



SAMPLE PORTFOLIO
SPECIALTY

Investment/Development Opportunity

441 Stuart Street
Boston, MA

Landmark Property k/a
"New England Power Building"

This landmark property was originally designed & the foundation engineered for a much taller structure, offering rare potential for upward expansion. The Art Deco building features 12,500± sf. of prime grade-level retail space, 5 elevators & a parking garage for 45± cars. Floors 5-11 & half of floor 4 are gutted to facilitate new tenants or redevelopment for residential, hotel or other uses. Close to I-90, I-93 & all Copley Square amenities.

163,770± sf. Office/Retail Building with Garage
11-Story with Tremendous Build-Up Potential
Prime Back Bay Location Next to The Copley Plaza

Site Area: .46± ac. (20,101± sf.)

Year Opened: 1937

Renovations: 1989 with all new double-glazed windows, HVAC system & façade work in 1999

Exterior: Granite/limestone (street level), Art Deco raised concrete & metal panels (floors 2-3), Brick above

Foundation: Concrete wall with 2 level slab construction & reinforced steel columns

Lower Level – Includes 987± sf. storage

Parking: 2-level, 45-space underground garage

Elevators: (5) 2,500 lb. - (4) high rise passenger & (1) freight

Fire: Multi-zone panel, hard-wired smoke & heat detectors, full-coverage wet sprinkler system

Level 1 – 14,888± sf.

Level 2 – 18,334± sf.

Level 3 – 18,337± sf.

Levels 4 To 11 – 13,903± sf. ea.

JJ Manning
— AUCTIONEERS —

Property Information, Photos & Full Terms at:

www.JJManning.com

800.521.0111

AUCTION: Tuesday, April 28th at 11am on-site

34,735± sf. Former Headquarters of “The Daily Item” Newspaper

With Ocean Views & Parking Near MBTA Rail Station On .36± Acres with 18± Space Parking Lot

High visibility location on Cosgrove Square, ideal for office and/or possible residential development.

Selling to the Highest Bidder, Regardless of Price

ABSOLUTE AUCTION

Wednesday, July 15th at 11am On-site

Property Tours: Thursday, July 9th (11am-1pm)



38-54 Exchange St.
& 74 Mt. Vernon St.
Lynn, MA



RE Tax Assessment: \$1,062,600
Site Area: .364± Acres
Parcel IDs: 082-597-001 (.248± ac.) & 082-597-002 (.116± ac.)
Zoning: CBD – Central Business District
Parking: 18± space lot & ample on-street
Gross Finish Area: 34,735± sf.
Design: 5-story limestone flat-iron office building built in 1900 with a 3-story addition built c. 1972, loading area, full basement, concrete foundation
Elevators: 2 (5-stop passenger & 6-stop freight)
Includes: National Grid power room, furniture, fixtures & equipment including presses

Terms of Sale: 10% certified deposit of which \$25,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Friday, 7/17/15. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.
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.
Online Bidding Terms & Buyer's Broker Terms: Up to 2% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.

JJManning

— AUCTIONEERS —

Property Information, Photos & Full Terms at:
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800.521.0111

34,735± sf. Commercial Building on .36± Acres
Iconic Former Headquarters of "The Daily Item" Newspaper
With Ocean Views & Parking Near MBTA Rail Station

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ABSOLUTE AUCTION
Wednesday, July 15th at 11am On-site

**38-54 Exchange St.
& 74 Mt. Vernon St.
Lynn, MA**

Property Tours: Thursday, July 9th (11am-1pm)

JJ Manning
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800.521.0111

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



MA Co Lic 3184
Bro 1552
Ref 15-1629



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.



“Standish-Whiting House”

3,233± sf. Historic Home

3.31± Acres on Parsonage Pond

Rare opportunity to own a piece of Island history. Construction of the original c. 1667 one-room portion is attributed to Josiah Standish, son of Myles Standish and one of the town’s first settlers. In the mid-1800’s, Henry L. Whiting made several additions, giving a Queen Anne Victorian appearance to this unique home which has been

a town landmark for centuries. Formerly a clergy house for the Congregational Church, this property set on the north side of Parsonage Pond, was more recently known as the Old Parsonage Bed & Breakfast. Centrally located close to Alley’s General Store this is an architecturally significant structure within the W. Tisbury Historic District.



RE Tax Assessment: \$1,008,600
(\$833,100 land & \$179,400 improvements)
Zoning: VR – Rural/Historic/Village District
Site: 3.31± acres with 320± ft. pond frontage
Design: 1.5-story post & beam home on a fieldstone foundation with distinctive diamond-pane windows, covered front porch
Features: Country kitchen, fine period detail including wood floors & paneling, 5± fireplaces, curved staircase, outdoor shower, attached shed
Bedrooms: 5
Baths: 4
Heat: Oil-fired forced hot air
Water & Sewer: Private
Parcel ID: Map 32 Lot 131
Legal Ref.: Dukes County 875/273

1005 State Road
West Tisbury, MA
(Martha’s Vineyard)

Property Tour: Saturday, September 21st (11am-1pm)

*Selling to the Highest Bidder,
Regardless of Price*

ABSOLUTE AUCTION
Friday, September 27th at 11am On-site



BOUNDARIES APPROXIMATE
Aerial from Pictometry.com

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Property Information, Photos & Full Terms at:
www.JJManning.com
800.521.0111

North End Mixed-Use Income Property
8,200± sf. 5-Story Brick Building
1 Commercial & 7 Residential Units
Near Hanover St. Intersection & Public Transit

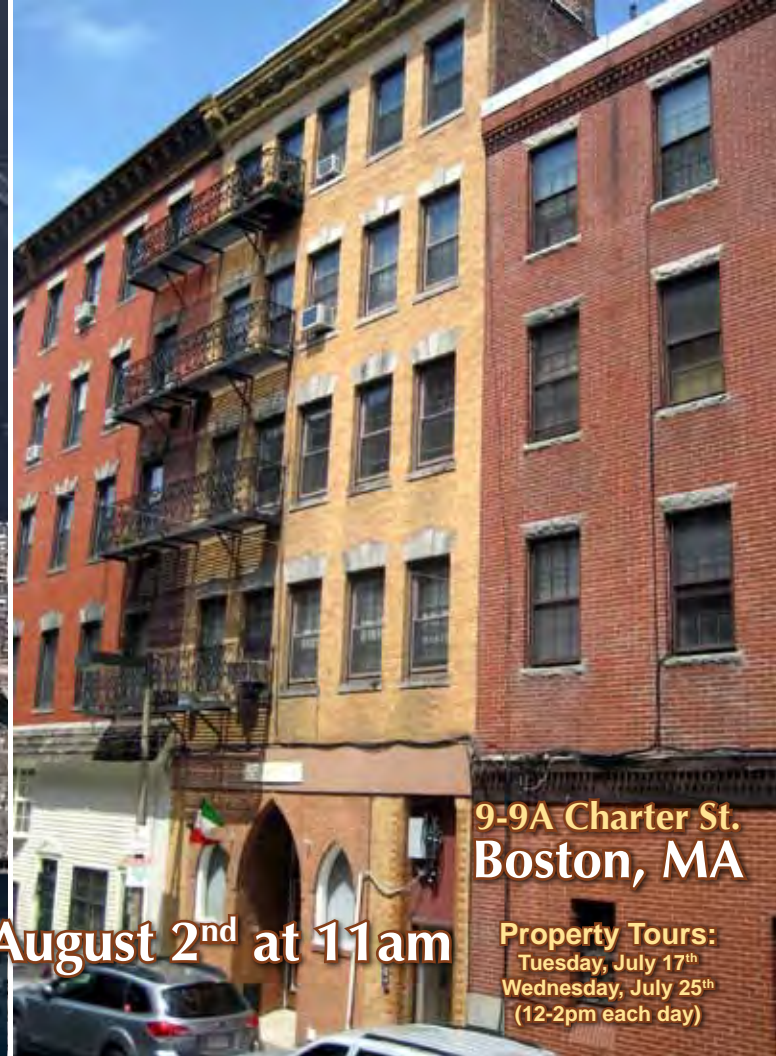


On Behalf of the Ownership

ABSOLUTE AUCTION: Thursday, August 2nd at 11am

Selling to the Highest Bidder, Regardless of Price
Bid Live On-Site or Online

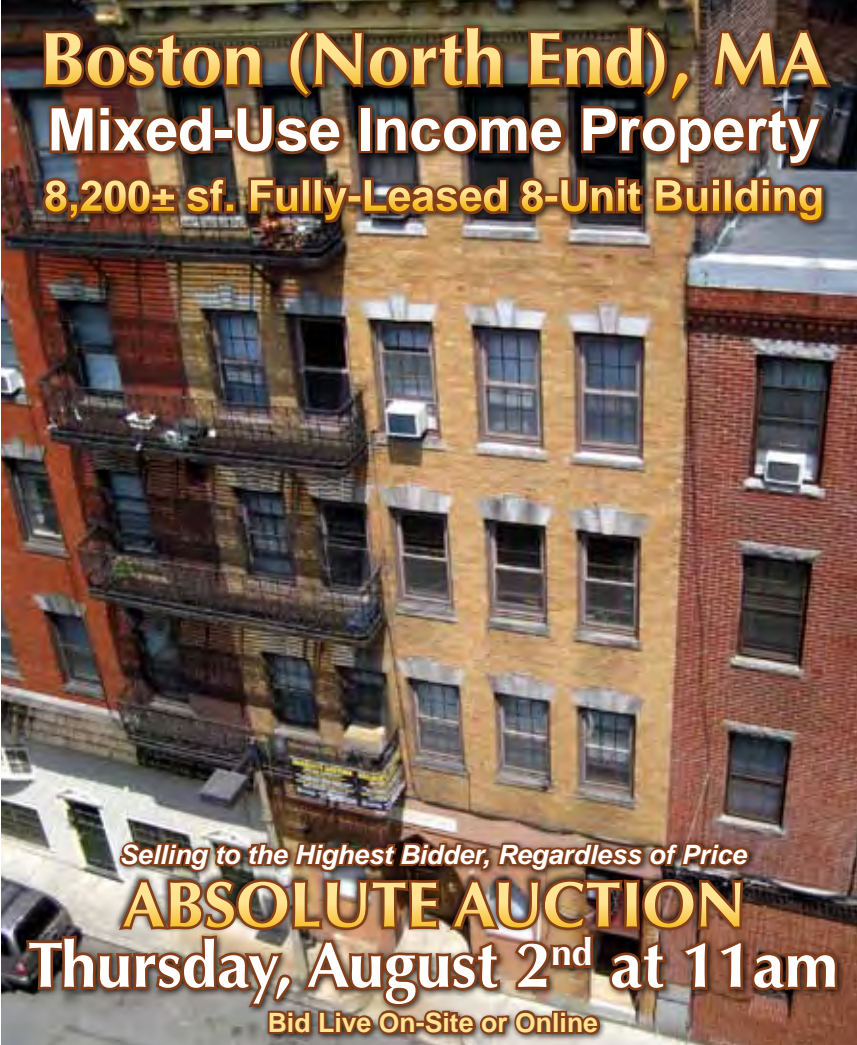
Aerial image purchased from Pictometry.com



**9-9A Charter St.
 Boston, MA**

Property Tours:
 Tuesday, July 17th
 Wednesday, July 25th
 (12-2pm each day)

Boston (North End), MA
Mixed-Use Income Property
8,200± sf. Fully-Leased 8-Unit Building



Selling to the Highest Bidder, Regardless of Price

ABSOLUTE AUCTION
Thursday, August 2nd at 11am

Bid Live On-Site or Online

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800.521.0111

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

MA Lic 111
 Bro 1441
 Ref 12-1433



This distinctive c. 1900 5-story yellow brick walk-up is close to the intersection with Hanover St. in the North End, one of Boston's most desirable neighborhoods characterized by increasing rental rates and low vacancies. Near fine dining, shopping, the financial district, Govt. Center, TD Garden, Rose Kennedy Greenway, Faneuil Hall, and the waterfront. Prime commuter area, just a 10 min. ride to Mass. General Hospital by public transit, with easy access to I-93 & I-90/MA Pike.

Selling to the Highest Bidder, Regardless of Price
ABSOLUTE AUCTION
Thursday, August 2nd at 11am
Bid Live On-Site or Online
Property Tours: Tuesday, July 17th & Wednesday, July 25th (12-2pm each day)



Aerial image purchased from Pictometry.com

Compare To: 12 Parmenter St., Boston, MA, a 10,000± sf. 6-story mixed-use building with restaurant & 6 apartments sold at auction in November of 2010 for \$4,455,000 (\$445/sf.)

Income: Fully leased as of 8/1, see Property Info. Package for rent role & leases

Site Area: 1,344± sf.

Frontage: 24± ft.

Zoning: RC – Mixed Residential Commercial

Building Area: 8,183± sf. per Tax Assessor

Gross Finished Area: 7,941± sf. per Tax Assessor

Total Units: 8 (1) commercial & (7) 1-BR, 1-BA apartments

Renovations: See Property Info. Package

Flat Roof: Walk-out from common stair with panoramic city views

Features: Distinctive “chapel” entry with Gothic arch windows, 10± ft. ceilings, wood paneling, and recent tile on the 1st floor; full finished basement apartment with similar finish to commercial

Basement: 1 apartment with new electric

1st Floor: Commercial with 2 restrooms

Main 2nd-5th Floor: 4 apartments (1 each floor)

Rear of 2nd & 3rd Floors: 2 studio apartments, renovated in 2008

Heat: Gas & electric

Water & Sewer: City

Balcony/Fire Escape: Connects to 11 Charter St.

Fire Alarm: Hard-wired addressable system, signals to Fire Dept.

Legal Ref.: Suffolk County 7586/154 & 3626/37

Deeded Parking: None

RE Taxes (2012): \$14,915.46

Parcel ID: 0302061000

Terms of Sale: 10% deposit of which \$75,000.00 must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check within 3 business days. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

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

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Property Info, Photos & More at:

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JJManning.com, Auctioneers, on behalf of Commonwealth Electric Company, d/b/a NSTAR Electric ("Seller") proudly offers for sale, by Sealed Bid Auction, 24.82 acres of land located in a Waterfront Industrial Zone in New Bedford, MA. Included in the sale are a bulk petroleum storage and dispensing facility ("oil terminal") leased to Global Companies LLC and Seller's former Power Plant Building known as "Cannon Station". The 5 story former power plant building, known as Cannon Station, occupies approximately 83,000 square feet of the Property, and consists of 176,000 of gross floor area. Cannon Station was decommissioned in 1991.

The Property

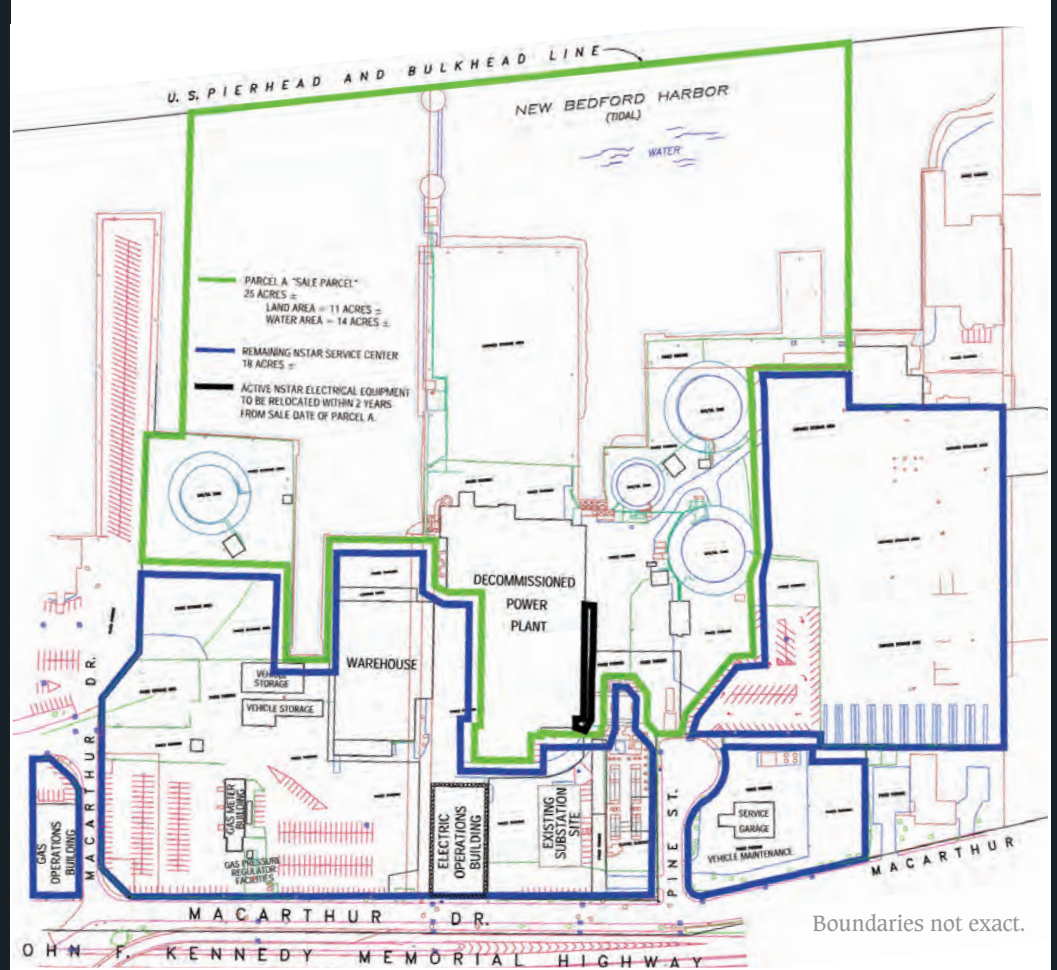
The subject Property consists of an irregular shaped parcel of land, which according to Seller's subdivision plan is 24.83 acres in total area, made up of 10.93 acres of land and an additional 13.89 acres water area. Seller received subdivision approval from the City of New Bedford on May 12, 2005. Said plan was recorded on May 19, 2005 in the Bristol County South District Registry of Deeds in Plan Book 156-18. A copy of this plan and accompanying legal description are attached as Exhibit B in the offering memorandum. The subject Property is identified in green outline on the plan in the exhibit.

The Terminal consists of two (2) Vessel Berthing Areas; The Main Dock is approx. 690' in length and has a draft of 30'. The main dock can handle a barge with a maximum BCM (Bow to Center of Manifold) length of 290'. The dock has a wooden pier that juts out approx. 250' from shore.

The Vessel Fueling Dock is approx. 160' in length and has a draft of approx. 12'. The dock is located approx. 300' North of the Main Dock near Leonard's Wharf.

The Tank Farm consists of (4) above ground storage tanks with an overall capacity of 255,000 barrels (10,710,000 gallons) of petroleum products.

The Truck Loading Rack consists of four (4) top loading bays (two (2) islands with eight (8) loading positions).



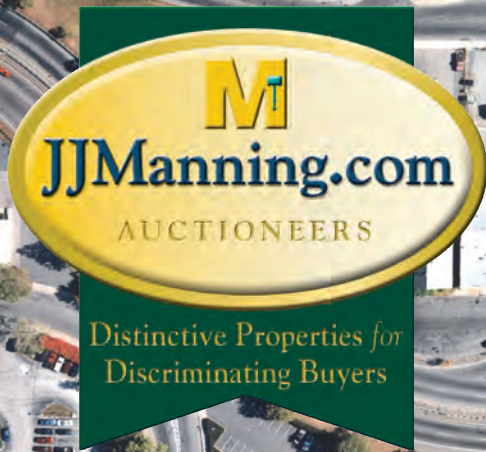
Complete Information Package, including the AutoCAD plan (Version 2004) of the Seller's subdivision approval plan; and all of the reports and information on the subject Property listed on Exhibit E entitled "List of Due Diligence Reports on the Property" is available and may be purchased by forwarding a request and check in the amount of \$100.00 made payable to Commonwealth Electric Company. Please forward checks to Joan Nichols at NSTAR, One NSTAR Way, SUMSE 210, Westwood MA 02090. The information can also be picked up at NSTAR's Westwood, MA office by calling Joan Nichols at (781) 441-3135.

Terms of Sale: Prospective bidders may download the Offering Memorandum & Purchase & Sale Agreement (.pdf file) on www.JJManning.com/698. This file includes the complete terms of sale and detailed instructions for all bidders.

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. JJManning.com Auctioneers is acting exclusively on behalf of Seller in this transaction.

Offering Memorandum & Purchase & Sale Agreement both available online at www.JJManning.com/698

800-521-0111



"The Frank E. Anderson House"



RE Tax Assessment: \$1,735,600

Site Area: .901± Acres (39,204± sf.)

Exterior Features: Brick with marble accents, slate roof, iron balustrades, vinyl windows in wing

Interior Features: Original millwork, carved wood & plaster, pillars, hardwood floors, mahogany paneling, built-in cabinets, French doors, period fixtures, 6± fireplaces

Building Area: 26, 528± sf.

Gross Living Area: 19,473± sf. per assessor

34± ROOMS INCLUDES

Main: Grand foyer, library, living room, dining room, kitchen, 4 BR, office, 3rd floor ballroom, basement classroom, 5 full & 2 half baths

Wing: 17 BR, 7 BA, classroom, kitchen, pantry, dining room

Water & Sewer: City

Parking: Shared drive with 8± deeded parking spaces

Fire & Security: Hard-wired smoke, sprinklers in classrooms, alarm system

Legal Ref.: Hillsborough County 1200/337

Parcel ID: 0057-00037

Zoning: RA-A, Urban Residence & HD, Historic District



At the corner of Concord St. & Bartlett Ave. on bus route a block from 125± acre Greeley Park with easy access to Routes 3, 130, and 101A.

Well suited for return to a single-family residence, non-profit, academic facility, or other approved use. Original architectural plans are available and will transfer to the buyer.



Terms of Sale: 10% deposit of which \$25,000 must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 4pm ET on Monday, 12/16/13. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

Buyer's Broker Terms: Up to 2% Broker Commission Offered. Visit www.JJManning.com, mandatory 48 hour broker pre-registration.

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90 Concord Street
Nashua, NH

Bid Live On-Site or Online

Selling to the Highest Bidder

ABSOLUTE AUCTION

Thursday, December 12th at 11am

Property Tour: Thursday, December 5th (11am-1pm)

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Property Info., Broker Reg., Photos & More at:

www.JJManning.com

800.521.0111

Nashua, NH

Historic BeauX Art Style Mansion

K/a "The Frank E. Anderson House"
26,528± sf. on .9± Acres



ABSOLUTE AUCTION

Bid Live On-Site or Online

Thurs., December 12th at 11am

Property Tour: Thursday, December 5th (11am-1pm)

26,528± sf. Brick & Marble Mansion

Known as "The Frank E. Anderson House"

.9± Acres in the Nashville Historic District

This North End gem is listed on the National Register of Historic Places as part of the "Nashville Historic District." Under single ownership for over 65 years, the property has been impeccably maintained, but essentially unchanged, thereby preserving exquisite period detail. The circa 1900 mansion has been used for administration and a retirement residence with classrooms and dorm rooms in the 1947 wing and basement areas.

90 Concord Street

Nashua, NH

Bid Live On-Site or Online

Selling to the Highest Bidder

ABSOLUTE AUCTION

Thurs., December 12th at 11am

Property Tour: Thursday, December 5th (11am-1pm)

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800.521.0111

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

NH Lic 6018
Bro 1497
Ref 13-1531

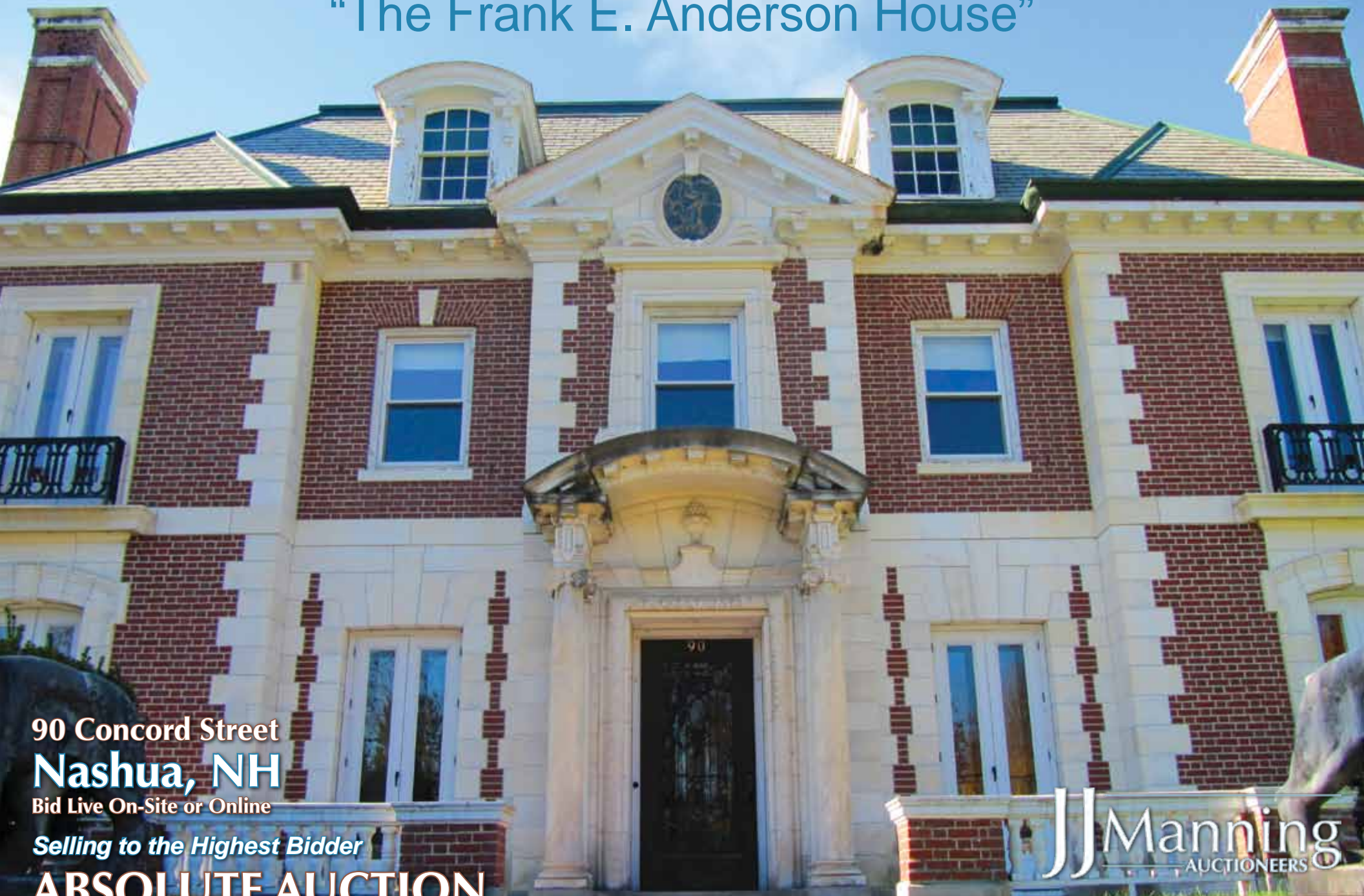
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"The Frank E. Anderson House"



90 Concord Street
Nashua, NH

Bid Live On-Site or Online

Selling to the Highest Bidder

ABSOLUTE AUCTION

Thursday, December 12th at 11am

Property Tour: Thursday, December 5th (11am-1pm)

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PRIME DEVELOPMENT OPPORTUNITY

**40± Acres with 9± Buildings Totaling 176,466± sf.
To Be Sold in the Entirety Above a Minimum Bid of \$2M**



Former Zion Bible College Campus, RI - Auction Property Summary (to be sold in the entirety)

Parcel ID	Town	Acres±	Tax Assessment	Building	Buildings	Bldg. ±SF	±Year Built	Description
14-002	Barrington	16.21	\$6,726,700	A	Gibson Mem. Bldg. k/a Belton Court	50,968	1904	Historic Mansion & Offices
				B	3± Storage Sheds	1,960	By 1928	Grounds/Auto/Storage
14-004	Barrington	10.12	\$474,800	C	Blanchard House	3,936	1860	Multi-Unit Dwelling
14-013	Barrington	0.32	\$433,500	D	King Learning Ctr.	1,860	1969	Office & Multi Purpose
14-341	Barrington	1.81	\$1,410,400	E	Messerlian D.C. & Student Union	36,004	1963	Dining Common & Student Union
14-342	Barrington	1.54	\$1,097,800	F	Chase Hall	17,400	1963	59± Rm Male Dorm w/ Apt
				G	Wilson Hall	17,400	1963	61± Rm Female Dorm
14-343	Barrington	7.37	\$2,642,900	H	Crandall Chapel & Athletic Ctr.	22,672	1968	Brick Complex w/ Chapel, Gym, Offices
				I	Heroo Hall	24,266	1968	80± Rm Dorm/Apts
613-06-022	E. Providence	2.20	\$54,900			0	N/A	Unimproved Land
TOTALS		39.57	\$12,841,000			176,466		

Auction: Tuesday, October 25th at 12pm Bid Live On-Site or Online



RE Tax Assessment: \$12,841,000

Land Parcels: 6 parcels containing 37.37± ac. in Barrington & 1 parcel containing 2.2± ac. in East Providence (see chart)

Zoning: Zoned RE & R-25

Zoning Potential: Per the Town of Barrington's Affordable Housing Land Use Study, if the property were to be approved for development under a proposed Village

Zone, the report projects that 25± acres of this property might be improved with 131-161 dwelling units to include a mix of single & multi-family homes and apartments/condos (see Property Info. Package)

Present Parking: 276± spaces

Features: Fully landscaped with mature plantings, athletic field, tennis courts, and more

Total Building Area: 176,466± sf. in 9± buildings (see chart)

Property Tours:
Wednesday, October 12th & 19th
(12pm-3pm each day)



**27 Middle Highway
Barrington, RI**

Terms of Sale: 10% deposit of which \$100,000 must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 5pm ET on Friday, October 28, 2011. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

Online Bidding Terms: Visit www.JJManning.com, mandatory 72 hour pre-registration.
Buyer's Broker Terms: 2% Broker Commission Offered. Visit www.JJManning.com, mandatory 48 hour broker pre-registration.

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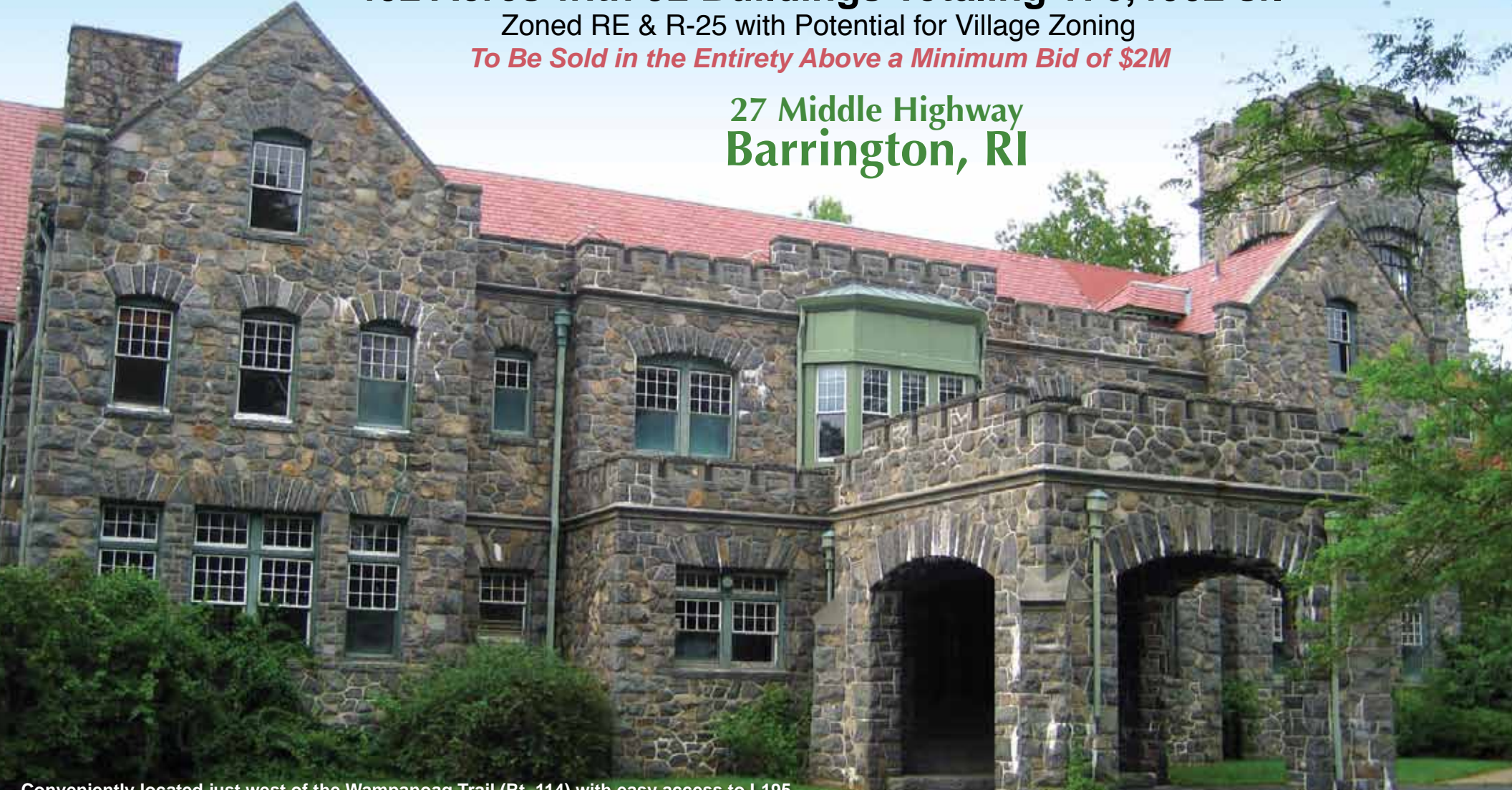
PRIME DEVELOPMENT OPPORTUNITY

40± Acres with 9± Buildings Totaling 176,466± sf.

Zoned RE & R-25 with Potential for Village Zoning

To Be Sold in the Entirety Above a Minimum Bid of \$2M

**27 Middle Highway
Barrington, RI**



Conveniently located just west of the Wampanoag Trail (Rt. 114) with easy access to I-195, this 40± acre site served as the campus of Zion Bible College (1985-2008) and Barrington College (1950-1985). The centerpiece of this beautiful property is "Belton Court," a stone mansion built for Frederick Stanhope Peck in 1925 and listed on the National Register of Historic Places in 1976. Subject to approval by the Town of Barrington, potential redevelopment uses may include educational, residential, senior housing, and more.

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Property Information, Photos & More at:

www.JJManning.com

800.521.0111

Auction: Tuesday, October 25th at 12pm

Property Tours: Wed, October 12th & 19th (12pm-3pm each day)

Bid Live On-Site or Online

Unique Income Property

**10,000± sf. 6-Story
Brick Building**

Floor 1

Restaurant with open doors
to Hanover St.

Floor 2

2-BR, 2-BA Apartment

Floors 3-4

(4) 1-BR, 1-BA Apartments

Floors 5-6

Luxury 2-Story

4-BR, 4-BA Penthouse

Currently Fully Leased
**Magnificent City
Skyline Views**

**12 Parmenter St
Boston, MA**

Property Tours:

Sun., 10/24 (12pm-2pm)

Fri., 10/29 (2pm-4pm)

This impeccably maintained modernized historic building with a newly constructed penthouse sits at a prime intersection in the North End. High profile location on the Freedom Trail just 1 block from the 15-ac. Rose Kennedy Greenway and close to Government Center, Haymarket Square, Faneuil Hall, Quincy Market, TD Banknorth Garden, the New England Aquarium, and waterfront. Strategic commuter location near the financial district and public transportation, just a 10 minute ride to Massachusetts General Hospital with easy access to I-93 & I-90/MA Pike.

AUCTION: Thursday, November 4th at 2pm

**Bid Live
On-Site or
Online**

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Property Information, Photos, Plans & More at:

www.JJManning.com

or call 800.521.0111

Prime Investment/Income Property 3 Office Buildings with Ample Parking

Burlington Woods Office Park
To Be Offered Individually
High-Visibility Location
on I-95/Rt. 128



11:30 AM

3 Auctions: Tuesday, May 11th On-site



10:30 AM



11:00 AM

10:30 AM

27,029± sf. Built in 1982 on 2.7± Acres
2 Burlington Woods Drive

11:00 AM

115,912± sf. Built in 1981 on 4.2± Acres
1 Burlington Woods Drive

11:30 AM

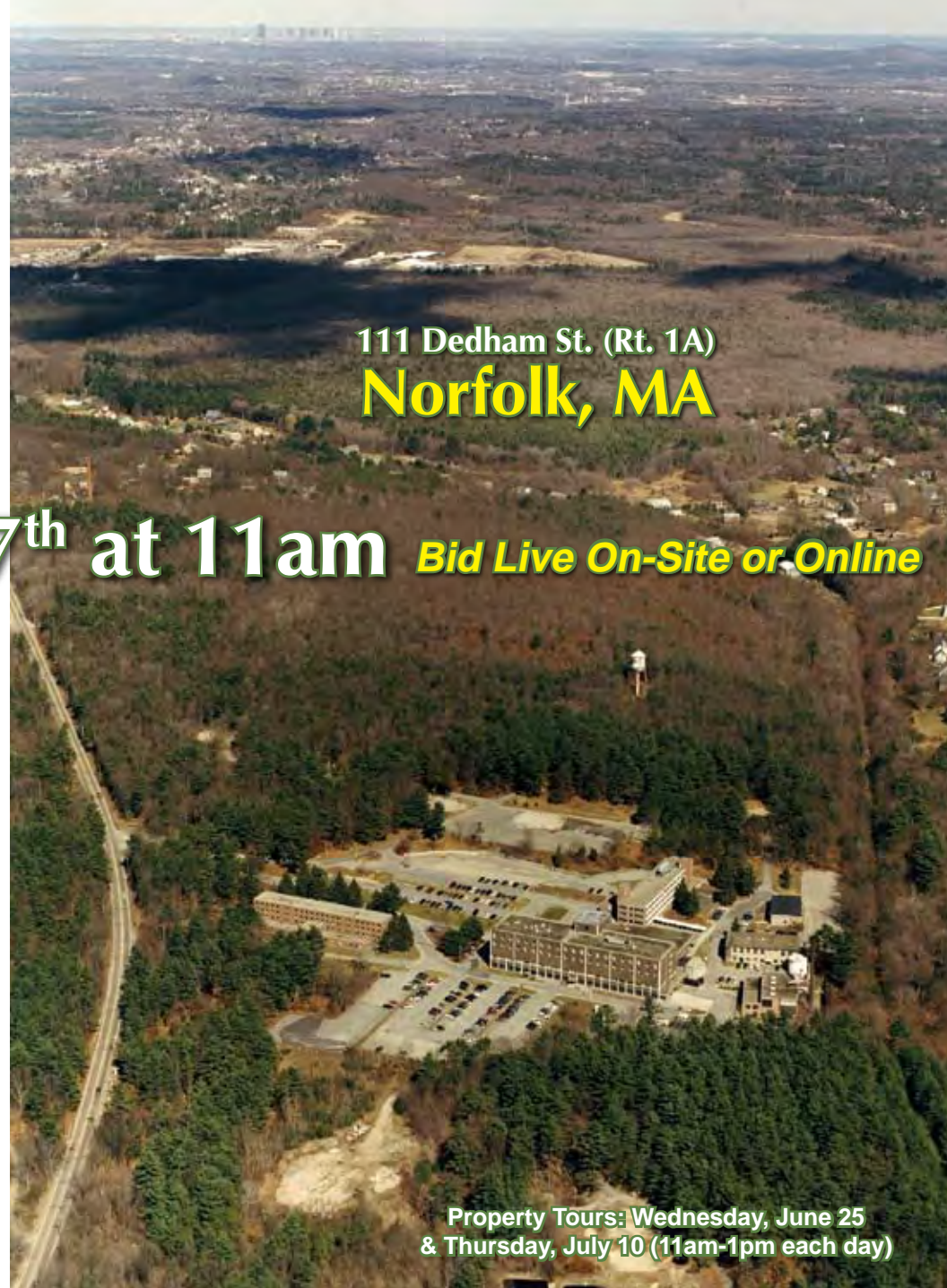
147,712± sf. Built in 1984 on 10.5± Acres
3 Burlington Woods Drive

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AUCTIONEERS

Property Information, Photos & More at:

www.JJManning.com

or call 800.521.0111



111 Dedham St. (Rt. 1A)
Norfolk, MA

Auction: Thursday, July 17th at 11am *Bid Live On-Site or Online*

JJManning Auctioneers is proud to offer 88.5± acres of the Caritas Southwood Hospital campus in the heart of Metro-South on Route 1A at the Norfolk/Walpole line. Prime real estate with tremendous development possibilities for a variety of potential uses including healthcare, senior housing, retail, commercial/industrial, and more. Central location within 2 miles of Rt. 1, 5 miles of I-495, 7 miles of I-95, and 12 miles of Rt. 128. A volume of material is available for viewing at www.JJManning.com or on CD.

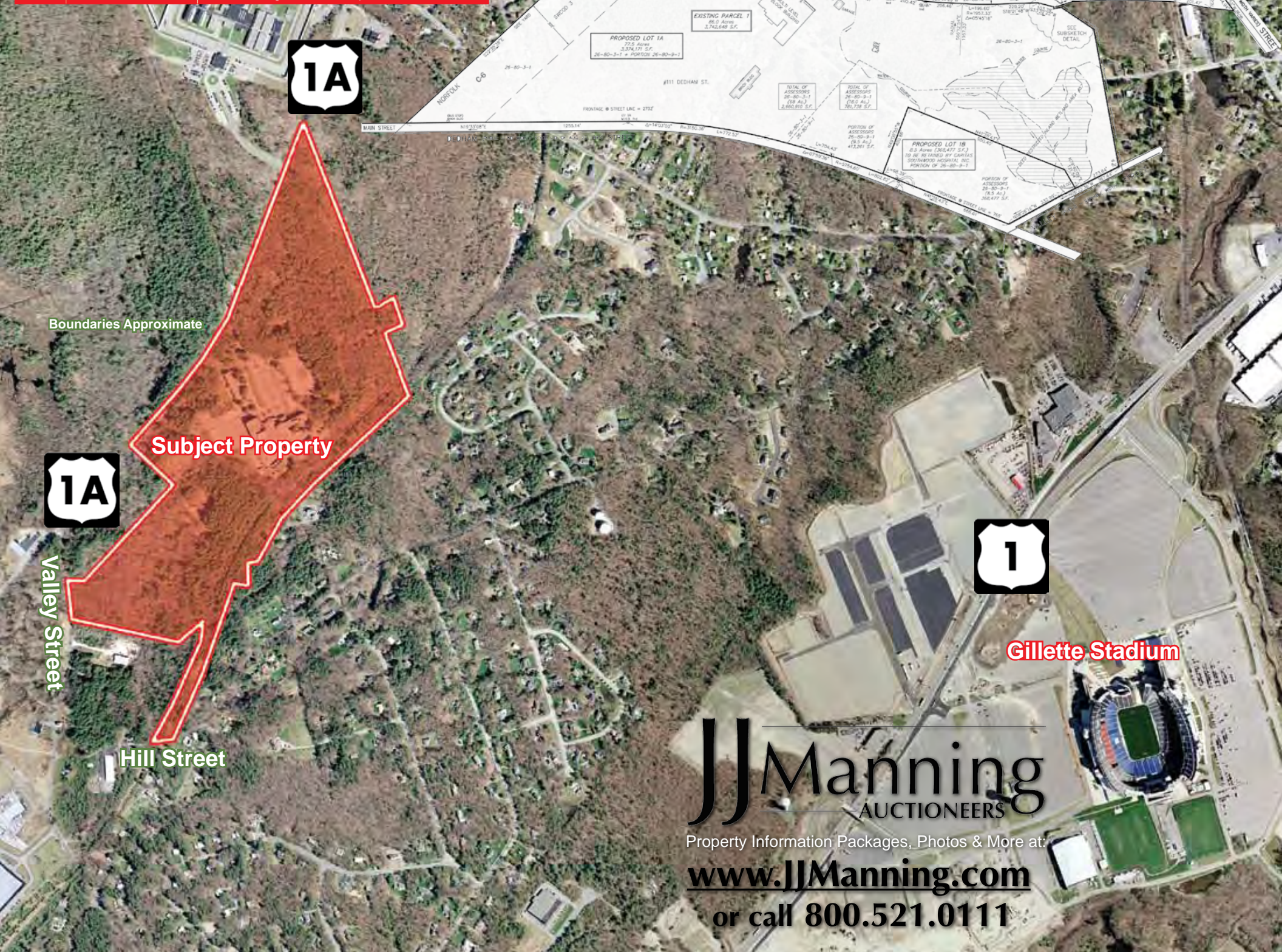
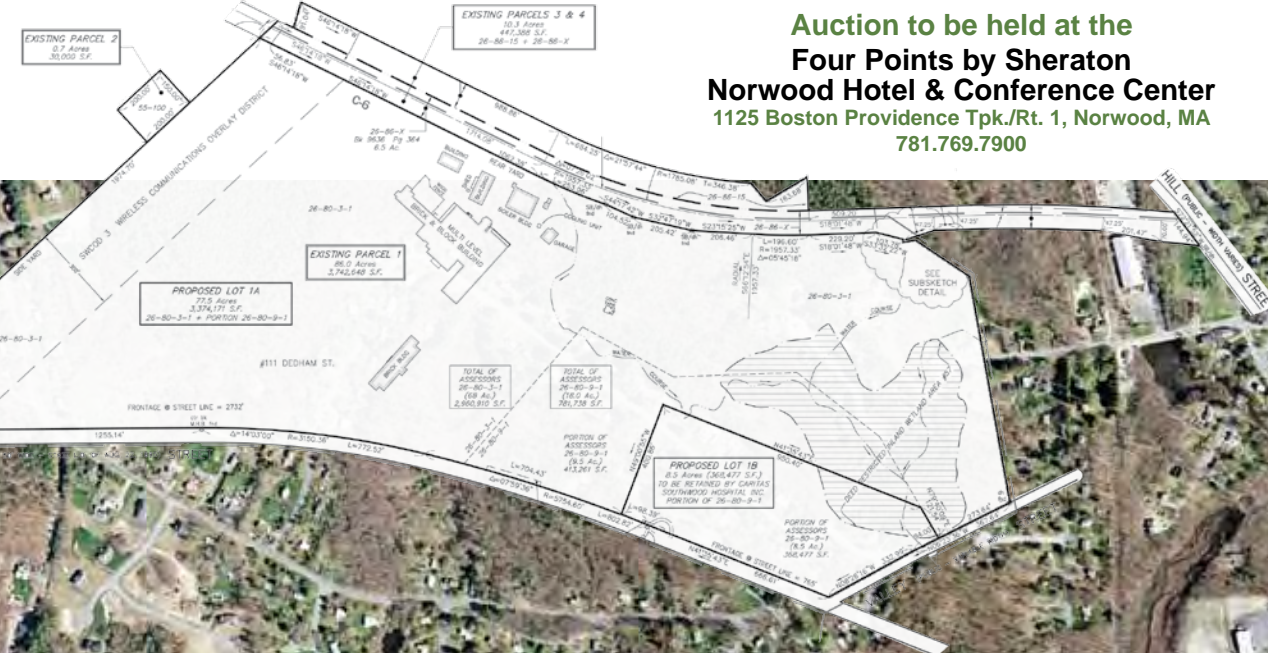
Legal Reference: Norfolk County Book 5991 Page 1-4
Site Area: 88.5± acres
Zoning: C-6, C-1 & R-3
HUD Flood Zone: C
Building Complex Area: 212,000± sf., comprised of 6± primarily brick buildings dating from 1949 to 1969
Utilities: Private water & sewer, gas, electric, telephone
Environmental info: Request through www.JJManning.com or call 800-521-0111

Terms of Sale: 10% deposit of which Two Hundred Thousand Dollars (\$200,000.00) in cash, certified or bank check plus proof of financial ability must be presented at the auction. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 5:00 pm ET on Tuesday, July 22, 2008. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.
Online Bidding Terms: Visit www.JJManning.com, mandatory 72 hour pre-registration
Buyer's Broker Terms: 2% Broker Commission Offered. 48 hour broker pre-registration required. Full terms and forms at www.JJManning.com
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Property Tours: Wednesday, June 25 & Thursday, July 10 (11am-1pm each day)

Acres	Plan Reference	Town	Parcel Ref.	Address
68±	Lot 1A	Norfolk	26-80-03-1	111 Dedham St.
9.5±	Lot 1A	Norfolk	26-80-9-1	133 Dedham St. (Part)*
3.8±	Parcel 3 & 4	Norfolk	26-86-15	Off Hill St.
6.5±	Parcel 3 & 4	Norfolk	26-86-X	Off Hill St.
0.7±	Parcel 2	Walpole	55-100	Off Winter St.
88.5±	Total Acres Included in Auction	*Note: Seller to retain 8.5± acres designated as Lot 1B of original 18± acre parcel 26-80-9-1		

Auction to be held at the Four Points by Sheraton Norwood Hotel & Conference Center
 1125 Boston Providence Tpk./Rt. 1, Norwood, MA
 781.769.7900



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 Property Information Packages, Photos & More at:
www.JJManning.com
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Sealed Bid Auction



Bradford College Campus

320 S. Main St./Rt. 125,
Haverhill, MA
(Bradford)

JJ Manning
AUCTIONEERS

Bidder Offering Memorandum of Sale including
Purchase & Sale Agreement available online at:

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18± Landscaped Acres
Zoned Academic Center
Includes 8 Buildings Totaling 330,000± Sf

BID DEADLINE:

Tues, September 18th at 4pm

55 Green Street
at Rt. 62/70
Clinton, MA

Bid LIVE
On-Site
or Online

Lancaster Mills

JJManning Auctioneers is proud to offer this 323,000± sf. renovated historic brick mill complex on 13.48± acres. Potential uses may include industrial/distribution, R&D, office park, retail, warehouse or self-storage facility. Fully renovated in 1985, this special property offers all the benefits and convenience of a modern development in

combination with the character of classic architectural detail. Prime location on Rt. 62/70, just to the northeast of Clinton's central business district, approximately 6 miles west of I-495, within 20 minutes of Worcester and an hour of Boston's Logan International Airport.



AUCTION: Wednesday, June 20th at 12pm

Open House: Wednesday, June 13th from 11am-1pm

County: Worcester (Southern)

Site Area: 13.48 ac. comprised of 2 adjacent parcels (1A 8.33± ac. & 4A 5.15± ac.) south and north of Green St.

Property ID: Parcel 1A 93-3141 & Parcel 4A part of 93-3149

Frontage: Parcel 1A with 866± ft. on south side Green St., Parcel 4A with 739± ft. on Chestnut St. / Rt. 70 & 1,057± ft. on north side of Green St.

Topography: Mostly level, some gradually sloping

Zoning: Industrial

FEMA Flood Hazard / Map: No / Panel 250300 0002 B

Landscaping: Lawn and mature plantings

Parking: Paved for 388± cars

Building Area: 323,000± sf.

Year Built: 1844 for the Bigelow Carpet Company

Renovations: Completely renovated in 1985 into climate controlled light industrial facility

Design/Construction: Heavy timber framed brick mill buildings including a 235,000± sf. 1-story building originally used for production/distribution with 16± ft. clearance and 20' x 20' & 20' x 9' column spacing and an attached 88,000± sf. 4-story office building, both with entry towers; a small 2-story office building; and a free-standing boiler room building

Exterior: Exposed brick and granite with Carlisle membrane roof renovated c. 1999, arched top windows with stone sills and aluminum framed with tinted glazing, and a masonry, stone, and concrete slab foundation

Interior: Exposed brick and office areas with gypsum wallboard and 2' x 4' suspended ceiling system with recessed fluorescent lighting. Concrete slab and wood plank flooring. The property features a diverse and flexible floor plan suitable for a variety of uses.

Elevator: 4,500± lb. 4-stop passenger

HVAC: Baseboard heat provided by gas-fired boilers with supplementary heat provided by gas-fired roof-top HVAC units. Central air.

Gas Tank: 30,000± gallon above ground propane storage tank

Water/Sewer: Municipal

Fire Protection: Full wet sprinkler and fire alarm systems

Electrical: Electrical room with main switchboard, separate utility meters and disconnects switch assembly for tenants

Bathrooms: 32±

Basement: Crawl space beneath most with multi basement levels along east side of main building

Loading Docks: 4 tailboard doors

Terms of Sale: 10% deposit of which Fifty Thousand Dollars (\$50,000.00) must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 5:00 p.m. EDT Monday, 6/25/2007. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

Online Bidding Terms: Mandatory 72 hour pre-registration. Visit www.JJManning.com.

Buyer's Broker Terms: 2% Broker Commission Offered. 48 hour broker pre-registration required. Sign up your buyers now! Full Terms and forms on website: www.JJManning.com

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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93-acre Campus

Foxboro, MA

*Sale Per Order of: Commonwealth of Massachusetts
Division of Capital Asset Management*

Former Foxboro State Hospital

AUCTION: Monday, February 28, 12pm

Pre-qualified Bidders Only

RFQ Package at: www.JJManning.com/660



*Auction to be held at the Seaport Hotel,
One Seaport Lane, Boston, MA 02210*



*Distinctive Properties for
Discriminating Buyers*

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JJManning Auctioneers is proud to offer the birthplace of Susan B. Anthony, a circa 1818 Federal-style 4-bedroom, 2-bath Quaker farmhouse on .5+ ac. in the shadow of majestic Mt. Greylock in the Northern Berkshires. The renowned suffragist, abolitionist and first American woman pictured on a U.S. coin was born in 1820 in the front parlor of this family home built by her father. This property is listed on the National Register of Historic Places. Home to the Mass MoCA museum of contemporary art and located within 20 mi. of Tanglewood & Hancock Shaker Village, Adams is at the heart of one of the fastest growing tourist destinations in New England. Convenient to Rt.s 8, 9 & 2 within 15 mi. of Pittsfield, MA; 25 mi. of Bennington, VT; and 55 mi. of Albany, NY.



ABSOLUTE AUCTION: Sat, August 5 at 11am

Susan B. Anthony Birthplace

Preview: Sun, July 30, 11am-1pm

67 East Road, Adams (Berkshires), MA

Historic Significance: Family home & birthplace of Susan B. Anthony on February 15, 1820. During a time when women could not own property, vote or be guardian to their own children, Susan B. Anthony devoted her life to the struggle to amend laws that prevented women from enjoying equality, strove to create new legislation to insure women the full status of American citizenship, helped found the National Woman's Suffrage Assn. and was active in the anti-slavery & temperance movements. 2006 marks the centennial of her death.

Legal Description:

Parcel ID 000224 000011 (Book 1018, Page 482)

Assessed Value (2005): \$151,000 (Land \$45,895 & Buildings \$105,100)

Current Residential RE Tax Rate: \$13.84 (per \$1,000)

Frontage: 198+ ft. on East Rd. with additional frontage on Bowers Corners

Site Area: .52+ acres (rectangular, corner lot)

Zoning: Residential

Construction: Post and beam

Renovations: Since 1988, interior walls/ceilings patched/repainted and painted, exterior clapboards painted, layers of linoleum removed to expose original wood floors, and French drain & humidifier installed in basement.

National Register Of Historic Places:

Since 1985, Building #85000021

Foundation: Cement faced fieldstone

Exterior Walls: Wood clapboard; roof gutters

Roof: Main house, asphalt & enclosed porch, metal

Windows: Double-hung

Gross Living Area: 1,566+ sf.

First Floor: 3 Parlors, Kitchen, Keeping Room, Hall & Bathroom

Second Floor: 4 Bedrooms, Hall & Bathroom

Third Floor: Attic

Basement: Partial full, unfinished

Heat Oil

Garage: Detached 2-car garage

Landscaping: Mature plantings



Auction on-site & online at JJManning.com
Auction Ref# 6-0783

Terms of Sale: 10% deposit of which Five Thousand Dollars (\$5,000.00) must be presented in cash, certified or bank check. Remainder of the 10% deposit in personal or business check. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

Buyer's Broker Terms: 2% Broker Commission Offered. 48 hour broker pre-registration required. Sign up your buyers now! Full terms and forms on website: www.JJManning.com/783

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please pass this brochure on.

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