

ABSOLUTE AUCTIONS

JJ Manning
AUCTIONEERS

www.JJManning.com

800.521.0111

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



REF 21-1905 TO 1911
BRO 1715
MA AUC LIC 3184
MA BROKER LIC 5850



PLYMOUTH COUNTY, MA
1,760± ACRES
42± Parcels in 7 Groups
Wed., May 26 & Thurs., May 27

Each Group Selling in Entirety to the Highest Bidder, Regardless of Price

ABSOLUTE AUCTION EVENT

Sale Pursuant to Partnership Dissolution

Halifax, Middleboro,
Plympton, Bridgewater,
& W. Bridgewater, MA

**1,760±
ACRES**

42± Parcels in 7 Groups

105

Auctions: Wednesday, May 26 & Thursday, May 27*

*Auction Site Locations to Be Posted at JJManning.com

ABSOLUTE AUCTION EVENT

1,760± ACRES in Plymouth County, MA

42± Parcels Selling in 7 Groups

Each Group Selling in Entirety to the Highest Bidder, Regardless of Price

Sale Pursuant to Partnership Dissolution

Wednesday, May 26 & Thursday, May 27*

*Auction Site Locations to Be Posted at JJManning.com



Terms of Sale:

10% deposit of which \$50,000 minimum per group (DAY 1) OR \$10,000 minimum per group (DAY 2) by certified or bank check must be presented at the auction. Remainder of the 10% deposit in wire transfer, certified or bank check by 4pm ET on Friday, May 28, 2021. 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.

Buyer's Broker Terms:

Up to 2% Broker Commission Offered. Visit 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 Info., Photos, Broker Reg. & Full Terms at:

www.JJManning.com

800.521.0111

| DAY 1 | | | | | | WEDNESDAY, MAY 26 |
|---|-----|----------|----------------------------|---------------------------------|--------------------|-------------------|
| Town | Map | Lot | Address | ± Acres | Assessment | |
| 11AM - GROUP 1: Portion of 1 Assessor's Parcel (Auc Ref 21-1905) | | | | | | |
| Halifax | 117 | 1 (part) | River St | Revised Acreage 338.00 (334.00) | See Info Pkg | |
| 11AM - GROUP 2: Portion of 1 Assessor's Parcel (Auc Ref 21-1906) | | | | | | |
| Halifax | 117 | 1C (new) | River St | Revised Acreage 46.65 (47.87) | See Info Pkg | |
| 2PM - GROUP 3: 13 Assessor's Parcels (Auc Ref 21-1907) | | | | | | |
| Middleboro | 6 | 2255 | Thompson St (Rt 105) E | 1088.36 | \$2,732,400 | |
| Middleboro | 6 | 3636 | Thompson St (Rt 105) E | 57.64 | \$348,000 | |
| Middleboro | 3 | 5985 | Thompson St (Rt 105) E | 5.60 | \$148,900 | |
| Middleboro | 6 | 4495 | Thompson St (Rt 105) E | 1.84 | \$124,800 | |
| Middleboro | 6 | 5238 | Thompson St (Rt 105) E | 1.84 | \$124,800 | |
| Middleboro | 6 | 5296 | Thompson St (Rt 105) E | 1.84 | \$124,800 | |
| Middleboro | 6 | 6116 | Thompson St (Rt 105) E | 1.84 | \$124,800 | |
| Middleboro | 6 | 6146 | Thompson St (Rt 105) E | 1.84 | \$124,800 | |
| Middleboro | 6 | 6176 | Thompson St (Rt 105) E | 1.84 | \$124,800 | |
| Middleboro | 14 | 5264 | 104 Thompson St (Rt 105) E | 2.42 | \$129,400 | |
| Middleboro | 14 | 582 | Thompson St (Rt 105) E | 1.84 | \$124,800 | |
| Middleboro | 14 | 1323 | Thompson St (Rt 105) E | 1.84 | \$124,800 | |
| Middleboro | 14 | 1362 | Thompson St (Rt 105) E | 1.84 | \$124,800 | |
| | | | | 1,170.58 | \$4,481,900 | |

| | | | | | | |
|---|----|------|------------------------|---------------|--------------------|--|
| 2PM - GROUP 4: 12 Assessor's Parcels (Auc Ref 21-1908) | | | | | | |
| Middleboro | 6 | 1256 | Thompson St (Rt 105) W | 1.84 | \$124,800 | |
| Middleboro | 6 | 1276 | Thompson St (Rt 105) W | 1.84 | \$124,800 | |
| Middleboro | 6 | 1936 | Thompson St (Rt 105) W | 1.84 | \$124,800 | |
| Middleboro | 6 | 1928 | Thompson St (Rt 105) W | 1.84 | \$124,800 | |
| Middleboro | 14 | 2238 | Thompson St (Rt 105) W | 1.84 | \$124,800 | |
| Middleboro | 14 | 2256 | Thompson St (Rt 105) W | 1.84 | \$125,000 | |
| Middleboro | 14 | 2275 | Thompson St (Rt 105) W | 1.89 | \$125,200 | |
| Middleboro | 14 | 2186 | Thompson St (Rt 105) W | 2.02 | \$126,200 | |
| Middleboro | 22 | 2481 | Plain St | 70.00 | \$397,400 | |
| Middleboro | 14 | 545 | Plain St | 34.07 | \$266,600 | |
| Middleboro | 14 | 377 | Plain St | 25.50 | \$245,900 | |
| Middleboro | 22 | 6159 | Plymouth St (Off) | 24.00 | \$59,500 | |
| | | | | 168.52 | \$1,969,800 | |

| DAY 2 | | | | | | THURSDAY, MAY 27 |
|---|-----|-----|-------------|-------------|------------------|------------------|
| Town | Map | Lot | Address | ± Acres | Assessment | |
| 11AM - GROUP 5: 4 Assessor's Parcels (Auc Ref 21-1909) | | | | | | |
| Halifax | 118 | 1F | 296 Wood St | 0.92 | \$145,900 | |
| Halifax | 118 | 1J | 254 Wood St | 1.02 | \$146,300 | |
| Halifax | 118 | 1G | 276 Wood St | 0.92 | \$145,900 | |
| Halifax | 126 | 1K | 242 Wood St | 0.92 | \$145,900 | |
| | | | | 3.78 | \$584,000 | |

| | | | | | | |
|---|-----|----|-----------------------|--------------|------------------|--|
| 11AM - GROUP 6: 2 Assessor's Parcels (Auc Ref 21-1910) | | | | | | |
| Plympton | 6-1 | 5 | 175 Palmer Rd (Rt 58) | 12.50 | \$382,600 | |
| Halifax | 105 | 2C | Monponsett St | 16.80 | \$171,100 | |
| | | | | 29.30 | \$553,700 | |

| | | | | | | |
|--|----|----|----------------------------|-------------|------------------|--|
| 2PM - GROUP 7: 9 Assessor's Parcels (Auc Ref 21-1911) | | | | | | |
| Bridgewater | 30 | 7 | 0 Elm St Rear | 0.25 | \$1,700 | |
| Bridgewater | 44 | 9 | 0 Elm St (Rear) | 0.30 | \$2,100 | |
| Bridgewater | 44 | 11 | 0 Elm St | 0.43 | \$2,900 | |
| Bridgewater | 44 | 13 | 0 Elm St | 0.34 | \$2,300 | |
| W Bridgewater | 65 | 12 | Scotland St | 0.11 | \$1,100 | |
| W Bridgewater | 65 | 13 | Scotland St | 1.67 | \$178,800 | |
| W Bridgewater | 58 | 5 | Scotland St Rear *REMOVED* | 0.39 | \$3,900 | |
| W Bridgewater | 70 | 4 | Maple St | 4.00 | \$12,000 | |
| W Bridgewater | 58 | 25 | S Elm | 0.45 | \$159,000 | |
| | | | | 7.93 | \$363,800 | |