

46± ACRES DEVELOPMENT LAND

Phase 3 of "Cottrell Farms" Subdivision TIVERTON, RI



DEVELOPER CLOSEOUT
Approved for 21 House Lots
& 25± Acres of Open Space
Many Other Possible Uses

Real Estate AUCTION
Friday, October 11 at 11am On-site

JJ Manning
AUCTIONEERS

www.JJManning.com

800.521.0111

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



RI #RES.0026070
BRO 1679
REF 19-1845

Terms of Sale: 10% certified deposit of which \$25,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Tuesday, 10/15/19. 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. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

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.

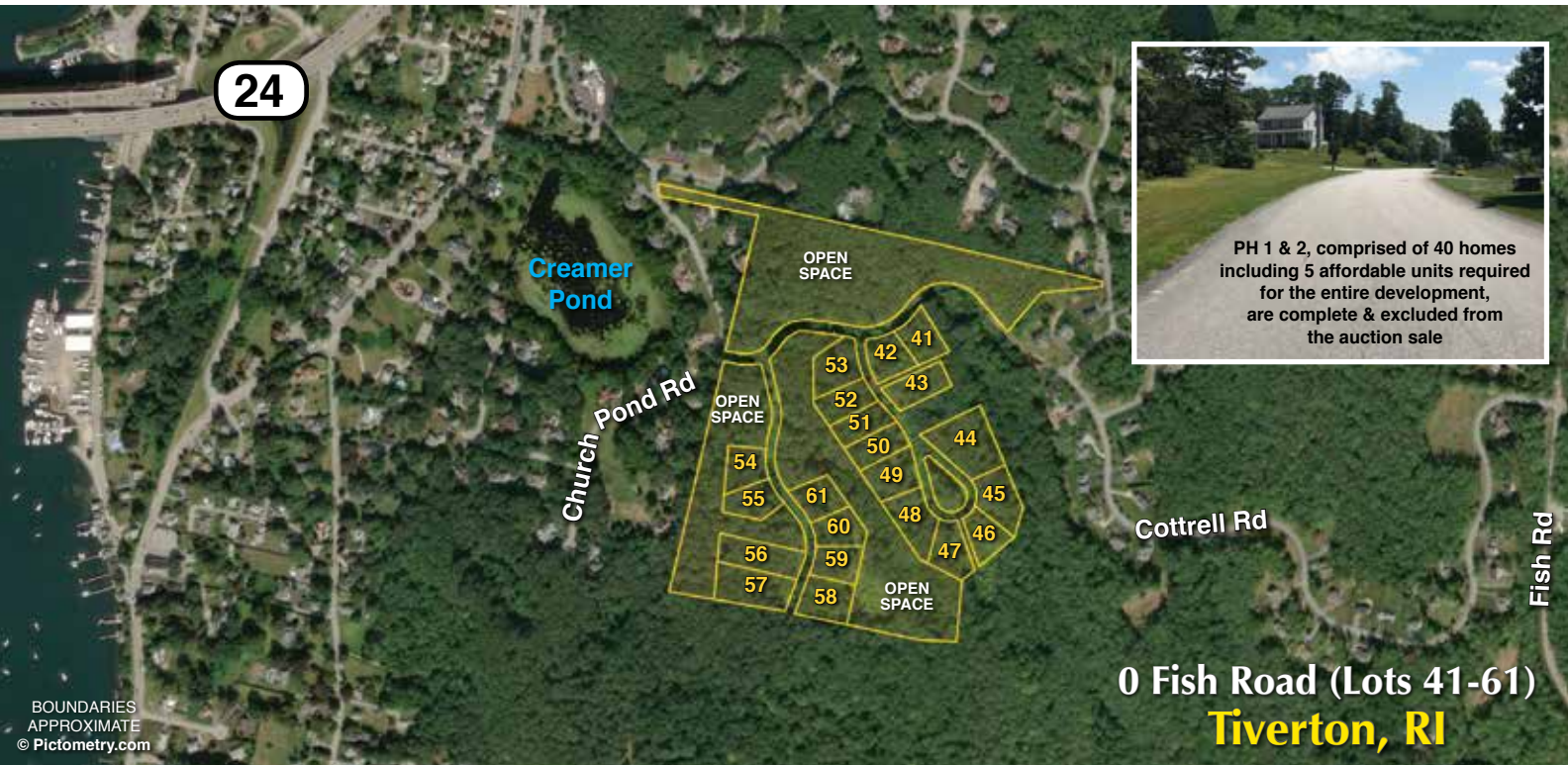
Buyer's Broker Terms: Up to 2% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.

Site Tour: Friday, October 4 (11am-1pm)
Use Cottrell Rd. & Alexandra Cir. for GPS Locus

46± Acres Residential Development Land

Phase 3 of “Cottrell Farms” Approved Subdivision

21 Lots & 25± Acres of Open Space • Many Other Possible Uses



BOUNDARIES APPROXIMATE © Pictometry.com

0 Fish Road (Lots 41-61)
Tiverton, RI

“Cottrell Farms” is an approved 61-lot, 3-phase subdivision in prestigious Newport County.

PH 3 has vested Planning Board approval for 21 market rate lots averaging .82± acres each with individual private septic systems, encompassing 17.19± acres on 4,070± ft. of planned roadway between Cottrell Rd. & Church Pond Dr., surrounding 25± acres of open space with stream/wetlands area.

Other possible uses for this unimproved R-40 zoned 46± acre parcel may include a higher density comprehensive permit development, estate lot development, solar, conservation & more.

Conveniently located 4± mi. from the MA border, 14± mi. from Newport, 24± mi. from Providence with easy access to Routes 24, I-195, Mt. Hope Bridge & Narragansett Bay.

RE Tax Assessment: \$635,800

Parcel ID: Plat 314 / Lot 126

Utilities: Town water, natural gas, electric available through PH 2

See Property Info. Package: For plans, approvals & more

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

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