



SAMPLE PORTFOLIO
GOLF COURSES

180± Acre 18-Hole Championship Golf Club

k/a "Lakeville Country Club"

44 Clear Pond Road
Lakeville, MA

6,335 yard 18-hole championship course on a 180± acre site per Assessor, opened in 1963 & operated on a public daily fee basis. The club features a practice putting green, fully automated course irrigation system, and 9,870± sf. of facilities:

- 3,317± sf. wood-frame clubhouse built in 1963 with banquet area, grille seating, bar, commercial kitchen, restrooms, central a/c, 800± sf. unfinished basement, wood deck
- 1,156± sf. pro shop with deck
- 396± sf. office with restroom built in 2003
- 2,720± sf. cart barn
- 2,280± sf. maintenance bldg. with 800± sf. loft
- Ample paved parking

County: Plymouth

Utilities: Town water & sewer, on-site lake water, gas, electric

Ref. Parcel IDs: 059-001-050,
059-001-050-01, part of 059-001-051

JJ Manning
AUCTIONEERS

Property Information, Photos & Full Terms at:

www.JJManning.com

800.521.0111

AUCTION: Wednesday, April 20th at 11am On-site

180± Acre 18-Hole Golf Club

Lakeville, MA

k/a "Lakeville Country Club"

Centrally located 40 miles from Boston & Providence with easy access to Routes 44, 140, 24 & I-495



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AUCTIONEERS

www.JJManning.com

800.521.0111

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

MA Lic 111
Bro 1390
Ref 11-1323



Terms of Sale: 10% certified deposit of which \$25,000 by certified or bank check at this Mortgagee's Foreclosure/Secured Party's Auction & remainder within 3 business days. Balance in 45 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. Aerial image used by permission through purchase from Terraserver.com.

AUCTION: Wed, April 20th at 11am On-site

18-Hole Championship Golf Course

known as
**"Pleasant Valley
Country Club"**

Internationally Renowned Site of PGA & LPGA Events
Clubhouse, Restaurant, Function Facilities & Pro Shop
137± Acres ~ Practice Facilities ~ Pool ~ Gardens

**95 Armsby Road
Sutton, MA**

RE Tax Assessment: \$6,345,600

Site Area: 137± acres

Parcel ID: Map 17, Lot 12

Zoning: R1

35,000± sf. of Facilities

- * 2-story handicap accessible masonry clubhouse
- * 2-story wood frame building
- * Steel frame maintenance garage
- * Restaurant with bar & covered outdoor patio dining area
- * Function/meeting facilities with 2 ballrooms & private rooms overlooking the course
- * Renovated locker rooms with full-size wooden lockers
- * Pro shop
- * In-ground gunite pool
- * Full golf practice facilities
- * Ample parking
- * Beautifully landscaped gardens & grounds

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Property Information, Photos & Full Terms at:

www.JJManning.com

800.521.0111



Property Tours: Wednesday, November 3 & Tuesday November 9 (2-4pm each day)



AUCTION: Tuesday, November 16th at 11am On-site

18-Hole Championship Golf Course

known as

***"Pleasant Valley
Country Club"***

Sutton, MA

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www.JJManning.com

800.521.0111

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

MA Lic 111

Bro 1368

Ref 10-1281



Terms of Sale: 10% certified deposit of which \$100,000 in certified or bank check at this Mortgagee's Foreclosure Auction & remainder by 5pm ET on Thursday, 11/18/10. Balance in 45 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. Aerial image purchased from Terraserver.com ©2010.

Since opening in 1961, this single family owned/operated 7,000± yard course has received international recognition & hosted 45± PGA & LPGA Tour events. Prime Blackstone Valley location between Worcester, Providence & Boston -- just 5 miles from I-90/MA Pike with easy access to major highways.

AUCTION: Tues, November 16th at 11am On-site

Property Tours: Wednesday, November 3 & Tuesday November 9 (2-4pm each day)

Portsmouth, RI ~ Newport County

On Aquidneck Island Just Minutes from the Pleasures of Newport
With Easy Access to Providence, Boston & New York

AUCTIONS: Tues., December 4 at 2pm

Auction Site: 125 Corey's Ln., Portsmouth, RI
*(For Mapping & GPS Use 300 Willow Ln.)



Scottish Links-style 18-Hole Golf Course Designed by Donald Steel
Shingle-style Clubhouse with Spectacular Fieldstone Fireplace Entry
Equestrian Center Opened in 2012 with Indoor & Outdoor Rings
41± Slip In-Land Marina
Land & Class D Liquor License

Bidder Tour: Tuesday, November 27 (2-4pm)

Mortgagee's Foreclosure Disclaimer: Noticed as a 5-component auction with an entirety sale to be conducted at Mortgagee's option. See Property Information Package for Notices of Sale.

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.

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Notices of Sale, Property Information,
Photos & Full Terms at:

www.JJManning.com
800.521.0111

AUCTIONS

COUNTRY CLUB WITH 18-HOLE GOLF COURSE



Equestrian Center – Land – Liquor License – Marina

Portsmouth, RI ~ Newport County
Leasehold & Fee Interests in
“The Carnegie Abbey Club”
Tues., December 4 at 2pm On-site

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www.JJManning.com

800.521.0111

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



REF 18-1804
BRO 1656
RI #RES.0026070

Bidder Tour: Tuesday, November 27 (2-4pm)

Portsmouth, RI ~ Newport County

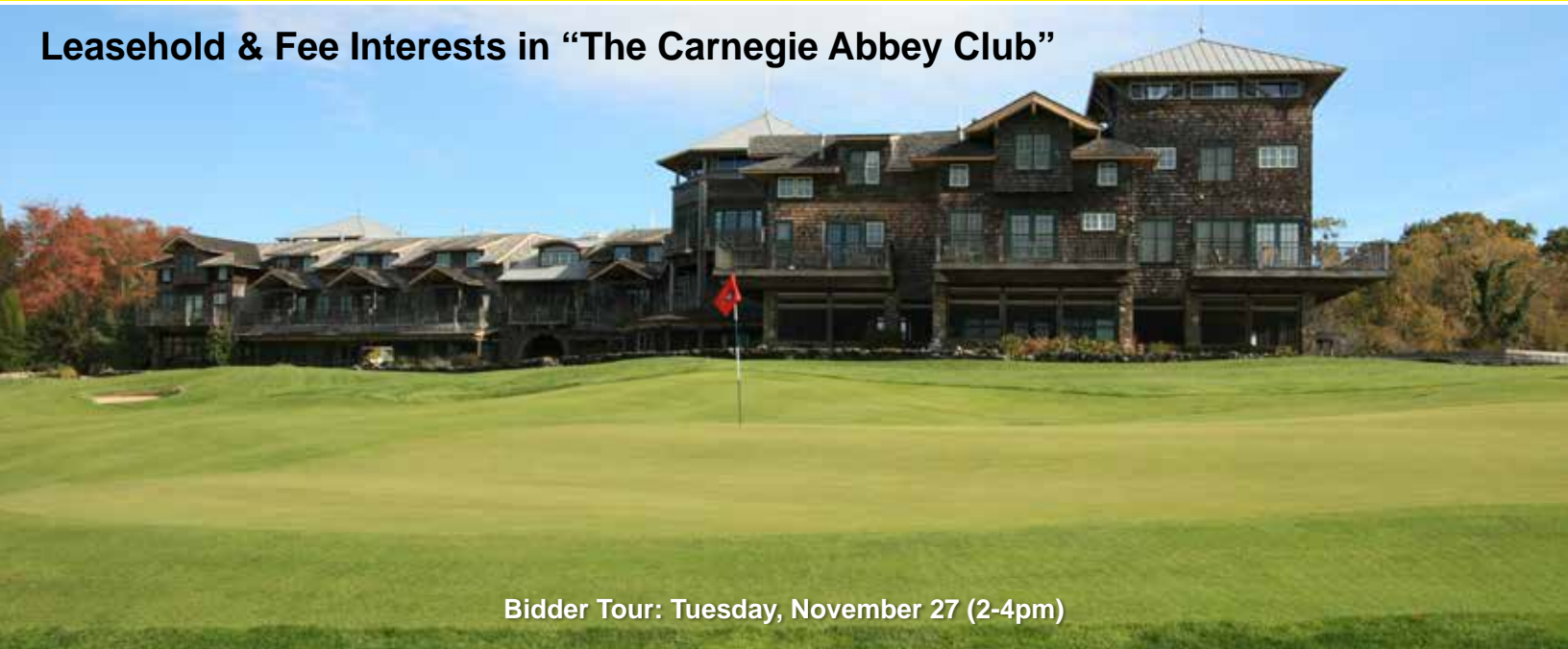
Country Club with 18-Hole Waterfront Golf Course

EQUESTRIAN CENTER – LAND – MARINA

AUCTIONS: Tues., December 4 at 2pm

Auction Site: 125 Corey's Ln., Portsmouth, RI
*(For Mapping & GPS Use 300 Willow Ln.)

Leasehold & Fee Interests in “The Carnegie Abbey Club”



Bidder Tour: Tuesday, November 27 (2-4pm)

AUCTION: Wed, April 28th at 11am On-site

258-260 Andover St./Rt. 133
Georgetown, MA

The 120± acre property known as "The Georgetown Club" is centrally located with easy access to I-95 and I-495, just 25 miles from Boston.

Property Tour: To be announced, see www.JJManning.com



Zoning: RC – Outside Residential C

Course: 18-hole par 72 course designed by Philip Wogan. 1st 9 opened 1991, 2nd 9 opened 1995. 13 holes with water hazards.

Clubhouse: 29,880± sf. finished area. 2-story built in 1995 with 1999 addition. Features vinyl siding, 3-story elevator, covered patios & balconies.

1st Fl – 13,114± sf. with restaurant, bar, kitchen, offices, men's & ladies' locker rooms, men's lounge
2nd Fl – 12,566± sf. kitchen, 2 large function rooms (5,760± sf. Andover Room – 350± capacity & 4,046± sf. Essex Room – 225± capacity with sep. bridal suite, grand staircase, balcony)

Mezzanine – 4,200± sf. with office, walk-in coolers & freezers, storage

Practice Facility: Driving range, putting green, short game area

Pro-Shop/Storage/Maintenance: 3-section building created from former hay barn, horse barn & newer addition. Includes 2,200± sf. pro-shop built c. 1999; 1,728± sf. golf cart storage; 3,420± sf. golf maintenance

Pool Area: In-ground heated pool with kiddie pool, cabana, playground

Tennis: 2 hard surface courts

Water: Town

Course Irrigation: On-site pond/well fed system

Sewer: Private septic

Parking: Ample paved



Real Estate Terms of Sale: 20% certified deposit of which \$100,000 must be presented in certified or bank check at the auction. Remainder of the 20% deposit in certified or bank check by 5pm ET on Wed., 5/5/10. Balance in 30 days. Other terms, if any, announced at the sale.

Secured Party's Inventory Terms of Sale: Cash or Bank Letter guaranteeing your check. 10% Buyers Premium. Cash customers must present \$100 refundable deposit at registration. Other terms, if any, announced at the sale.

Auctioneer's Disclaimer: All information 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.

INVENTORY: Secured party's inventory comprised of furniture, fixtures & equipment used on premises to be sold in individual lots after sale of the real estate (listing at www.JJManning.com).

Photos are representative, all items shown may not be included in inventory sale.



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Property Information, Photos & Inventory at:

www.JJManning.com

or call 800.521.0111

120± Acre 18-hole Golf Club

Clubhouse with Restaurant
Function Facilities
Pro-Shop ~ Driving Range
Pool ~ Tennis
k/a "The Georgetown Club"

258-260 Andover St./Rt. 133
Georgetown, MA

Property Tour: To be announced,
see www.JJManning.com

Aerial image purchased
from Terraserver.com

Mortgagee's
Foreclosure/
Secured Party's

AUCTION: Wed, April 28th at 11am On-site

Secured party's inventory including furniture, fixtures & equipment used on premises to be sold in individual lots after the sale of real estate

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— AUCTIONEERS —

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

REF #10-1222
BRO #1331
MA LIC #111

www.JJManning.com

800.521.0111



Return Service
Requested

18-Hole Championship Golf Course

Clubhouse~Restaurant~Function
120± Acres with Pool & Tennis



Georgetown, MA

Mortgagee's Foreclosure/
Secured Party's

AUCTION

April 28th at 11am On-site

The
GEORGETOWN CLUB
18 HOLE- CHAMPIONSHIP GOLF COURSE

Prime Development or Business Opportunity

18-Hole Golf Course & Country Club



Mortgagee's
Foreclosure/
Secured Party's

AUCTION: Thur, April 15th at 11am On-site

243± ac. golf course and country club located in Sterling (161± ac.) and Lancaster (82± ac.), just 45 miles west of Boston with easy access from I-90 Exit 6 (Rt. 12). The course opened in 1991 and there have been numerous renovations and additions to the original facilities including a new pool complex opened in 2007.



33 Albright Road
Sterling, MA

k/a "Sterling National Country Club"

Golf Course: 18-hole, par 71 course (36 front, 35 back) with total yardage of 6,667± designed by noted environmental golf architect, Dr. Michael Hurdzan, ASGCA. Includes a driving range, practice greens, and paved cart paths. The course has been ranked #11 in MA by Golfweek Magazine and designated as a Certified Audubon International Cooperative Sanctuary.

Clubhouse: 19,306± sf. 1-2 story building with partial finished walk-out basement features a pro shop, men's & ladies' locker rooms, recently renovated restaurant/pub and function facilities, and large covered patio.

Pool Complex: State-of-the-art facility opened in 2007 includes a 1,440±sf. 1-story wood frame bath house with men's & ladies' locker rooms and a snack bar set in a 17,000± sf. pool area with 3,500± sf. of water space featuring competition swim lanes, wading pool with mushroom fountain, and playground.

Other: 6,000±sf. 1-story masonry and steel frame **maintenance building** with 3 overhead doors, 4,410±sf. 1-story wood frame and metal panel **cart barn** with 3 overhead doors plus several ancillary structures and ample paved parking.

Parcel IDS: Sterling: Map 67 Lot 31 & Lancaster: Map 36 Lot 3



Terms of Sale: A minimum deposit of \$50,000 must be presented in certified or bank check at the auction to be increased to a total of 3% of the successful bid price in certified or bank funds within 3 business days. Balance in 45 days. Other terms, if any, announced at the sale.

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Property Information, Photos & More at:

www.JJManning.com

or call 800.521.0111

Mortgagee's
Foreclosure/
Secured Party's

AUCTION: Thur, April 15th at 11am On-site



33 Albright Road
Sterling, MA

k/a "Sterling National Country Club"



Prime Development or Business Opportunity **18-Hole Golf Course & Country Club**

Clubhouse ~ Restaurant/Function Facilities ~ Pool Complex
243± Acres with Easy Access to I-90 & I-495

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

REF #10-1199
BRO #1328
MA LIC #111

www.JJManning.com

800.521.0111



**Return Service
Requested**

Sterling & Lancaster, MA

Prime Development or Business Opportunity

18-Hole Golf Course & Country Club

243± Acres with Clubhouse & Amenities

k/a "Sterling National Country Club"



Mortgagee's Foreclosure/
Secured Party's

AUCTION: Thur, April 15th at 11am On-site



AUCTION

Tues, June 2nd at 11am On-site

84 Orchard Street
Millis & Holliston, MA

Prime Development Opportunity

18-hole Golf Course & Country Club



149±
Beautifully
Landscaped
Rolling Acres

Built in 1963 and redesigned in the style of Donald Ross during a multimillion dollar restoration in 2001, the course offers a classic 6,633 yard par 72 layout accented by water features and mature plantings. In addition to this 18-hole golf course, the subject is improved with a driving range, a putting green, a 19th Hole restaurant, a Pro Shop, locker rooms, maintenance & equipment storage facilities, main administration building, and additional conference and meeting facilities. Country Club amenities consist of an outdoor swimming pool, a kiddie pool, a children's playground, six (6) tennis courts, a basketball court and two (2) softball fields. The property is centrally located within 30 miles of Boston, Providence, and Worcester with easy access to I-90, I-95, and I-495.



MA Lic 111
Ref 9-1124

Terms of Sale: 5% certified deposit of which \$75,000 in certified or bank check at auction & remainder in 3 business days. Balance in 45 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. Announcements from the Auction Block take precedence over any previously printed material or oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

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Property Information, Photos & Full Terms at:

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or call 800.521.0111

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

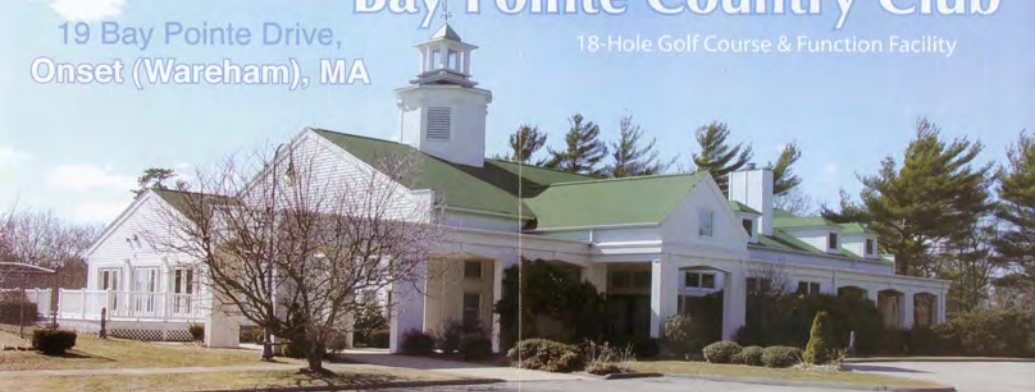


Mortgagee's / Secured Party's

AUCTION: Friday, June 2 at 2pm **Bay Pointe Country Club**

19 Bay Pointe Drive,
Onset (Wareham), MA

18-Hole Golf Course & Function Facility



Ref# 6-0752 ~ Auction on site



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Property Information Packages, Photos & More at:

www.JJManning.com/752

or call 800.521.0111

PLYMOUTH, MA

210 ± ACRES

REF # 31056 FRIDAY, AUGUST 27, 1993 AT 2 PM
ON THE PREMISES - "HEAD OF THE BAY COUNTRY CLUB"
LITTLE SANDY POND RD, PLYMOUTH, MA

- 210 ± acre lot
- 177 ± acre golf course
- 33.44 ± acres vacant residential land
- Zoned RR & AA
- Plans include:
 - Clubhouse (2 story 4,800 ± sq ft bldg to include golf shop, admin office, & banquet area)
 - 25 residential lots

DIRECTIONS: Take Exit 2 off Rte 3 (Herring Pond Rd) Take left onto Long Pond Rd and right onto Carters Bridge Rd. Follow to Little Sandy pond Rd. Property is just beyond Elbow Pond on the left.

TERMS: \$25,000.00 deposit in cash, certified, bank treasurer's or cashier's check at the sale. Balance within 30 days. All other terms, if any, announced at the sale. Kaye, Fialkow, Richmond & Rothstein, Attorneys for the Mortgagee, Boston, MA. Plymouth County Registry of Deeds Book 8633, Page 20.



CALL FOR TERMS
2%
BROKER
INCENTIVE OFFERED

PROPOSED 18 HOLE PUBLIC GOLF COURSE & RESIDENTIAL DEVELOPMENT LAND



**JEROME J.
MANNING
& CO., INC.**

268 Summer St., Boston, MA 02210

8 0 0 - 5 2 1 - 0 1 1 1

\$10,000,000.00 PROMISSORY NOTE of NEW ENGLAND COUNTRY CLUB ASSOCIATES

Tuesday, AUGUST 30th at 2:00 pm
at Open Outcry Auction
at The Boston Harbor Hotel
70 Rowes Wharf, Boston, MA

Secured by a mortgage covering approximately 313.70 acres of land with buildings and improvements thereon located in Bellingham, MA and Woonsocket, R.I., a portion of which is currently operated as a golf course. Sale per order of FDIC, as Liquidating Agent of Heritage Bank for Savings

TERMS: \$100,000.00 deposit in Cashier's or Certified Check at the time and place of the sale. Balance: 30 days Other terms announced at the sale. Information package available for \$25.00. Call Auctioneer: 1-800-521-0111 **MA LIC# 111 REF# 40870**

THE PURCHASER MUST SATISFY ITSELF AS TO ALL ASPECTS OF THE NOTE AND MORTGAGE PRIOR TO THE SALE. AS FURTHER PROVIDED IN THE INFORMATION PACKAGE, THE NOTE WILL BE SOLD WITHOUT RECOURSE TO THE FDIC AND WITHOUT REPRESENTATION OR WARRANTY WHATSOEVER, AND THE FDIC AND THE AUCTIONEER MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, CONCERNING ANY MATTERS INVOLVING THE NOTE OR THE MORTGAGE.



**JEROME J.
MANNING
& CO., INC.**
268 Summer St., Boston, MA 02210



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**We work with progressive sellers and real estate
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marketing solutions**

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