

BOURNE, MA

3.28± Waterview Acres – Zoned VB

Former 12-Unit “Scenic View Motel” & Adjacent Development Land

In 2 Parcels Overlooking Cape Cod Canal



BOUNDARIES APPROXIMATE © Pictometry.com

To be Offered Individually & in the Entirety

JJ Manning

— AUCTIONEERS

www.JJManning.com

800.521.0111

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



MA AUC LIC 3184
MA BROKER LIC 5850
BRO 1691
REF 20-1868/9

Terms of Sale: Certified deposit of **\$30,000 for 871 Scenic Hwy**, & **\$10,000 for 20 Herring Pond Rd**, OR **\$40,000 in the entirety** by certified or bank check at these Mortgage's Foreclosure auctions. Balance in 30 days. 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.

Property Tours: Wed., March 4 (12-2pm) & Auction Day (12:30-2pm)

REAL ESTATE AUCTIONS

Wednesday, March 11 at 2pm On-site

3.28± Canal View Acres – Zoned VB

In 2 parcels to be Offered Individually & in the Entirety

871 Scenic Hwy. & 20 Herring Pond Rd., Bourne, MA



Nearby Sagamore Bridge

- On Scenic Highway Across from Visitors' Center
- Easy Access to Bike Path, Boating & Fishing
- Midway between the Bourne & Sagamore Bridges
- Within 1± hour of Boston & Providence



AUCTIONS: Wednesday, March 11 at 2pm On-site

Zoning: VB – Village Business (see Property Info.

Package), BOD - Bourne Overlay District

AREA UTILITIES: Town water, natural gas, electric, private septic

FEMA Flood Zone: X, non-hazard

Auc. Ref. 20-1868

871 Scenic Hwy. / Rt. 6 (1.35± Ac.)

Former 12-unit motel with 2 efficiencies, manager's apartment & office on triangular lot with 280+/- ft. of frontage & 2 curb cuts

RE Tax Assessment: \$743,900

Parcel ID: 11.0-10-0

Main House: 1,888± sf. 2-story Colonial built 1900 with full unfinished basement, office, managers apartment & 3 Units

Left "Wing": 901± sf. built 1942 with 4 Units

Right "Wing": 850± sf. built 1930 with 4 Units

Rear Cottage: 284± sf. with 1 Unit

Storage Garage: 672± sf. built 1950

Auc. Ref. 20-1869

20 Herring Pond Rd. (1.93± Ac.)

Wooded & terraced pan-handle lot with 104+/- ft. of frontage & 2 small outbuildings

RE Tax Assessment: \$311,400

Parcel ID: 11.0-6-0

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& Auction Day (12:30-2:00pm)

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Property Info., Photos, & Full Terms at:

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