

REAL ESTATE AUCTION 405± ACRES



JJ Manning

— AUCTIONEERS —

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Auction in conjunction with:

Marcus & Millichap
Real Estate Investment Services

REF 19-1811
BRO 1659
CT REB.0790057

800.521.0111

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



E. Haddam, CT

**18-Hole Course &
285± Approved to be Built Units
Wed., January 30 at 12pm On-site**

Site Tour: Thursday, January 24 (11am-2pm)



**18-Hole Golf Course & 285± Approved to be Built Units
3 Banner Rd. (a/k/a 10 Banner Rd.), E. Haddam, CT
“Black Birch Golf Club” & “Banner Country Club Estates”**

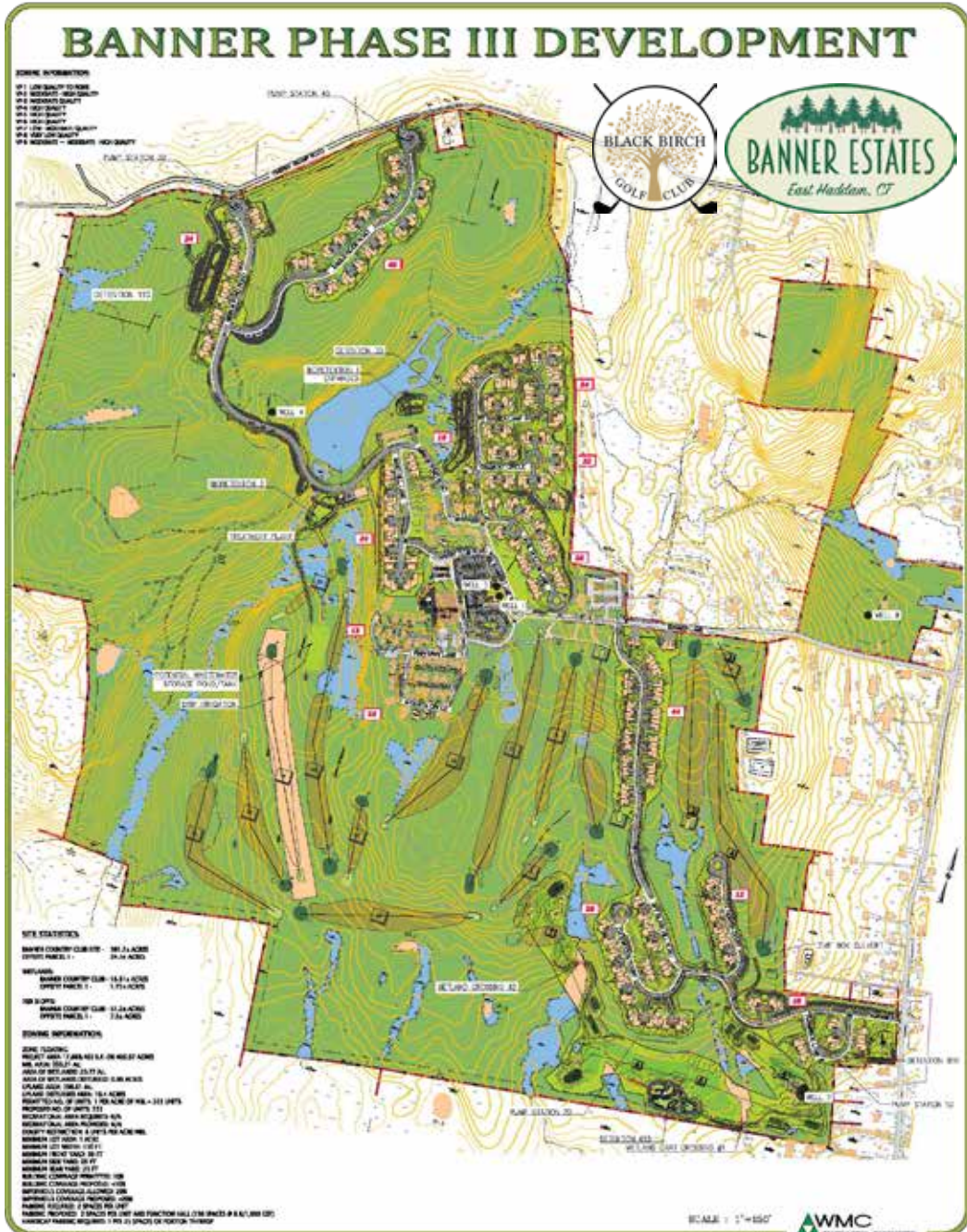
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This 405± acre Floating Zone/PRD-R Planned Recreational Resort Zone property lies along the CT River Valley in a resort area that has been referred to as the next “new Hamptons.” 20± miles to I-91, this development is conveniently located 35± minutes from Hartford with easy access to the shoreline & casinos.

The current condo offering plan for this “Common Interest Community” allows for up to 450 residential units, up to 100 garage units, and up to 50 non-residential units with a maximum of 600 principal use units.

Of the 333 lots & 100 free standing garages approved, a total of 48 units & 5 (2-car) garages already built & sold are excluded from the auction sale. The remaining 285± approved lots are to be built with 2BR, 2BA units in up to 11 phases. At buyer’s discretion, new units may be added to the existing HOA or a new one may be created.

The 18-hole par 72 championship golf course designed by Donald Ross, driving range, tennis courts, pool, pro shop, restaurant, sauna & fitness areas are all complete. Inside the 25,000± sf. clubhouse, 10,000± sf. of 2nd floor banquet/event space is unfinished to facilitate buyer build out to their own specifications.

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See Property Info. Package (PIP):
 Plans, approvals, existing infrastructure, inventory, utilities & more
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Terms of Sale: 10% deposit of which \$100,000 must be presented in 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, 2/1/19. Balance in 45 days. 10% Buyer’s Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale.

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

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

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

Property Information, Plans, Broker Registration & Full Terms at:

www.JJManning.com

800.521.0111