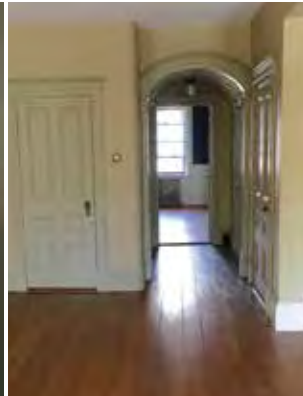
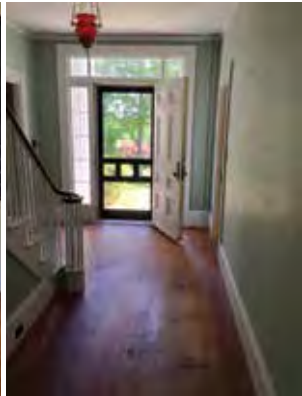
800.521.0111

AUCTION: Friday, April 26 at 11am On-site

5,159± sf. 2.5-story 6 Bedroom, 3.5 Bath Historic Greek Revival
1.25± Acre Beautifully Landscaped Grounds Near Town Common
26 South Street, Grafton, MA



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



Abutting acres of conservation just steps from historic Grafton Common's churches, boutiques, inn & library, the property gives bucolic privacy in combination with commuter convenience only 8± miles to Worcester or 9± minutes from the MBTA commuter rail station & Rt. I-90/MA Pike. This spacious home offers tremendous potential for a large 2-story in-law apartment & conversion of oversize double attics to additional living space.

Open House: Wed., June 20 (11am-1pm)

RE Tax Assessment: \$684,600

Site: 1.25± acres with mature plantings, specimen & shade trees, sweeping lawns perfect for outdoor events & extensive gardens that offer picturesque views from the many porch & patio areas

Design: 5,159± sf. 2.5-story temple-front Greek Revival built in 1841 on a granite foundation with an ell that predates 1900

Attic: Large unfinished double attic

Basement: 1,539± sf., 1/2 each full & crawlspace

Historic: Registered property owned by only 2 families offers fine period detail such as a bluestone entry, curved staircase, wide pine floors, 2 fireplaces, butler's pantry, linen room, wood paneling & built-ins throughout

Renovations: Many updates including windows, asphalt shingle roof in 2009, 1st floor laundry, air-conditioning & other modern conveniences

Heat: Gas-fired hot water baseboard, 2006 Buderus

Water & Sewer: Town

On The Property: Detached 3-car garage, tool shed converted from an original Greek Revival style outhouse, woodshed & greenhouse attached to exterior of main house

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

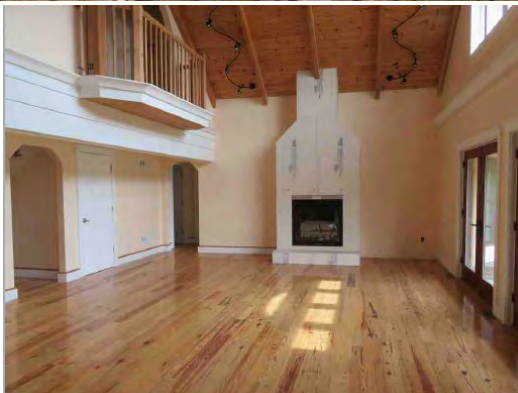
www.JJManning.com

800.521.0111

ABSOLUTE AUCTION: Wed., June 27 at 11am On-site

Partially Finished 3,704± sf. 5 BR, 4.5 BA Home on 1.16± Acres Plus 2,241± sf. Additional Area in Walk-out Lower Level

2 Adams Way, Truro, MA



Cape Cod Dream Home 8± Miles to Provincetown

RE Tax Assessment: \$925,200*

*(under construction)

Site: 1.16± acres slopes from road then behind offering walk-out lower level & views

Design: 1.5-story contemporary Cape with vaulted ceilings, wood floors & 1,103± sf. of porch area

Gross Living Area: 3,704± sf. per Assessor

1st Fl.: 2,241± sf. with foyer, master BR suite with BA, additional BR with private BA, living room with gas fireplace, kitchen with breakfast nook, dining room, half BA & laundry

2nd Fl.: 1,463± sf. with 2 BR, full BA & interior balcony (also see garage)

Lower Level: 2,241± sf. full, unfinished walk-out with back wall of Pella windows & doors offers tremendous potential for additional living area

Garage: 1,026± sf. attached, 2-car with 1 BR suite with full BA & private entry above

Planned HVAC: Propane gas-fired warm/cool air

Planned Water & Sewer: Private

Under Construction: See Property Info. Package, buyer to assume full responsibility for all completion & certificate of occupancy

Plan Ref.: Barnstable County Plan 577-97 (Lot 51)

Parcel ID: 46-376-0

Preview: Contact Office for Possible Open House Date(s)

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Property Info., Photos & Full Terms at:

www.JJManning.com

800.521.0111

AUCTION: Thursday, July 19 at 11am On-site



Plymouth Circle cul-de-sac street abuts the 300± acre Mt. Hood Memorial Park & Golf Course (18-hole). Convenient to fish & game club, Bellevue Golf Course, houses of worship, schools, YMCA, Walmart Super Center, Square One Mall & more. 7± miles north of Boston with easy access to Rt. 1, I-93, I-95 & MBTA Commuter Rail.

RE Tax Assessment: \$850,207

Site: 0.17± acre corner of Plymouth Cir. & Altamont Ave.

Site Features: Vinyl fence (new 2021), 224± sf. back deck, shed

Driveway: Paved, parking for 4± cars

House: 2,525± sf. 2-story garrison built 1950

Ext. Walls: Vinyl siding

Roof: Asphalt shingle (30-year new 2005)

Bedrooms: 4

Baths: 1.5 (1 full, 1 half)

1st Fl.: 12' x 23' living room with FP, 11' x 12' office with built-in cherry desk & cabinets/skylights/glass sliders to deck, kitchen, dining room, family room, half BA

2nd Fl.: 16' x 22' master BR with skylights & walk-in closet, 3 additional BR, full BA

Attic: Walk-up

Basement: Full, partially finished with family room & FP

Heat: Oil-fired forced hot water

Fireplaces: 2, woodburning

Water & Sewer: City

Parcel ID: G8 0 98

Zoning: SRB



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

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AUCTION: Wednesday, March 22 at 11am On-Site

Open House: Wednesday, March 15 (11am-1pm)

6,248± sf. Mansion Overlooking Fairhaven Harbor

1 Main St., Fairhaven, MA

Selling to the Highest Bidder, Regardless of Price



Formerly "Polish Manor Inn"



Previously operated as a B&B, this mixed-use zoned property has potential for a wide variety of uses in the heart of historic Fairhaven within walking distance to public transportation, shops, restaurants, marina & Fort Phoenix Park

Property Tour:

Thursday, November 8 (11am-1pm)

RE Tax Assessment: \$950,400

Site: 77± ac. corner lot at Main St. & Church St. with lawns, gardens, patio, large shed, detached 2-car garage, 12± paved parking spaces

Mansion: 6,248± sf. brick built in 1912 offers wood floors & historic detail

Beds/Baths: 2 master BR suites + 6 BR each with BA, 2 half BA (6 units per Assessor)

1st Fl.: 3,768± sf. with foyer, kitchen, pantry, laundry, LR, DR, master BR suite, library, solarium; back section with 330± sf. sunroom, 960± sf. great room & 360± ft. studio/shop offers interior/exterior access ideal for public uses

2nd Fl.: 2,480± sf. with master BR suite + 6 more BR each with BA

Attic & Full Basement: 2,480± sf. each

Renovations: Portico, slate roof, interiors, systems including heat, electric & more

Utilities: Town water & sewer, gas, electric

Parcel ID: 05-002

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

www.JJManning.com

800.521.0111

BOUNDARIES APPROXIMATE © Pictometry.com

ABSOLUTE AUCTION: Thursday, November 15 at 11am

"Standish-Whiting House"

3,233± sf. Historic Home

3.31± Acres on Parsonage Pond

Rare opportunity to own a piece of Island history. Construction of the original c. 1667 one-room portion is attributed to Josiah Standish, son of Myles Standish and one of the town's first settlers. In the mid-1800's, Henry L. Whiting made several additions, giving a Queen Anne Victorian appearance to this unique home which has been

a town landmark for centuries. Formerly a clergy house for the Congregational Church, this property set on the north side of Parsonage Pond, was more recently known as the Old Parsonage Bed & Breakfast. Centrally located close to Alley's General Store this is an architecturally significant structure within the W. Tisbury Historic District.



RE Tax Assessment: \$1,008,600
(\$833,100 land & \$179,400 improvements)

Zoning: VR – Rural/Historic/Village District

Site: 3.31± acres with 320± ft. pond frontage

Design: 1.5-story post & beam home on a fieldstone foundation with distinctive diamond-pane windows, covered front porch

Features: Country kitchen, fine period detail including wood floors & paneling, 5± fireplaces, curved staircase, outdoor shower, attached shed

Bedrooms: 5

Baths: 4

Heat: Oil-fired forced hot air

Water & Sewer: Private

Parcel ID: Map 32 Lot 131

Legal Ref.: Dukes County 875/273

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Property Information, Photos & Full Terms at:

www.JJManning.com

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1005 State Road
West Tisbury, MA
(Martha's Vineyard)

Property Tour: Saturday, September 21st (11am-1pm)

*Selling to the Highest Bidder,
Regardless of Price*

ABSOLUTE AUCTION

Friday, September 27th at 11am On-site

BOUNDARIES APPROXIMATE
Aerial from Pictometry.com



3,398± sf. 4 BR, 3.5 BA Waterfront Home

1910 Craftsman with Fine Period Detail
Many Renovations & Updates

1.55± Acres on Swanzey Lake

Idyllic Monadnock Region setting between Routes 10 & 32 on the 2.5± mile unpaved road which encircles this 108± acre designated trout lake popular with anglers. Many attractions nearby including ski areas, snowmobile trails, hiking areas & covered bridges. 10± miles to Keene, 15± miles to Dillant-Hopkins Airport & the MA border, 22± miles to Brattleboro, VT.



85 West Shore Rd. Swanzey, NH

RE Tax Assessment: \$537,200

Water Frontage: 265± ft.

Renovations: See Property Info. Package for countless period-sensitive updates to kitchen, custom cabinets, soapstone & butcherblock counters, baths, plumbing, insulation, electrical including Smart house wiring well-suited for home office, 8KW automatic generator with whole house transfer switch, Marvin storm windows, 1st fl. with central sound, replaced posts/beams/joists plus new radiant-heated hardwood/slate floors & more.

HVAC: Oil-fired radiant heat on 1st fl., forced Hydronic air system on 2nd fl. for heat & optional cool with lines in place for future a/c hookup, wood stove, fireplaces

Water: Private well, 30 GPM with 2 expansion tanks

Sewer: Private, Clean Water Solution Septic System - 5BR design

Outdoor living: 525± sf. screen porch, 120± sf. wood deck, 64± lf. dock

Detached Garage / Boathouse: 360± sf.

Legal Ref.: Cheshire County Cert 2622, Book/ Page 2022/2

Zoning: Rural / Agricultural, Shoreland Protection District

Parcel ID: 61-36

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

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ABSOLUTE AUCTION: Wednesday, October 13 at 11am On-site

Open House: Wednesday, October 6 (11am-1pm)

27 Tyngsboro Rd, Westford, MA

Close to Rt. 40 with easy access to MBTA commuter rail, Lowell Connector, Routes 2, 3 & I-495. 6± mi. to the NH border & 35± mi. to Boston. At the Flushing Pond entry to the Greystone trail system near highly-rated schools, conservation, golf, Nashoba Valley Ski Area, museums & other attractions.

RE Tax Assessment: \$378,300

Zoning: RA – Residence A

Site: 2± acres with lawn, mature trees, stone walls & gravel drive

Frontage: 262± ft.

Design: 1,564± sf. 1-story ranch built in 1970 with hip roof, casement windows, stone & wood siding

Foundation: Poured concrete

Lower Level: Full, walk-out with stone wall & bar, roughed with new electric for easy finish by new owner

Garage: 624± sf. 2-car attached at lower level

Outdoor Living: Wrought iron fenced patio over garage & back deck

Heat: Gas-fired forced hot air

Water & Sewer: Private

Parcel ID: 41-53



1,564± sf. 3BR, 2BA Home on 2± Acres Walk-out Lower Level with Attached 2-Car Garage

ABSOLUTE AUCTION: Wednesday, November 17 at 1pm On-site



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For Property Info., Photos, Broker Reg.,
Full Terms & Viewing Times visit:

www.JJManning.com

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Divorce
Settlement

Auction: Saturday, November 8th at 11am

16 Thornton Ferry Road II
Amherst, NH



JJManning Auctioneers is proud to offer this charming 5-bedroom, 2.5-bath antique colonial on 3.4± pastoral acres on a quiet country road close to the village, top-rated Souhegan High School & Amherst Middle School, and the Souhegan Woods Golf Course. Prime location with easy access to key commuter routes less than 25 minutes from Nashua, NH and the MA border. The historic character of this lovely home is enhanced by many original features including center chimney fireplaces, exposed beams, wide plank floors, fine paneling and millwork, and original wall painting from the late 1700's in the living room. An idyllic landscape featuring mature trees set among open fields and a large 5-stall barn making this the perfect spot for horses, families, and anyone who appreciates the beauty of nature.

Tax Assessment: \$567,100

Site Area: 3.4± acres

Property Id: Map 4 Block 50

Zoning: RR

Legal Reference: Hillsborough County 6075/1387

Driveway: Gravel, circular

Garage: Attached, 1-car

House: 3,443 ± sf. 2-story center chimney post-and-beam colonial was originally built in the 1740's as a saltbox with the most recent of several additions dating to the 1960's.

New In Last 9 Years: House roof, septic, oil furnace, well pump, gas heating stove & 1/2 of barn roof

Many Renovations: Include recent update of upstairs bathroom & extensive family room renovation in 1970's

Plans For Future Renovations: See Property Info. Package

Exterior: Wood clapboard siding, new asphalt shingle roof, 9 over 6, double-hung windows & stone foundation

Bedrooms: 5

Baths: 2.5 (2 full, 1 half)

1st Floor Includes: Parlors & living areas; eat-in kitchen; dining area; laundry; mudroom; large bedroom in 1960's wing near full bath; 2nd bedroom; and more

Attic: Large, unheated with semi-finished area & great potential

Basement: Unfinished, full under original house

Primary Heat: 5-zone oil-fired forced hot water

Water: Private, new pump

Septic: Private, new in 1999

Fireplaces: 4, wood-burning plus brick bake oven & gas stove

Outdoor Living: Large brick patio & small shed

Barn: 2,356± sf., 5 stalls, roof 1/2 new & 1/2 extensively repaired within the last 5 years

Terms of Sale: 10% deposit of which Ten Thousand Dollars (\$10,000.00) must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 5pm ET on Wednesday, 11/12/08. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

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

Buyer's Broker Terms: 2% Broker Commission Offered. Visit www.JJManning.com, mandatory 48 hour broker pre-registration.

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.

Open House: Sunday, November 2nd (11am-1pm)

Bid Live On-Site or Online

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Property Information Packages, Photos & More at:

www.JJManning.com

or call 800.521.0111

1,251± sf 2-BR, 1-BA Home on .11± Acres

With Attached 1-Car Garage

320 Tremont St, Springfield, MA



Selling to the Highest Bidder, Regardless of Price

ABSOLUTE AUCTION

Re: The Estate of Elizabeth Coleman

Thursday, November 6 at 1pm On-site

RE Tax Assessment: \$249,900

Site: .01148± acres with 50± ft frontage

Zoning: R1 – Residential

Garage: Attached, 1-car

Design: 1,251± sf GLA 1.5-story Cape built in 1941

1st Fl: 552± sf with living room, dining room, kitchen & bonus room with picture window

2nd Fl: 699± sf with 2 bedrooms, full bath

Basement: Full, with 400± sf rec room & utility/storage

Heat: Oil-fired steam

Exterior: Vinyl siding, paved drive with parking for 4± cars, 192± sf deck overlooking private back yard

Water & Sewer: City

Legal Ref: Hampden County 10691/350

Parcel ID: 11630-57

Great commuter location with easy access to public bus, Routes 20, I-90 & I-291. 25± miles to Hartford, CT. Convenient to schools, parks, shopping & services.

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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 1855 • Ref 25-2166

Open House: Thursday, October 30 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, November 7, 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.

WATERFRONT ON MERRIMACK RIVER

0 & 35 Dale St, Methuen, MA

2,772± sf 3-Bedroom Home

1+ Total Acre with Private Dockage (2 Assessor's Parcels Selling in the Entirety)



AUCTION: Thursday, June 12 at 11am On-site

RE Tax Assessment: \$726,000

Parcel IDs: 518-162-41, 518-162-51

Properties: .26± acre & .788± acre parcels that slope to river with parking on top, separated by a strip of open space

Street Frontage: 100± ft & 300± ft

River Frontage: 100± ft & 295± ft

Dock(s): 2 docks with 3 slips total

Gross Building Area: 3,943± sf

Gross Living Area: 2,772± sf

Design: Circa 1960 ranch with partially finished lower walkout level & concrete foundation

Bedrooms: 3

Baths: 1.5 (1 full, 1 half)

Outside Living: 288± sf back deck, 144± side deck, 168± patio

HVAC: Oil-fired forced hot, central A/C

Water & Sewer: Town

Registry Ref: N Essex County 18209/257 (deed), 431 (Glen Forest plan)

FEMA Zones: X & AE (25009C0204F 7/3/2012)

Zoning: RR

Enjoy your own waterfront retreat just off Riverside Drive bus route, 3/4 of a mile from Rt I-93, close to the NH border. Near golf, restaurants, museums & services within 9± miles of UMASS Lowell, Canobie Lake Park, and Mall.

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

JJ Manning.com

800.521.0111

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



MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1852 • Ref 25-2129

Open House: Saturday, June 7 (11am-1pm)

Terms of Sale:

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

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Buyer's Broker Terms:

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HISTORIC ABBOT ESTATE

32 Main St, 1 Graniteville Rd, 3 & 5 Randolph Cir, Westford, MA

7,936± sf 9± BR Home, Barn, Carriage House & Garage

3.84± Acres with Olmstead Design Landscape



Property Tour: Wednesday, March 5 (11am-1pm)



Easy access to Routes 110, 128 & I-495



AUCTION: Wed, March 12 at 11am On-site



Built in 1891 for Abiel Abbot of Abbot Worsted Co., this 2.5-story shingle-style Victorian home with dormers, balconies, gracious open & screened porches is one of the most impressive homes in town. Abiel's widow, Alice Abbot, owned the house until the 1970's. Lovingly renovated by the current owners to retain & enhance historic character while adding style-appropriate luxury amenities, the property has been impeccably maintained as a landmark showplace befitting its architectural significance.

Fine interior period detail includes a central staircase, high ceilings, wainscoting, crown moldings, window seats, 8± fireplaces, hardwood floors, linen closets, pocket doors & a butler's pantry. See Property Info Package for over \$1 Million in improvements undertaken since 2005 including fully renovated kitchen & baths, new Master BA in 2020, heating & air conditioning systems, security, lighting, new roof & siding in 2017 plus much more.

The stunning landscaped grounds are an inspired recreation from a circa 1900 Olmstead plan featuring formal gardens, rolling lawns, stonewalls & a sweeping drive with ample parking. Outbuildings include a detached 4-bay garage as well as a historic barn & carriage house offering a myriad of possibilities including those under 2024 MA law regarding by-right ADU's in single family neighborhoods. Close to the town common near conservation, stables, highly-rated schools, museums, sporting club & Nashoba Valley Ski Area.

Tax Assessed Value (2024): \$2,885,600

Site Area: 3.84± ac (167,270± sf)

Assessor's Parcel IDs: 059-0007-0010, 059-0007-0011, 059-0007-0012, 059-0008-0000

Zoning: RA

Gross Building Area: 13,188± sf per Assessor

Gross Finish Area: 7,936± per MLS

Bedrooms: 9, some currently in use for office & other purposes

Baths: 4 full, 2 half

Basement: 3,138± sf partially finished with 513± sf game room

Water: Town

Septic: Private, 9-BR, Title 5 inspection 10/15/23

See Info Package: For improvements, room layout, systems, landscape, history & more

Terms of Sale: 10% certified deposit of which \$75,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, March 14, 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.

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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:

JJManning.com

800.521.0111

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



MA Auc Lic 111 • MA Broker Lic 5850

Brochure 1823 • Ref 25-2092

2,261± sf 4-BR Timber-Frame Home with 2-Car Garage

18 Hearthstone Dr, Medfield, MA

1.41± Acres in Belknap Estates



AUCTION: Thursday, October 23 at 11am On-site



Features: 2-story great room, reclaimed pine flooring, extensive patio areas, shed

Renovations:

See Property Info Package

Bedrooms: 4 (1 gutted under reno)

Baths: 2.5 - 2 full, 1 half (1 full gutted under reno)

Basement: 697± sf walk-out, partially finished with office

Garage: Attached, 2-car below

Heat: Oil-fired forced hot water, electric

Fireplaces: 2 (1 ready for wood stove)

Water: Town

Sewer: Private septic, passed Title 5 in August of 2025, town sewer at street

Deed Ref: Norfolk County 13012/488

Zoning: RS – Residential Suburban

Parcel ID: 51-052

Set atop a wooded rise in Belknap Estates offering an ideal combination of privacy in a desirable side-walked neighborhood with proximity to schools, park, ball fields, walk/jog trails, shopping & restaurants.

Put your touches on this classic or create your own hide-away. Halfway between Rt 115 to west and Rt 1, I-95 to the east. 12± mi to Franklin MBTA commuter rail.

Site: 1.41± acres with 116± ft of frontage
Driveway: Paved, parking for 5± cars
Design: 2,261± sf 1-2 story post & beam Colonial built in 1970 by Yankee Barn of VT, sunroom addition by Four Seasons

Open House: Thursday, October 16 (11am–1pm)

Terms of Sale:

10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, October 24, 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

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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.

JJManning
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 1851 • Ref 25-2158

1,438± sf 3 BR Home with 3-Season Room

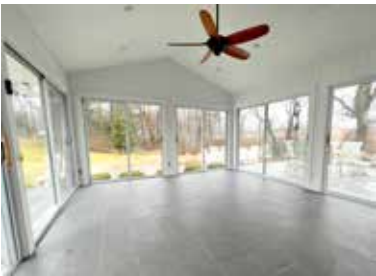
Detached 2-Car Garage

1.2± Acres with Pastoral Views

955 Hale St, Suffield, CT



Open House: Wednesday, March 27 (11am-1pm)



Auction: Wednesday, April 3 at 11am On-site

North Central CT location convenient to Routes 20, 75, 187, I-91 & Bradley International Airport.
15± miles to Hartford, CT & 20± miles to Springfield, MA.

Site: 1.22± acres with paved drive & shed

Garage: 480± sf detached 2-car built 2003

Ranch: 1,438± sf built 1954 with many updates including kitchen & baths, vinyl siding

2021 Renovations: Pellet stove in 3-season room, roof-mounted solar panels

Features: Hardwood & tile floors, custom cabinets, sump pump, 255± sf 3-season room, 56± sf open porch with hot tub, 98± sf patio

Bedrooms: 3

Baths: 1.5 (1 full, 1 half)

Basement: Full - 800± sf finished, 638± sf unfinished

Heat: Oil-fired hot water, fireplaces, pellet stove

Water & Sewer: Private

FEMA: Flood Zone Panels 09003C0208E & 09003C0208F

Zoning: Primary R45, PDIP at back

Deed Ref: 532/586

Parcel ID: 24 25 39

Terms of Sale: 10% certified deposit of which \$20,000 in certified or bank check & remainder by 4pm ET on Friday, April 5, 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



CT LIC REB.0790057
Brochure 1791 • Ref 24-2051

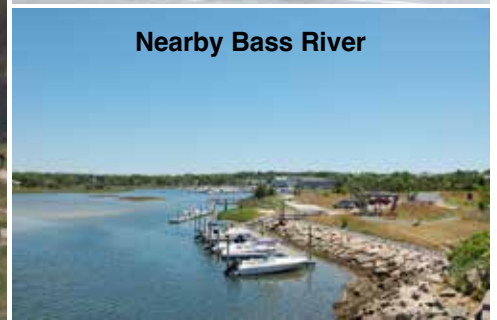
1,872± SF 4 BR, 2 BA HOME

42 N Main St, S Yarmouth (Cape Cod), MA

On .27± Acre at the Corner of Highland Ave



Nearby Bass River



AUCTION: Friday, November 1 at 11am On-site

Convenient to Bass River, Flax Pond, Dennis-Yarmouth Regional High School, shops, restaurants, golf, marinas & ocean beaches. Easy access to bus, Station Avenue & Route 28.

RE Tax Assessment (2024): \$403,600

Parcel ID: 61-45

Zoning: R40

Site: .27± acre (11,761± sf) with shed

Frontage: 74± ft N Main St, 159± ft Highland Ave

Plan Ref: Barnstable County Plan Book 69 Page 3

Design: 1-2 story built in 1850 with later addition

Gross Building Area: 3,726± sf

Gross Living Area: 1,872± sf

Floor 1: 1,326± sf

Floor 2: 546± sf

Unfinished Attics: 1,308± sf total

Bedrooms: 4

Baths: 2

Heat: Gas-fired steam

FEMA Flood Zone: X, non-hazard

Note: There will be no open house at this property prior to auction

Terms of Sale: 10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Monday, November 4, 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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Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

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



MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1816 • Ref 24-2083

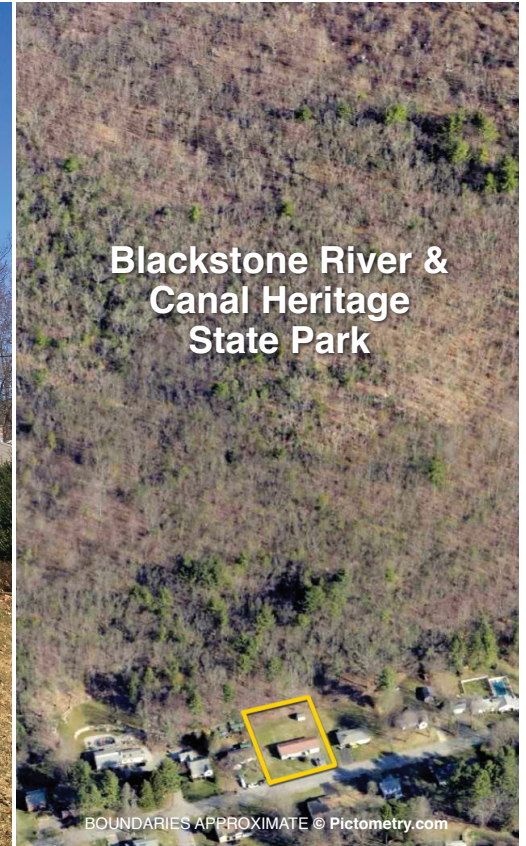
2,594± sf Ranch on .4± Acres

Abuts State Park with Forest Views

38 William Ward St, Uxbridge, MA



Open House: Thursday, March 28 (11am-1pm)



Blackstone River &
Canal Heritage
State Park

BOUNDARIES APPROXIMATE © Pictometry.com

Auction: Friday, April 5 at 11am On-site

Entire back lot line abuts 1,000± acre Blackstone River & Canal Heritage State Park offering unobstructed forest views, trails, biking, horseback riding, canoe access, fishing, picnic areas, historical sites & more. Centrally located with easy access to Routes 16, 122, 140, 146 & I-495. 12± miles to MBTA Commuter Rail.

RE Tax Assessment: \$348,100

Parcel ID: 012.A-0739-0000.0

Zoning: R-A

Site: 0.369± acres with detached shed

Gross Building Area: 3,030± sf

Gross Finish Area: 2,594± sf

Design: Ranch built in 1955 with low-maintenance stone veneer exterior

Bedrooms: 1 per Assessor (4 per layout)

Baths: 1 per Assessor (2 per layout)

Layout: Includes finished area in full basement & former garage

Heat: Oil-fired hot water

Water: Town

Sewer: Private septic

Legal Ref.: Worcester County 59026-303

Plan Ref.: Worcester County 156-33

Terms of Sale: 10% certified deposit of which \$20,000 by certified or bank check at the auction & remainder by 4pm ET on Monday, April 8, 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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Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

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



MA Auc Lic 111

Brochure 1790 • Ref 24-2050

1,120± SF 3 BR CAPE WITH 1-CAR GARAGE

28 Wingate Rd, Hyde Park (Boston), MA

Readville Neighborhood Close to Public Transportation

Selling to the Highest Bidder, Regardless of Price



Open House: Wednesday, November 13 (11am-1pm)



BOUNDARIES
APPROXIMATE
© Pictometry.com

ABSOLUTE AUCTION

On Behalf of the Estates of David G Moran & Mary A Moran

Wednesday, November 20 at 11am On-site

3± blocks from Camp Meigs Playground with easy access to Readville MBTA Station. Close to Blue Hills, Neponset River & Stony Brook Reservations.

Assessed Value (2024): \$467,300

Site Area: 0.13± acres with fenced back yard

Frontage: 37± ft arc on Wingate Rd cul-de-sac, 120± ft on Wolcott St

Parking: Paved drive & 240± ft, detached 1-car

Gross Building Area: 2,472± sf

Gross Living Area: 1,120± sf

House: 3 BR, 1 BA Cape built circa 1940, enclosed porch

Basement: Full, unfinished

Attic: Partially finished with stair access

Heat: Forced hot water, 1 fireplace

Siding: Vinyl, brick facade

Assessor's Parcel ID: 18-09816-000

Deed Ref: Suffolk County 18513/121

Zoning: R1

Terms of Sale: 10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, November 22, 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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Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

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



MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1818 • Ref 24-2085

8 Kildree Rd, Harwich Port (Cape Cod), MA

1,184± sf 2 Bedroom Ranch on .61± Acre

South of Rt 28, 2 Blocks to Allen Harbor
On Behalf of The Estate of Kathleen A Mitchell



Nearby Bank St. Town Beach



AUCTION: Thursday, November 9 at 11am On-site
Open House: Thursday, November 2 (11am-1pm)

GREAT LOCATION! Close to Allen Harbor, bus route, downtown, shops, restaurants, golf, marinas, Wychemere Harbor, Saquatucket Harbor with Nantucket ferry & beautiful sand beaches on Nantucket Sound

House: 1,184± sf 2BR, 1BA ranch built in 1978 features open kitchen with granite counters (remodeled 2010), living/dining area, electric heat

Attic: Pull-down access in garage

Basement: 1,184± sf 4± ft high, unfinished

Foundation: Concrete block

Outdoor Living: 180± sf deck, 120± sf flagstone patio, outdoor shower

Site: .61± acre with front garden, wetlands at rear, gravel drive for 3± cars

Garage: 480± sf holds 1 car & 1 motorcycle

Utilities: Town water, private septic installed 1977, electric, gas at street

FEMA Flood Zone: AE (EL 11) approximate

Zoning: RH1 — Residential High Density, Water Poly

Deed Ref: Barnstable County Land Court Cert # 89298

Parcel ID: 13-P1-1-10-0

Terms of Sale: 10% certified deposit of which \$40,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, November 10, 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.

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

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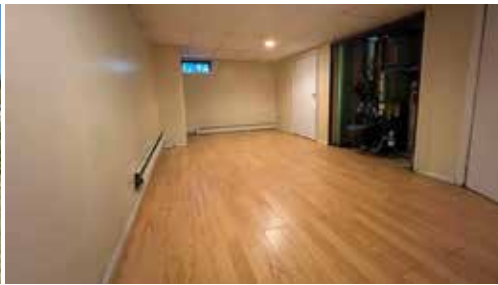
179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1782 • Ref 23-2036

3-BR Ranch Home on .32± Acre

8 Oak St., Merrimack, NH



AUCTION: Thursday, October 20 at 12pm On-site

RE Tax Assessment: \$270,000

Site: .32± acres (13,939± sf.), partially fenced with paved drive

Garage: 288± sf. attached, 1-car

Gross Building Area: 1,237± sf.

Gross Living Area: 960± sf.

Home: Ranch built in 1960 with hardwood floors & vinyl siding

Basement: 960± sf. full, partially finished

Bedrooms: 3

Baths: 1

Heat: Oil-fired hot water

Water & Sewer: Town

Legal Ref.: Hillsborough Cty. 8339-1768

Plan Ref.: Hillsborough Cty. Plan 2159
Lot 1

Parcel ID: 004D-3 000045 000000

Open House:
Wednesday, October 12 (12-2pm)

Terms of Sale: 10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, October 21, 2022. 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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179 Old King's Hwy, Yarmouth Port, MA 02675



NH Lic 6018

Brochure 1759 • Ref 22-1981

ABSOLUTE AUCTION

Thursday, June 9 at 11am On-site



Open House: Thursday, June 2 (11am-1pm)



48 Fairfield Ave, Holyoke, MA

4,130± sf. Home in Highlands Neighborhood 1.06± Acres with ANR Subdivision Potential

150± ft. Additional Frontage on Morgan St. ~ Zoned R-1 in Fairfield Ave. Historic District

Frontage: 150± ft. each on Fairfield Ave. & Morgan St.

Zoning: R-1, Fairfield Ave. Local Historic District

Home: Classic 2.75-story with hip roof built in 1912 features columned entry porches, sunroom with enclosed porch over, 3rd story dormer

Features: Fine period detail including foyer with dramatic staircase, natural woodwork, hardwood floors, butler's pantry, off-street parking & more

Gross Building Area: 8,579± sf.

Gross Finish Area: 4,130± sf.

Bedrooms: 6± (5 per Assessor)

Baths: 3 full, 1 half

Basement: 2,056± sf., full

Heat: Oil-fired steam, 2 fireplaces

Detached Garage: Per City, must be repaired or razed

Legal Ref.: Hampden County 4653-367

Parcel ID: 103-00-039

RE Tax Assessment: \$269,300

On sidewalk across from wooded median in the desirable Highlands neighborhood of stately older homes. Close to buses, downtown, Kennedy Park, Routes 5 & 202 with easy access to I-90 & I-91. 4± miles to the mall, 10± miles to Springfield, 25± miles to Bradley International Airport.

Terms of Sale:

10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, June 10, 2022. 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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Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

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



MA Auc Lic 3184 • MA Broker Lic 5850 • Brochure 1750
Ref 22-1955

1,499± sf. 4-BR Home with 2 Garage Bays

.3± Acres in Commuter Convenient Neighborhood

115 Edwardel Rd., Needham, MA



AUCTION: Thursday, February 25 at 11am On-site

Build or update in great location with easy access to public transportation, Routes 9, 135, I-90 & I-95. Desirable area close to shopping, park, conservation, walk/jog trails, bike path, pool, tennis, golf, medical, schools, colleges & more.

Site: .297± ac. (12,935± sf.)

Frontage: 82.64± sf.

Plan Ref.: Norfolk County 197/786 Lot 39

Parcel ID: 025.0-0057-0000.0

Zoning: SRB

House: 1,499± sf. split-level 4-bedroom, 2.5-bath built in 1954 with many replacement windows, 1,104± sf. basement level, 3-season porch

Parking: 2 attached 1-car garages, paved drive for 4± cars

Heat: Oil-fired hot water, 1 fireplace

Utilities: Town water & sewer, gas available on street

Legal Ref.: Norfolk County 13809/447

Terms of Sale:

10% certified deposit of which \$50,000 by certified or bank check at the auction & remainder by 4pm ET on Friday, 2/26/21. 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. 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.

Bidder Open House:
9-11am
on Auction Day

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800.521.0111

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



MA Auc Lic 3184 • Bro 1710 • Ref 21-1897

Auction: Wednesday, June 6th at 12pm

Bid LIVE
On-Site
or Online

251 U.S. Rt. 5 North
Norwich, VT



Ref# 7-0926

JJManning Auctioneers is proud to offer this spectacular 17.2± acre country estate in Norwich, Vermont with Connecticut River views featuring a 3,960± sf. 3-bedroom, 2.5-bath residence with an additional 2,846± sf. of finished space in the walk-out basement. Luxury amenities include a 40' x 20' in-ground pool, 1,500± sf. heated pool house with kitchen and bath, tennis court, putting green, exercise room, and more creating the perfect environment for an active family and their special guests. 4 horse barns and extensive private acreage provide opportunities for the gentleman farmer or equestrian enthusiast. Enjoy magnificent views

of the river and beautifully landscaped grounds with rolling lawns, mature plantings, perennial gardens, and a gazebo. This tasteful home has been lovingly refurbished with incredible attention to detail and features a sumptuous master bedroom suite, state-of-the-art kitchen, floor-to-ceiling stone fireplace, and a large family/billiard room well suited for entertaining. Prime location on the NH border in the Upper Valley near the Appalachian Trail, only 2 mi. from the Norwich town green and Dartmouth College in Hanover, NH. Convenient to I-91 and I-89, within an hour of Rutland, VT and Concord, NH.

County: Windsor

Property ID: Map 11 Lot 93

Legal Description: Bk. 128, Pg. 317

2006 Assessed Value: \$1,145,200
(\$299,300 Land & \$845,900 Buildings)

RE Taxes (2006): \$22,001.62

Site Area: 17.2 acres (749,232 sf.)

Zoning: Zoned RR

Shape: Irregular

Topography: Sloping

Landscaping: Magnificent grounds are beautifully landscaped with rolling lawns, perennial gardens, and mature plantings.

Exterior Features: 40' x 20' in-ground pool; 1,500± sf. insulated and heated pool house with Kitchen, exercise area, and full Bath; electric BBQ; satellite dish; tennis court; gazebo; 4-horse barns; and a fenced riding area

Driveway: Paved with heated driveway apron at garage, new private drive leads to barns and riding area

Garage: Attached 2-car at basement level

FEMA Flood Hazard: No

Design: Contemporary

Year Built: 1972

Total # Rooms: 14

Windows: Casement and picture

Renovations: 2003 – present includes all new kitchen and baths, upgraded electrical and plumbing, expanded and remodeled pool house, and new pool liner.

Exterior: Main house with architectural shingle roof, wood and brick siding, and concrete foundation. Pool house with standing seam metal roof.

Gross Living Area: 3,960± sf. plus 2,846± sf. of finished space in the walk-out basement

Interior Features: Hickory, tile and carpet floors; central vacuum; washer and dryer; custom built-ins; and smoke detectors

First Floor: 18' x 26' Living Room; 12' x 17' Dining Room; 22' x 15' Family/Billiard Room; half bath; 14' sq. state-of-the-art gourmet Kitchen with island, granite counters, tile floors, gas cook top, wall oven, dishwasher, disposal, and trash compactor; 20' x 15' Master Bedroom with private full Bath and custom glass block shower surround; 12' x 15' Bedroom-2, 15' x 19' Bedroom-3; and full Bath.

Basement: Full walk-out daylight with 2,846± sf. of finished space with wall-to-wall carpet and dropped acoustical tile ceiling includes a 16' sq. Den, Rec room, full Bath, and more.

Heat & Fuel: Oil fired forced hot water with 7 zones

Electric: Circuit breaker

Water / Sewer: Town / Private

Fireplaces: 2 wood burning, Living Room and Family/Billiard Room

Porches-Patios: Pool patio and 144± sf. screened porch

Terms of Sale: 10% deposit of high bid of which Twenty-Five Thousand Dollars (\$25,000.00) must be presented in cash, certified or bank check. Remainder of the 10% deposit in personal or business check. Balance in 30 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

Online Bidding Terms: Visit JJManning.com, mandatory 72 hour pre-registration

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.

Open House: Sunday, June 3rd (11am to 1pm)

JJManning
AUCTIONEERS

Property Information Packages, Photos & More at
www.JJManning.com
800.521.0111

WATERFRONT ON MIRROR LAKE

1,110± sf, 1BR, 1BA Bungalow

On .27± Acre (11,833± sf) Lot

15 Hillcrest Rd, Wrentham, MA



© Pictometry.com

AUCTION: Tuesday, April 11 at 11am On-site

On 60± acre Mirror Lake for swimming, boating & fishing. Near 78± acre Toils End Farm conservation area, Commonwealth's 700± acre historic Wrentham Developmental Center with fairgrounds & other open space. .5± miles to Gillette Stadium, Wrentham Village Premium Outlets, MBTA commuter rail with easy access to Routes 1, 1A, 140, I-95 & I-495.

RE Tax Assessment: \$317,900

Site: .27± acres (11,833± sf)

Frontage: 100± ft

Zoning: R-43

House: Circa 1925 1,110± sf bungalow with cathedral ceiling areas, replacement windows, vinyl siding & back deck with panoramic lake views

Basement: 1,200± sf, partially finished walk-out

Heat: Oil-fired forced air

Water & Sewer: Private (not Title 5)

Plan Ref.: Norfolk County 515/1991

Parcel ID: M-13/7/2/0

Terms of Sale: 10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder by 4pm ET on Thursday, April 13, 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.

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

Open House:
Tuesday, April 4 (11am-1pm)

JJManning

AUCTIONEERS

Property Info., Broker Registration & 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 1768 • Ref 23-1992

AUCTION: Thursday, August 23rd at 11am



Newton (Waban), MA Single Family Home & Adjacent Lot

214 Windsor Road

3,888± sf. 4-bedroom, 4.5-bath, 2.5-story Colonial with shingle siding, double-hung windows, fireplaces in the living room and kitchen, gas forced hot water heat, and central air. 1,559± sf. basement is 40% finished with 2 rooms and a bath. There is a stone patio in the back, brick patio and screened porch on the side, and a covered porch in the front. There is an attached 2-car garage. Neighborhood is bounded by Rt. 16 to west, Beacon St. to south, Winslow Rd. to east, and Commonwealth Ave to North.

County: Middlesex

Parcel ID: 53-30-4

Deed: Book 21262 Page 457

Tax Assessment: \$1,347,800

2007 RE Taxes: \$12,574

Frontage: 125± ft.

Site: .58± ac. (25,416± sf.)

Zoning: SR2 15,000 sf/100' frontage

Public Utilities: Electric, gas, water, sanitary sewer, and storm sewer

To be sold in the entirety

Abutting Brae Burn Country Club

214 Windsor Road (Vacant Lot B)

Parcel ID: 53-30-3

Deed: Book 21262 Page 459

Tax Assessment: \$536,400

2007 RE Taxes: \$5,004

Frontage: 43± ft.

Site: .29± ac. (12,634± sf.)

Zoning: SR2 15,000 sf/100' frontage

Terms of Sale: 5% deposit of which Fifty Thousand Dollars (\$50,000.00) must be presented in cash, certified or bank check. Remainder of the 5% deposit in personal or business check within 5 days. Balance in 45 days. Other terms, if any, announced at the sale.

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AUCTIONEERS

Photos, Property Information Package, Photos & More at:

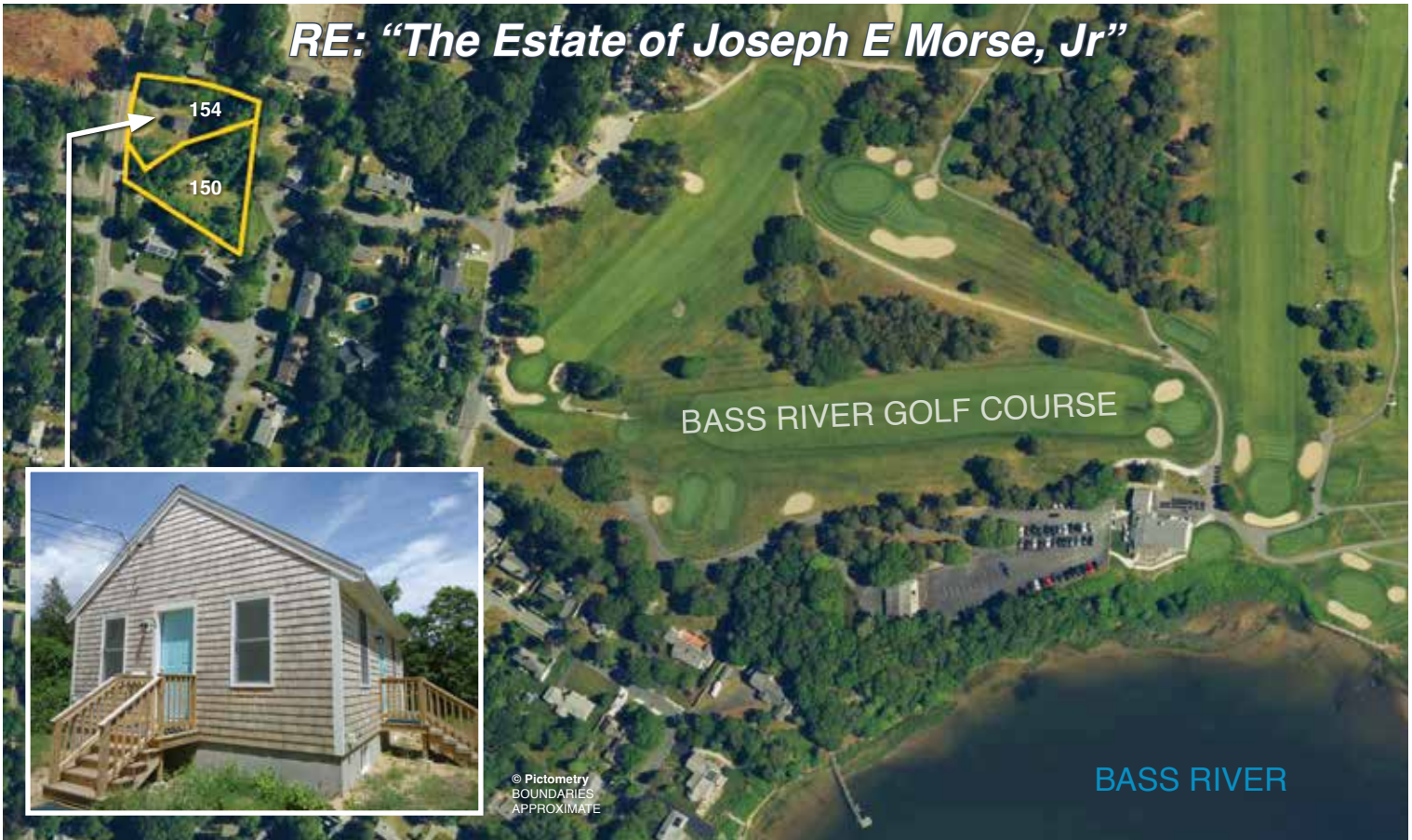
www.JJManning.com
or call 800.521.0111

150 & 154 N Main St, S Yarmouth (Cape Cod), MA

1 BR, 1BA HOME ON .48 ACRE ADJACENT .48 ACRE VACANT LAND

Possible Expansion/Redevelopment Potential

RE: "The Estate of Joseph E Morse, Jr"



© Pictometry
BOUNDARIES
APPROXIMATE

BASS RIVER

AUCTIONS: Friday, August 11 at 11am On-site

Open House: Friday, August 4 (11am-1pm)

Close to Bass River, Flax Pond, Shops & Restaurants

Easy Access to Golf, Marinas & Ocean Beaches ~ Convenient to Bus, Bike Path, Routes 6, 28 & 134

**1± mile to Dennis-Yarmouth
Regional High School**

Each Site: .48 acre (20,909± sf)

Parcel ID: 80-137, 80-138

Zoning: R-40

Year Built: 2012-2013

HOME ON 154 N MAIN ST

Design: 480± sf. ranch with living/kitchen area, BR, BA

Basement: 480± sf full, unfinished

Heat: Gas-fired hot water

Water: Town

Sewer: Private, installed as 3BR Title 5 c. 2012

Other Utilities: Electric, gas

Driveway: Paved

Terms of Sale: 10% certified deposit of which \$15,000 each OR \$30,000 in the entirety in certified or bank check at the auction & remainder by 4pm ET on Monday, August 14, 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.

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AUCTIONEERS

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 1777 • Ref 23-2023, 23-2029

30 Dorchester St, Waltham, MA
1,624± SF 3 BR, 2 BA HOME
Near Public Transportation • Less than 1 Mile to Rt 128/I-95



AUCTION: Wednesday, August 2 at 11am On-site
Open House: Wednesday, July 26 (11am-1pm)

Near Weston, Close to Bus Route, Bentley & Brandeis Universities
2± miles to MBTA Commuter Rail, 15± miles to Amtrak • Easy access to Routes 20, 117, I-90, I-93, I-95

RE Tax Assessment: \$631,400
Site: .213± acre
Driveway: Paved, parking for 2± cars
Gross Building Area: 3,026± sf
Gross Finish Area: 1,624± sf
Design: 1948 Cape on concrete block foundation
Outside Living: 100± ft. porch, 120± sf. deck
Features: Oak flooring throughout
Bedrooms: 3 (4 on original plans)
Baths: 2 full
1st Fl: Kitchen/dining area, living room with fireplace, BR, BA
2nd Fl: 2 BR, BA, attic scuttle
Basement: 961± sf. full, unfinished, walk-out
Heat: Gas-fired forced hot water
Water & Sewer: City
Parcel ID: R057 018 0030
Zoning: RA3

Terms of Sale: 10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, August 4, 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.

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



MA Auc Lic 111 • Brochure 1776
 Ref 23-2022

2,149± sf. 3BR Gambrel on 1.16± Acres Finished Walk-Out Basement & 2-Car Garage

7 Manor Drive

East Sandwich, MA
Cape Cod

1.4± mile walk to ocean beach
Close to conservation areas,
schools, restaurants & attractions



Selling to the Highest Bidder, Regardless of Price

ABSOLUTE ESTATE AUCTION

Re: The Estate of Jean L. Haggerty

Sat., October 18th at 11am On-site

Open House: Sunday, October 12th (11am-1pm)



RE Tax Assessment: \$350,100

Site Area: 1.16± acres (50,900± sf.) with 179± ft. frontage

Parcel ID: 40-065

Zoning: R-2

Design: 2-story 3-BR Gambrel with 2,149± sf. GLA per Assessor (1st fl. - 1,458± sf., 2nd fl. - 691± sf.) plus 768± sf. finished area in walk-out basement

Year Built: 1977 with recent renovations

Features: Wide plank wood floors, tile, fireplaces, wainscoting, built-ins, 2 full & 2 half baths

1st Fl.: Foyer with cathedral ceiling, living room, family room with fireplace, dining room, kitchen, laundry, bedroom, 1 full bath, 1 half bath

2nd Fl.: Master bedroom, bedroom, full bath, storage

Basement: Full walk-out, 768± sf. finished with half bath

Garage: Attached under, 2-car

Attic: Scuttle

Deck: 192± sf.

Heat: Electric baseboard

Water: Town

Sewer: Private, Title V (Insp. 8/14)

Site: Partially fenced, wooded with mature plantings, brick walk, paved driveway

Terms of Sale: 10% certified deposit of which \$20,000 in cash, certified or bank check at auction & remainder by 4pm ET on Wed., 10/22/14. 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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AUCTIONEERS

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

www.JJManning.com

800.521.0111

2,283± sf. 4+ BR, 3.5 BA Victorian Home

"Captain Orin Crowell House"

Prime Village Location on .49± Acre Corner Lot ~ Mixed-Use & Income Potential

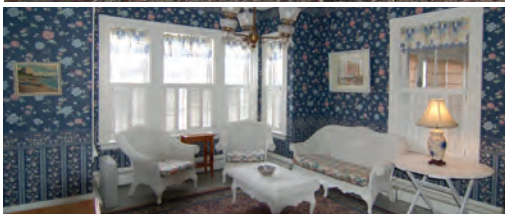
528 Main St. (Rt. 28)
Dennis Port, MA
(Cape Cod)



AUCTION: Wednesday, January 28th at 11am On-site

Open House: Thursday, January 22nd (11am-1pm)

This former attorney's home/office with a summer rental history is centrally located at the intersection of Rt. 28 & Sea St., 1.1± miles from Sea St. Beach with easy access to golf, shopping, restaurants, public transit & more. Dennisport Village Center Area B zoning offers potential for a wide variety of uses including home occupation, office, gallery/gift/antique shop, and many more.



Last List: \$399,000

Site: Fenced, paved parking in front & lawn, 2 sheds, ½ basketball court with room for additional parking in back

Year Built: 1888 per Assessor

Design: 2,283± sf. 2-story Victorian with original period details including high ceilings, hardwood floors, Sandwich glass chandelier, etched glass door panels, stained glass window over entry, ample storage in crawl space areas & attic

1st Fl.: (1,398± sf.) 2 living rooms, dining room, butler's pantry, kitchen, laundry, 1.5 baths, bedroom, bonus room & enclosed porch for additional sleeping

2nd Fl.: (885± sf.) Master BR with full BA, 2 additional BR, 2nd full BA

Basement: (588± sf.) Unfinished crawl space

Heat: Gas-fired hot water

Utilities: Town water, electric, gas

Septic: Private, Title V, installed 2005

Parcel ID: 74-11-0

Terms of Sale: 10% certified deposit of which \$15,000 in cash, certified or bank check at auction & remainder by 4pm ET on Friday, 1/30/15. 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 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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AUCTIONEERS

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

www.JJManning.com

800.521.0111

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



MA Co Lic 3184 • Bro 1536 • Ref 15-1607



ABSOLUTE ESTATE AUCTION

Re: The Estate of Henry W. Coz

To be Offered Individually & in the Entirety to Maximize Development Potential

Selling to the Highest Bidder, Regardless of Price



AUCTION: Friday, June 17 at 11am On-site



10 South St., Grafton, MA

**6,716± SF. HISTORIC HOME,
CARRIAGE HOUSE & POOL
ON 4.09± ACRES**

RE Appraisal (8/9/15): \$1,119,000

RE Tax Assessment: \$777,200

Parcel ID: 110/074.0-0000-0013.0

Zoning: R4

Site: 4.09± acres (178,160± sf.) with 155± ft of frontage per Assessor, majestic shade trees, lawns, gardens, stone walls, brick walk, paved drive with ample parking & in-ground pool

Main House: 2-story Greek Revival k/a "The Joseph Leland House" built in 1839 with 6,716± sf. of finished area, 16± rooms, 8 bedrooms, 4.5 baths, elevator, multiple staircases, double parlors with twin marble-faced fireplaces, formal dining room, kitchen with dining & pantry areas, music room, laundry, 2 sunrooms, 2 masters with walk-in closets & full baths, walk-up attic, full unfinished basement & more

Period Detail: High ceilings, decorative moldings, wood paneling, custom cabinetry, hardwood floors, French doors & 8 fireplaces

Systems: Security, intercom, oil-fired forced hot water heat, town water & sewer

Carriage House: 2-story detached with tremendous future potential -- currently configured with 2 oversize bays, sitting room, half bath, gas blower on lower level & open area leading to balcony overlooking pool above

41 Church St., Grafton, MA

**3.72± ACRE ADJACENT
RESIDENTIAL LAND**

RE Tax Assessment: \$180,900

Parcel ID: 110/074.0-0000-0033.0

Site Area: 3.72± acres (162,043± sf.)

Zoning: R-MF - Residential Multi Family

Frontage: 341± ft. per plan, 320± ft. per GIS

Close to town common, shopping, conservation, stables, trails & golf just 4± miles to MBTA commuter rail with easy access to Routes 122, 140, I-295, I-495 & I-90.

Open Houses:

Friday, June 3 (11am-1pm)

Saturday, June 11 (11am-1pm)

JJ Manning

AUCTIONEERS

Property Information, Photos & Full Terms at:

www.JJManning.com

800.521.0111

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

Terms of Sale: 10% certified deposit of which \$35,000 in the Entirety, \$25,000 for 10 South St. (house) or \$10,000 for 41 Church St. (lot) in cash, certified or bank check at auction & remainder by 4pm ET on Tuesday, 6/21/16. 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 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.

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



MA Co Lic 3184 • Bro 1582 • Ref 16-1684



ABSOLUTE AUCTION

1,458± sf. 3 BR Cape with Detached Garage on .32± Acres
672± sf. & 786± sf. 2 BR Ranches on .33± Acres
33 & 27-29 Pleasant St., W. Dennis (Cape Cod), MA

Selling as 2 Individual Parcels or in the Entirety to the Highest Bidder(s), Regardless of Price



33 Pleasant St.



27 Pleasant St.



29 Pleasant St.

AUCTION: Thursday, July 21 at 11am On-Site

3 year-round homes in the Kelley's Pond neighborhood, close to Bass River & .25± miles from W. Dennis Beach. All have been partially gutted with some renovations in process, presenting the opportunity for the new owner to customize to their taste. Both properties are to be sold as is with the buyer to be responsible for the completion of any work required for occupancy of the current structures if retained.

RE Tax Assessment : \$568,500
in entirety, open building permit status

Combined Site Area: .65± acres

Zoning: R-40

Septic: 2 private systems, 1 per parcel
installed as Title 5 in 2003

Water: Town

33 Pleasant St.

RE Tax Assessment: \$272,000

Parcel ID: 29-58-0

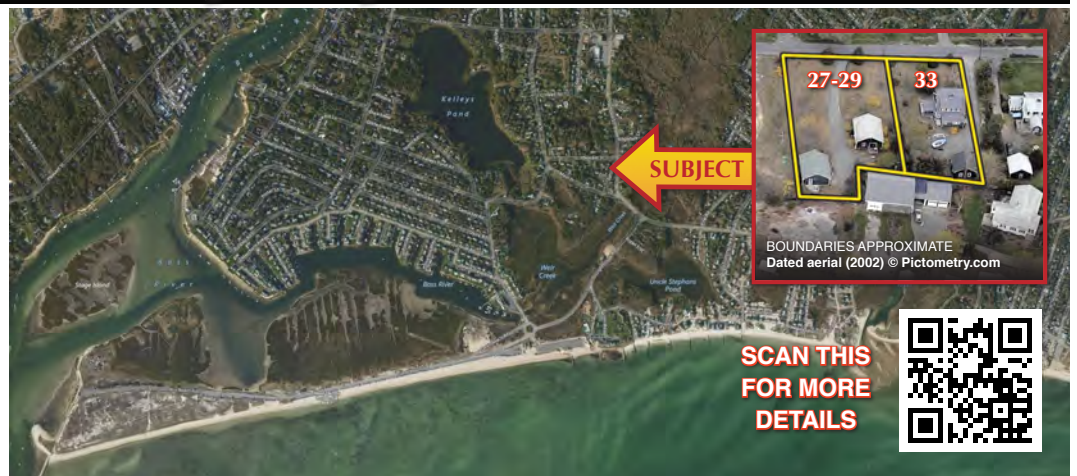
Site: .32± acres with paved driveway

House: 1,458± sf. 1.75-story 3 BR, 1.5 BA Cape built in 1950 with 1-story additions on side & back built in 2001, hardwood floors, fireplace, replacement windows on 2nd floor & full unfinished basement

Garage: Detached, 1 car with extra storage

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.



27-29 Pleasant St.

RE Tax Assessment: \$296,500

Parcel ID: 29-45-0

Site Area: .33± acres with a shared paved driveway

27 Pleasant: 672± sf. 1-story 2 BR, 1 BA ranch built in 1925 with 120± sf. enclosed porch, back deck, replacement windows, remodeled bath, partially installed new kitchen cabinets, high crawl space basement

29 Pleasant: 786± sf. 1-story 2 BR, 1 BA ranch built in 1925 with a 120± sf. enclosed porch, 2 decks, replacement windows, partially installed new kitchen cabinets, high crawl space basement & partially completed breezeway/2-car garage addition started in 2003

Terms of Sale: 10% certified deposit of which **\$30,000 in the Entirety** or **\$15,000 per Parcel** in cash, certified or bank check at the auction with the remainder by 4pm ET on Monday, 7/25/16. 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 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.

Open House:
Wednesday, July 13 (11am-1pm)

JJManning

AUCTIONEERS

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

www.JJManning.com

800.521.0111

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



MA Co Lic 3184 • Bro 1588 • Ref 16-1689/90



1,500± SF. ANTIQUE FARMHOUSE & BARN

24.3± Acres Zoned R-80 with Subdivision Potential

280 Old Dana Rd., Barre, MA

Close to Sportsman's Club, 1,000+ acres of wildlife management area, Routes 32 & 122



Auction: Wednesday, June 17 at 11am On-site

RE Tax Assessment: \$164,100

Site: 24.3± acres per Assessor features rolling hills, wooded with primarily unpaved drive, stone walls, lawn & former blueberry cultivation area

Zoning: R-80 Rural Residence

House: 1,500± sf. GLA 3-BR, 1-BA circa 1730 Colonial salt box with additions, partial unfinished basement, screened porch

Heat: Oil with wood furnace back-up

Utilities: See Property Information Package (PIP)

Barn: 2-story with full lower level partially below grade, open parking area, woodshop, loft, electric & more

Legal Ref.: Worcester County 5404/0558

Parcel ID: A66

**Selling to the Highest Bidder
Above \$100k**

JJ Manning

AUCTIONEERS

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

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800.521.0111

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



MA Auc Lic 3184 • MA Broker Lic 5850
Bro 1693 • Ref 20-1871

Terms of Sale: \$15,000 certified deposit by cash, certified or bank check at the auction. 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.

1,506± sf. 1928 2-BR Bungalow with Period Detail Set Atop 1.5± Acres with Views to Mt. Hermon Campus 665 Millers Falls Rd. (Rt. 63), Northfield, MA



Absolute Auction: Thur., December 10 at 11am On-site

RE Tax Appraisal: \$175,300

Site: 1.52± acres (66,211± sf.) with patio & large drive formerly used for milk delivery business

Gross Building Area: 2,291± sf.

Gross Living Area: 1,506± sf.

Design: 1928 bungalow on concrete block foundation with 1950's office & pantry, 1960's mudroom

1st Fl: 933± sf. with kitchen, pantry, dining room, living room with fireplace, den/bonus room, office

2nd Fl: 2 bedrooms & full bath

Features: Hardwood floors, original wood-work, pantry, staircase, walk-in closets in BRs & BA, linen drawers, coat closet, built-in dining room corner cupboard, 27± ft. glass enclosed front porch

Basement: 1-car garage, painted concrete walls, laundry hookups

Other Buildings: Additional 1-car detached garage & 2 small sheds

Heat: Oil-fired forced hot water

Water & Sewer: Private

Parcel ID: 57 A3 166

Zoning: RA

*Selling to the
Highest Bidder,
Regardless of Price*

Open House: Thursday, December 3 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$10,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Monday, 12/14/20. 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 3184 • MA Broker Lic 5850
Bro 1704 • Ref 20-1889

Cape Cod Waterfront Lot with Cottage

.28± Acres on Follins Pond

2 Buttercup Ln., S. Yarmouth, MA

Nantucket Sound Deepwater Access via Bass River



Selling to the Highest Bidder, Regardless of Price

Follins Pond

Buttercup Ln

BOUNDARIES
APPROXIMATE
© Pictometry.com

ABSOLUTE AUCTION: Fri., March 26 at 11am On-site

Located north of Rt. 6 near the Dennis/Yarmouth line in the Knob Hill Shores subdivision with frontage & dock on Follins Pond. Idyllic spot for a newly imagined forever home or get-away with direct access to canoeing, kayaking, fishing & Nantucket Sound deep salt water via Bass River. Bike trail, conservation lands, golf, marinas & beaches are nearby.

RE Tax Assessment: \$542,600

Parcel ID: 119-33

Registry Ref.: Barnstable County
Deed 3885/13, Plan Book 79/101 Lot 1

Site Area: .28± acres (12,197± sf.)

Zoning: R40

Frontage: 82± ft.

Improvements: 728± sf. 1-story wood-frame cottage built 1945 with fireplace, concrete block crawl space foundation, dock

Water: Town

Sewer: Private

Neighborhood: Buttercup Ln. is a short private road of 10± homes off a series of Town roads (N. Main St./N. Dennis Rd., Knob Hill Rd, Mayflower Terrace, Wild Rose Terrace to Azalea Ln.)

Terms of Sale:

10% certified deposit of which \$20,000 by certified or bank check at the auction & remainder by 4pm ET on Monday, March 29, 2021. 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:

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800.521.0111

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



MA Auc Lic 3184 • Bro 1712 • Ref 21-1900

.24± ACRES ON LAKE MASPENOCK

1,496± sf. 2-BR, 1.5-BA Waterfront Cottage

56 Downey St., Hopkinton, MA



Real Estate Auction: Tuesday, May 4 at 11am On-site

Lake Maspenock: (a/k/a North Pond)
234± acres, 2± miles long at headwaters of
Mill River with frontage in Hopkinton, Milford
& Upton is popular for fishing, boating &
swimming including Sandy Island Beach

Site: .244± acres (10,620± sf. per plot plan)
with a portion of all waterfront lots in area
extending beyond the high-water mark into lake

Zoning: RLF – Residential Lake Front,
non-conforming with 40± ft. frontage per
deed

Design: 1,496± sf. 1-story ranch built in
1945 (836± sf. main level & 660± sf. partially
finished walk-out lower level with kitchen &
enclosed porch), large deck with spectacular
views wraps back & side

Renovations: Vinyl siding, new hot water
tank, sewer grinder pump new in 2013

Heat: Oil-fired forced hot air, kitchen
fireplace fitted with wood stove

Water & Sewer: Town

Paved Parking: 2-3± spaces

Legal Ref.: Middlesex County South
Registered Land 814950

Parcel ID: L31-1-0

Terms of Sale:

10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder by 4pm ET on Thursday, May 6, 2021. 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. 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:
Tuesday, April 27
(11am-1pm)

JJManning

AUCTIONEERS

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 3184 • Bro 1713 • Ref 21-1902

420 Atlantic Ave. (Rt. 129), Marblehead, MA 3,377± sf. 6BR, 3BA Home on .13± Acres Near Preston Beach with Elevated Ocean Views



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

In Clifton Village on the corner of Atlantic Ave. & Surf St., half a block from the Ocean, close to Beach Bluff Park, Ware Pond, walk/bike trails, golf, shopping & more. Nearby shore features panoramic views of the Atlantic Ocean coastline including Boston's cityscape & islands. Commuter convenient location within 4 miles of Salem & Swampscott MBTA Stations with easy access to Routes 1A & 114.

This stately home built to last in the early 1900's offers updated kitchen & baths in combination with period detail & all the charming idiosyncrasies of an older home including a sloped stairwell & some floors which the owners elected to leave as part of the home's character.

RE Tax Assessment: \$803,100

Zoning: SR – Single Residence

Site: .126± acres (5,508± sf.)

Frontage: 82± ft. Atlantic Ave. & 68± ft. Surf St. per deed

Paved Parking: 2 drives (2+ spaces Atlantic Ave. & 1 space Surf St.)

Design: 3,377± sf. primarily 1-3 story Victorian with more recent additions, 152± sf. covered front porch

Foundation: Original sections on concrete & brick; later additions with sonotubes, lally columns & LVL support beams

Features: Wood floors, 2 fireplaces, forced hot air & electric heat, stone wall, brick patio, detached storage garage

Water & Sewer: Municipal

FEMA Flood Zone: Zone X, non-hazard

Legal ref.: Essex S County 15845-67

Parcel ID: 8-23-0

Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder of 10% by 4pm ET on Thursday, August 26, 2021. 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:
Tuesday, August 17 (11am-1pm)

JJManning
AUCTIONEERS

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 3184 • MA Broker Lic 5850
Brochure 1725 • Ref 21-1933

28 Rossetti St., Revere, MA

2,162± sf. 1.5-Story Cape on .11± Acres

768± sf. Finished Basement with Separate Entrance



AUCTION: Wednesday, September 15 at 11am On-site

On dead-end street just off Broadway (Rt. 107) close to public transportation, schools, parks, health care, shopping, restaurants, Routes 1A, 16 & 60.

RE Tax Assessment: \$554,900

Design: 2,162± sf., 1.5-story Cape built in 1947, 45± sf. deck

Renovations: New architectural shingle roof 2020, new furnace & water heater 2017, electrical system upgraded 2015, new gutters 2014, 2nd fl. has Rite Window triple-pane replacements, hardwired smoke/CO all floors 2012, chimney repointed, vinyl siding & more

Features: Hardwood floors, fireplace, eat-in kitchen, dining room

Bedrooms: 3 per Assessor (basement BR no longer fully enclosed)

Baths: 2.5 (includes 1st fl. half BA), 2 per Assessor

Heat: Gas-fired forced hot water baseboard

Water & Sewer: City

Site: .11± acres, 61± ft. frontage, detached shed

Driveway: Paved parking for 3± cars

Legal Ref.: Suffolk County 49920-120

Parcel ID: 24-442-443-54

Zoning: RB

Open House:
Tuesday, September 7
(11am-1pm)

Terms of Sale:

10% certified deposit of which \$20,000 by certified or bank check at the auction & remainder by 4pm ET on Thursday, September 16, 2021. 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. 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.

Assessor's field card lists as a 2-family. Finished basement reworked, removing former in-law apartment. Selling as a single family with buyers to conduct their own due diligence regarding any future multi-family potential.

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AUCTIONEERS

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

www.JJManning.com

800.521.0111

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



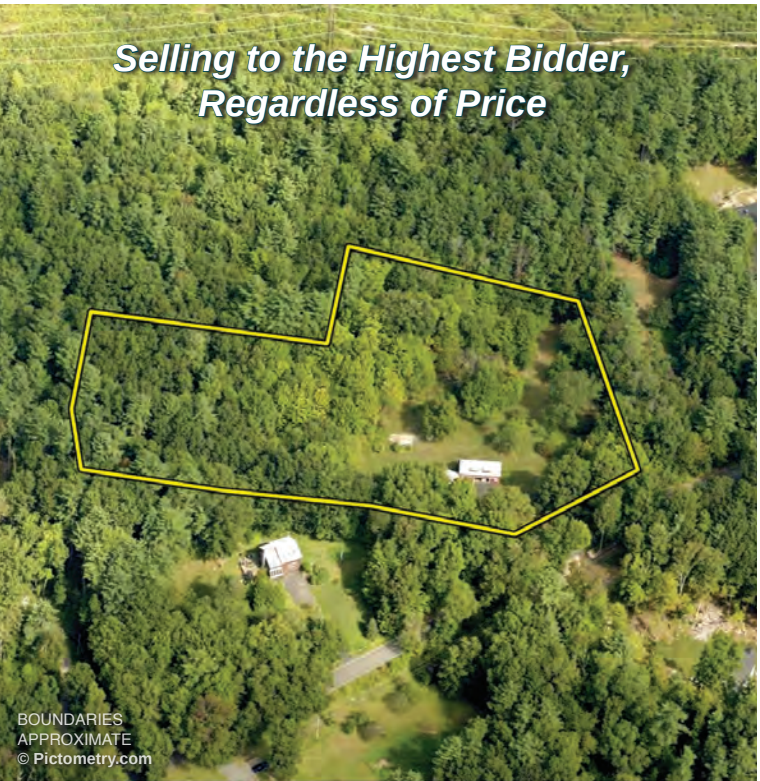
MA Auc Lic 3184 • MA Broker Lic 5850
Brochure 1728 • Ref 21-1935

ABSOLUTE AUCTION

Wednesday, September 8 at 11am On-site



*Selling to the Highest Bidder,
Regardless of Price*



228 Fremont Rd., Sandown, NH

1,786± sf. 3 Bedroom, 1 Bath Antique Farmhouse

3.7± Acres with Attached Barn, Cabin

Site: 3.7± acres, wooded with lawn/fields & newer paved horseshoe drive with ample parking

Gross Building Area: 3,311± sf.

Gross Living Area: 1,786± sf. (1,261± sf. 1st & 525± sf. 2nd)

Basement: 168± sf. full unfinished & 1,093± sf. crawl space

Porch: 126± sf. open & 138± sf. enclosed

Features: Original wood floors with random widths up to 20", fieldstone fireplace, brick firebox, paneling, built-in cupboards, fieldstone fireplace with raised hearth & much more

Heat: Oil-fired hot water

Water: Well

Sewer: Private septic

Barn: Attached to house by 1-story ell with large overhead door for vehicle access & closed loft 2nd story

Cabin: Detached 1-room with electric

References: Rockingham Cty. 6298-1678 (deed), 5091-2223 (discretionary preservation easement)

Zoning: R - Residential

Parcel ID: 20-6

Once owned by Revolutionary War veteran, Henry Page, most structures date between 1776-1784. Through the years, sensitive updates/repairs have helped maintain structural integrity & historic character. 30± miles to Manchester, NH, this substantial lot offers privacy with the potential for additional development.

Terms of Sale:

10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, September 10, 2021. 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.

Open House:

Tuesday, August 31 (11am-1pm)

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



NH Lic 6018 • Brochure 1729 • Ref 21-1936

180 Holloway St., E. Taunton, MA

1,964± sf. 3 Bedroom, 2 Bath Home



AUCTION: Wednesday, September 22 at 11am On-site

Gross Living Area: 1,964± sf. (1,080± sf. 1st fl., 884± sf. 2nd fl.)

Design: 2-story gambrel built in 1983 with 182± sf. enclosed finished back porch wrapped by 294± sf. deck, 120± sf. front farmer's porch

Basement: 884± sf. full, unfinished

Renovations: New asphalt shingle roof 2007, remodeled kitchen, well purification system, newer hot water tank, etc.

Features: Vinyl siding, hardwood floors

Heat: Oil-fired hot water

Water & Sewer: Private

Garage: Attached, 1-car

Paved Parking: Horseshoe drive

Shed: 160± sf.

Zoning: RURRES - Rural Residential

Frontage: 100± ft. Holloway St., 149± sf. Hyacinth Ln. & 54± ft. corner

References: Bristol N County 23024-136 (deed), 179-13 Lot 5 (plan)

Parcel ID: 134-85-0 (MBLU)

Open House:
Thursday, September 16
(11am-1pm)

Terms of Sale:

10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, September 24, 2021. 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. 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.

.57± acre corner lot on dead-end street across from conservation land.
7± miles to MBTA commuter rail,
30± miles to Providence,
40± miles to Boston with easy access to shopping, restaurants, Routes 24, 140, I-95 & I-295.

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

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



MA Auc Lic 3184 • MA Broker Lic 5850
Brochure 1730 • Ref 21-1938

ABSOLUTE AUCTION

Tuesday, October 12 at 1pm On-site



Selling to the Highest Bidder, Regardless of Price



652 Borough Rd., Pembroke, NH

2,749± sf. 3± BR, 2 BA Mountain View Home

2.1± Acres with Stable & Paddock

Site: 2.1± acres, wooded with lawn/fields, paved drive, 200± ft. of frontage

Gross Building Area: 4,958± sf.

Gross Living Area: 2,749± sf.

Ranch: Built in 1987 features 2 full living levels, wood-clad cathedral ceiling with skylights, 2 gas fireplaces, parquet floors, Leaf Filter gutters & more

Bedrooms: 3± per seller (1 up, 2 down)

1st Fl.: 1,420± sf.

Walk-Out Basement: 1,329± sf. finished, 91± sf. unfinished

Wood Deck: 1,096± sf.

HVAC: Oil-fired hot water heat, central a/c up, powerful wall a/c down

Garage: Attached, 644± sf. with storage above, propane heat, running water & 2 new overhead doors

Barn/Stable: 576± sf. with 112± sf. lean-to built 2002-2007 has tack room, 2 stalls, hot/cold wash stall

Water & Sewer: Private

Legal Ref.: Merrimack County 3365-1843

Parcel ID: 561//79/2

Zoning: R-3D

Open House:
Tuesday, October 5
(11am-1pm)

Terms of Sale

10% certified deposit of which \$10,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Thursday, October 14, 2021. 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.

Panoramic mountain views include Pats Peak ski area 20± miles to the west. Within 4± miles of Concord Municipal Airport with easy access to Routes 3, 202, I-89, I-93 & I-393.

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

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



NH Lic 6018

Brochure 1733 • Ref 21-1941

REAL ESTATE AUCTION

Wednesday, December 8 at 11am On-site



241 Union St, Peterborough, NH

3,300± sf. 5BR, 2.5BA Home

1,792± sf. Attached Barn

On 3± Acres with Orchard & Lawns

Centrally located across from Briggs Rd. & Nubanusit Brook. Within 1 mi. of Adams Park with playground, swimming pool, baseball, basketball, skating & tennis. Close to MacDowell haven for the arts & Hilltop Golf Course. Year-round recreation with boating, hiking, biking, bird watching, leaf peeping, OHRV & snowmobile trails nearby. 2± mi. to downtown shops, museums, restaurants & the intersection of NH Rt. 101 & US Rt. 202. 9± mi. to Mt. Monadnock, 15± mi. to the MA border, 38± mi. to Manchester.

Site Area: 3.03± acres per Assessor

Frontage: 420± ft.

Driveway: Paved

Attached Barn: 1,792± sf. (approx. 28' x 64') with loft & potential for garaging, studio, home office & more

Home: 2-story Victorian built in 1890 with more recent additions

Renovations: Some interior renovations underway, portions rebuilt c. 1980

Gross Living Area: 3,300± sf. per Assessor

1ST FL.: Living room, dining room, kitchen, den, half BA

2ND FL.: Master & 4 additional BR, 2 BA

Features: Wood floors, built-ins, window seats, mud-room, porch, eat-in kitchen, laundry

Heat: Oil-fired hot water, wood stove, fireplace

Water & Sewer: Town

Legal Ref.: Hillsborough County 7255/1071

Parcel ID: U29-25

Terms of Sale:

10% certified deposit of which \$15,000 by certified or bank check at the auction & remainder by 4pm ET on Friday, December 10, 2021. Balance in 40 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.

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

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

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



NH Lic 6018 • Brochure 1736 • Ref 21-1944

1,848± sf 4-BR, 2BA Home on 1.2± Acres

35 Gould Rd, Andover, MA



Open House: Wednesday, July 12 (11am-1pm)



AUCTION: Wednesday, July 19 at 11am On-site

Commuter friendly location just off Rt 125 near Rt 28, abutting MA State Police barracks.

Close to 3,295± acre Harold Parker State Forest, Sportsmen's Club & conservation.

Convenient to Merrimack College & Phillips Academy. 4± miles to MBTA Commuter Rail with easy access to I-93 & I-95.

RE Tax Assessment: \$607,800

Site: 1.2± acres, hill slopes to wetland at back corner

Design: Mid-Century Modern split level built in 1960

Main Level: Living/dining room, kitchen, family room

Upper Level: 3 BR, full BA

Lower Level: 528± sf with living area, partial kitchenette, 1BR, BA with shower, 2nd entry

Basement: 792± sf unfinished

Storage: 72± sf attached plus detached shed

Decks: 96± sf front entry, 326± sf side

Heat: Oil-fired forced hot water, woodstove

Water: Town

Sewer: Private septic, designed under Title 5

Access: Unpaved drive over deeded right-of-way off Gould Rd

Plan Ref.: Northern Essex County 26373A

Parcel ID: 84-28

Zoning: SRC

Terms of Sale: 10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, July 21, 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.

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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 111 • Brochure 1775
Ref 23-2021

Auctions: Tuesday, November 16 On-site

11:00AM

80 Oxbow Rd., Wayland, MA

(Auc. Ref. 21-1946)

Open House: Tues., November 9 (11am-1pm)

2.26± Acres with 208± ft. frontage, 2,198± sf. 5BR Home & 1,068± sf. 2BR Carriage House each historically used a separate rental unit

RE Tax Assessment: \$786,000

Parcel ID: 02-016

Features: Some hardwood floors, reroofed in 2019

Utilities: Town water, electric, gas, private septic (Title 5 upgrades financial responsibility of buyer)

80 - MAIN HOUSE

Gross Living / Bldg. Area: 2,198± sf. / 4,087± sf.

Design: 1.75-story 5BR, 2BA gambrel built in 1927, 105± sf. front porch, 162± sf. screened porch, 60± sf. enclosed back porch

2nd Fl.: 953± sf.

1st Fl.: 1,245± sf.

Basement: 1,245± sf. full, unfinished

Heat: Gas-fired hot water, fireplace

Septic: Private, not Title 5

80A - CARRIAGE HOUSE

Gross Living / Bldg. Area: 1,068± sf. / 3,404± sf.

Design: 2-story 2BR, 1.5 BA with shed dormer built in 1927

2nd Fl.: 1,068± sf. apartment private entry interior stair

1st Fl.: 468± sf. attached 1-car garage #1 & 600± sf. partially finished utility area (former 2nd bay)

Basement: 1,068± sf. full, unfinished with 1-car garage #2

Garage #3: 288± sf. detached 1-car, next to basement garage

Heat: Gas-fired hot water

Septic: Private, cesspool

Zoning: R60, Aquifer Protection District

Plan Ref.: Middlesex S County Plan Book Year 1974 Plan 1369 (Portion of Lot A)

Terms of Sale 80 Oxbow Rd.:

10% deposit of which \$30,000 must be presented by certified or bank check at the auction. Remainder of the 10% deposit in wire transfer, certified or bank check by 4pm ET on Thursday, 11/18/21. Balance in 45 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. See additional terms applicable to both 80 & 86 Oxbow Rd. listed below. Other terms, if any, announced at the sale.



Commuter convenience close to the Lincoln town line near the Oxbow Meadows Wildlife Area, recreation field, highly-rated schools, golf & more. Within 10 miles of MBTA commuter rail stations. Centrally located with easy access to I-95 & I-495 via Rt. 20 & I-90 via Rt. 27.



11:30AM

86 Oxbow Rd., Wayland, MA

(Auc. Ref. 21-1947)*

2.08± Acres Zoned R60 primarily wooded land with 210± ft. frontage

RE Tax Assessment: \$412,000

Parcel ID: 02-016A

See Property Info. Package: Perc test (9/9/21)

Zoning: R60, Aquifer Protection District

Plan Ref.: Middlesex S County Plan Book Year 1974 Plan 1369 (Portion of Lot A)

Terms of Sale 86 Oxbow Rd.:

***Only to be offered if 80 Oxbow Rd. is sold first.**

10% deposit of which \$15,000 must be presented by certified or bank check at the auction. Remainder of the 10% deposit in wire transfer, certified or bank check by 4pm ET on Thursday, 11/18/21. Balance in 45 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. See additional terms applicable to both 80 & 86 Oxbow Rd. listed below. Other terms, if any, announced at the sale.



ADDITIONAL TERMS OF SALE APPLICABLE TO BOTH 80 OXBOW RD. & 86 OXBOW RD.

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 JJManning.com for mandatory broker pre-registration requirements.

Auctioneer's Disclaimer:

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