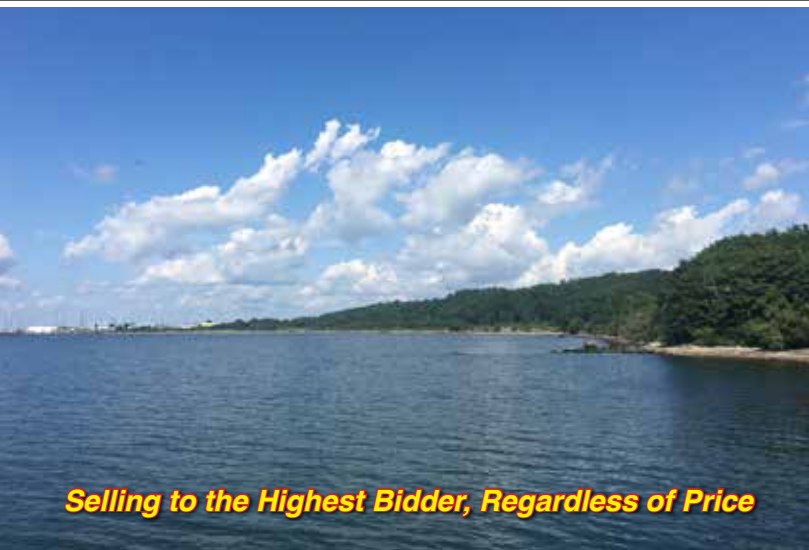


ABSOLUTE AUCTION

43± ACRE WATERFRONT
DEVELOPMENT SITE



Selling to the Highest Bidder, Regardless of Price

Portsmouth, RI

Previously Approved for
Residential & 1,495 Slip Marina

Wednesday, September 26 at 11am

JJ Manning
AUCTIONEERS

www.JJManning.com

800.521.0111

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



Return Service
Requested

REF 18-1786
BRO 1645
RI #RES.0026070

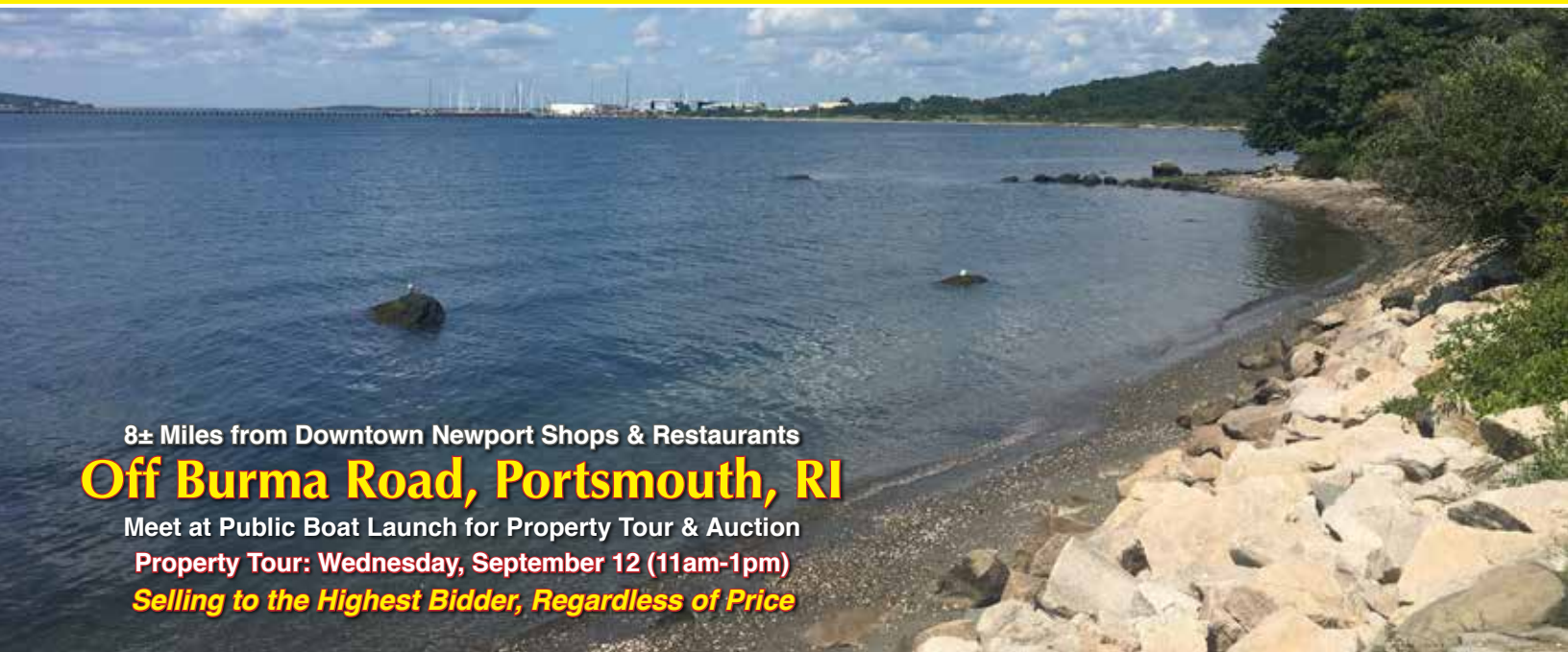
Property Tour: Wednesday, September 12 (11am-1pm)

“Weaver Cove” on Narragansett Bay

43± Acre Waterfront Site

Previously Approved for Planned Marina Village Development

ABSOLUTE AUCTION: September 26 at 11am On-site



8± Miles from Downtown Newport Shops & Restaurants

Off Burma Road, Portsmouth, RI

Meet at Public Boat Launch for Property Tour & Auction

Property Tour: Wednesday, September 12 (11am-1pm)

Selling to the Highest Bidder, Regardless of Price

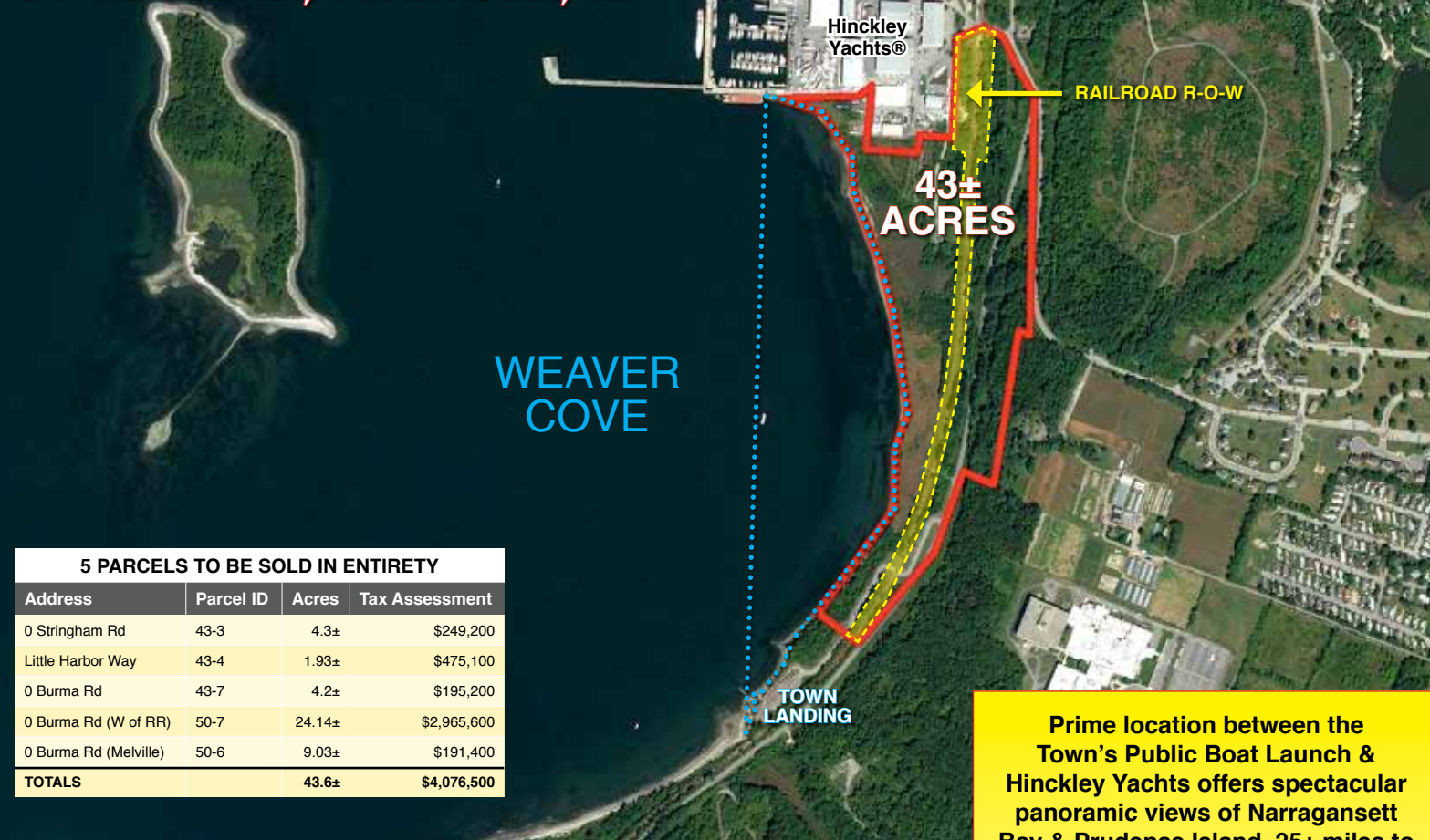
f/k/a "Hood Melville Marina"

43± Acre Development Site on Narragansett Bay
 Previously Approved for Planned Marina Village Development (PMVD)

ABSOLUTE AUCTION: September 26 at 11am On-site

Selling to the Highest Bidder, Regardless of Price
Off Burma Rd., Portsmouth, RI

BOUNDARIES APPROXIMATE © Pictometry.com



5 PARCELS TO BE SOLD IN ENTIRETY			
Address	Parcel ID	Acres	Tax Assessment
0 Stringham Rd	43-3	4.3±	\$249,200
Little Harbor Way	43-4	1.93±	\$475,100
0 Burma Rd	43-7	4.2±	\$195,200
0 Burma Rd (W of RR)	50-7	24.14±	\$2,965,600
0 Burma Rd (Melville)	50-6	9.03±	\$191,400
TOTALS		43.6±	\$4,076,500

Prime location between the Town's Public Boat Launch & Hinckley Yachts offers spectacular panoramic views of Narragansett Bay & Prudence Island, 25± miles to Providence & just 8± miles to downtown Newport shopping, restaurants, music festivals, International Boat Show, cliff walk mansions & all the other attractions that make this area one of New England's most popular vacation destinations

RE Tax Assessment:
\$4,076,500
Site: 43.6± acres per Assessor, forested with railroad tracks, brushlands, wetlands & beach
Improvements:
 Primarily unimproved with some remnant buildings & paving from prior use

Zoning:
 WD – Waterfront District Redevelopment Zone of Coastal District per the Aquidneck Island Special Area Management Plan, subject to Aquidneck Island West Side Master Plan, see Property Info. Packages (PIPS) regarding natural heritage & wetland resource areas, etc.

See PIPS:
 For deed documents, easements, detailed plans, prior development scenarios, environmental reports, areas of concern, remediation estimates, permits & approvals
FEMA Flood Zones:
 VE & X

Property Tour: Wednesday, September 12 (11am-1pm)

Terms of Sale: 10% deposit of which \$25,000 must be presented in cash, certified or bank check at the auction. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 4pm ET on Friday, September 28, 2018. 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.
Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission Offered. Visit www.JJManning.com, mandatory broker pre-registration requirements.
Auctioneer's Disclaimer: All information contained was derived from reliable sources believed correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.



Plans, Approvals, Broker Registration & Terms at:
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