

RELOCATION FORCES SALE

1,056± sf. 2 Bedroom, 1.5 Bath Home

.37± Acres with Seasonal Views of Slough Pond



BOUNDARIES APPROXIMATE © Pictometry.com

Easy Access to Pond Beaches & Nature Trails



ABSOLUTE AUCTION: Fri, March 23 at 11am On-site

Selling to the Highest Bidder, Regardless of Price
63 Seaman's Lane, Brewster, MA

Walking trails at end of Town maintained private road provide access to protected conservation areas as well as Walker's, Upper Mill & Canoe Ponds. The property enjoys deeded rights-in-common to a private beach area on Slough Pond, a sandy bottom fresh water pond deemed as 1 of 5 in Brewster having high water quality -- great for swimming, fishing, passive boating & 4-seasons of pristine natural beauty.

Home: 1,056± sf. ranch built in 1984 with attached 1-car garage

Renovations: See Property Info. Package for list of high quality replacements or renovations made over the last 5 years including windows & doors, roof, attic insulation, a/c, insulated blinds, oil tank, water conditioner, basement entry, back deck & more

Features: Central air conditioning, fireplace, oil-fired hot water heat, hardwood floors in main living areas

Water: Well

Sewer: Private septic, installed as Title 5 in 2014 (see PIP for variance)

Legal Ref.: Barnstable County 12085-328

Zoning: RR – Residential Rural

Parcel ID: 12-57-0

Site: .37± acres with 130± ft. frontage, paved drive with additional gravel parking/turn area



Deeded Access to Slough Pond

Open House: Friday, March 9 (12-2pm)

Terms of Sale: 10% certified deposit of which \$15,000 in cash, certified or bank check at auction & remainder by 4pm ET on Monday, March 26, 2018. 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.

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
 BRO 1627 • Ref 18-1760

