

**8.5± Acres Currently in Use as a Horse Farm**  
**Features Residence, Barn/Stables & Training Facilities**  
**44 Warren St., Plainville, MA**  
**Centrally Located Between Routes I-95, I-295 & I-495**



**Auction: Wednesday, March 3 at 11am On-Site**

**Site:** 8.5± acres (370,696± sf.)

**Stables & Training Facilities:** 144± sf. barn near house with 4± stalls, running water, electric & paddock; jogging track; 180' x 80' outdoor ring, indoor ring building with heated viewing area, tack room, 7± stalls; newer barn with 14± (10' sq. stalls); additional outbuildings/barns with 12± (12' sq. stalls) per MLS

**House:** 1,266± sf. 2 BR, 1 BA ranch with full walk-out basement built in 1966, vinyl siding, oil-fired hot water heat

**Frontage:** 1,008± ft.

**Water & Sewer:** Private

**Zoning:** RA per Assessor's Field Card

**Plan Ref.:** Norfolk County Plan D4221-58

**Parcel ID:** 12-1

**Convenient to Heather Hill Country Club, Wrentham Premium Outlets, Plainridge Park Casino, Conservation & More**

**Terms of Sale:** 10% certified deposit of which \$25,000 in certified or bank check at this Mortgagee's Foreclosure auction & remainder by 4pm ET on Friday, March 5, 2021. 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 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.

**JJManning**  
 AUCTIONEERS

Property Information & Full Terms at:

[www.JJManning.com](http://www.JJManning.com)

**800.521.0111**

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