



SAMPLE PORTFOLIO
SUBDIVISIONS

Cape Cod Development Opportunity

Residential 40B Subdivision

"Mill Pond Estates" Planned for 11 Homes with 3 Affordable
Under Development ~ Partial Infrastructure in Place

459 & 449 Old Mill Road
Osterville, MA
(Town of Barnstable)



JJ Manning
AUCTIONEERS

Property Information, Photos & Full Terms at:

www.JJManning.com

800.521.0111

AUCTION: Tues, Sept 21st at 11am On-site

ABSOLUTE AUCTION: Tuesday, June 26th at 11am On-site

Property Sells in Entirety to the Highest Bidder, Regardless of Price

Residential Development Opportunity 200± Acre Single Family Subdivision 36 Buildable 2-Acre Minimum ANR Lots

Unique opportunity to step into a high-end residential development project with approvals in hand for 36 single family house lots on 200± rolling wooded acres on the Nashua River in a highly desirable location convenient to golf, stables, walking trails, shopping, Routes 3 & 113.

RE Tax Assessment (2011): \$4,529,300*

**Dunstable assessments factored in the presence of the yet to be created Shoreline St. roadway and are currently under review for reduction*

Site Area: 200± acres comprised of 38 parcels

Parcel IDS (38 Total): Dunstable Map 2 Block 6 Lots 0-34 & 36; Dunstable Map 2 Block 9 Lot 0; Pepperell Map 16 Lot 8

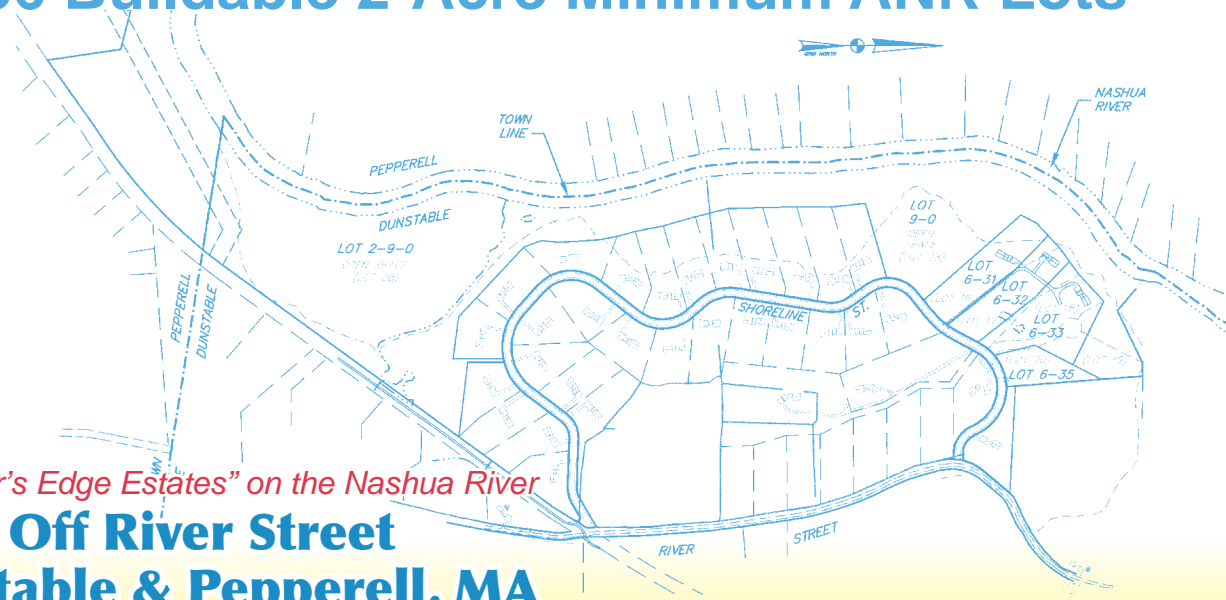
Zoning: R-1 Single Family Residential

Site Work: Some clearing, no infrastructure or roads in place

Available Utilities: Electric, phone & cable at street; planned for private water & sewer

Deed Ref.: Middlesex N County 2840/269; Middlesex S County 29012/304

Plans, Permits & Approvals: See Property Info. Package



k/a "River's Edge Estates" on the Nashua River
**Off River Street
Dunstable & Pepperell, MA**

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Information, Plans, Approvals & Full Terms at:

www.JJManning.com

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Terms of Sale: 10% certified deposit with \$50,000 in cash, certified or bank check at auction and the remainder of the 10% within 3 business days. Balance in 45 days. 10% Buyer's Premium. 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.
Buyer's Broker Terms: Up to 2% commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.

46± Acres Residential Development Land

Phase 3 of “Cottrell Farms” Approved Subdivision

21 Lots & 25± Acres of Open Space • Many Other Possible Uses



“Cottrell Farms” is an approved 61-lot, 3-phase subdivision in prestigious Newport County.

PH 3 has vested Planning Board approval for 21 market rate lots averaging .82± acres each with individual private septic systems, encompassing 17.19± acres on 4,070± ft. of planned roadway between Cottrell Rd. & Church Pond Dr., surrounding 25± acres of open space with stream/wetlands area.

Other possible uses for this unimproved R-40 zoned 46± acre parcel may include a higher density comprehensive permit development, estate lot development, solar, conservation & more.

Conveniently located 4± mi. from the MA border, 14± mi. from Newport, 24± mi. from Providence with easy access to Routes 24, I-195, Mt. Hope Bridge & Narragansett Bay.

RE Tax Assessment: \$635,800

Parcel ID: Plat 314 / Lot 126

Utilities: Town water, natural gas, electric available through PH 2

See Property Info. Package: For plans, approvals & more

Site Tour: Friday, October 4 (11am-1pm)

Use Cottrell Rd. & Alexandra Cir. for GPS Locus

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Property Info., Plans, Broker Reg. & Full Terms at:

www.JJManning.com

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Real Estate AUCTION: Friday, October 11 at 11am On-site

View Toward PH 1-2 (Not in Auction)



Phases 1-2 road infrastructure in place. Auction pertains to Phases 3-6 only with 60 unimproved lots on which there is the ability to develop 44 market rate & 16 affordable homes. Per the engineered site plan, auction includes Lots 11-39 & 59-90 (excluding Lot 70) planned for homes with 3-4 bedrooms each, a 2-car garage, private well & septic. Underground utilities are planned.

Auction Land Area: 75.01± acres (60 lots 46.86± acres, open space 20.27± acres, roads 7.88± acres)

Dep File #: SE-80-154

Permits: See Property Info. Package for Order of Conditions, Comprehensive Permit, Regulatory Agreement between Brigg's Landing & MHFA, and more.

60 Residential Lots

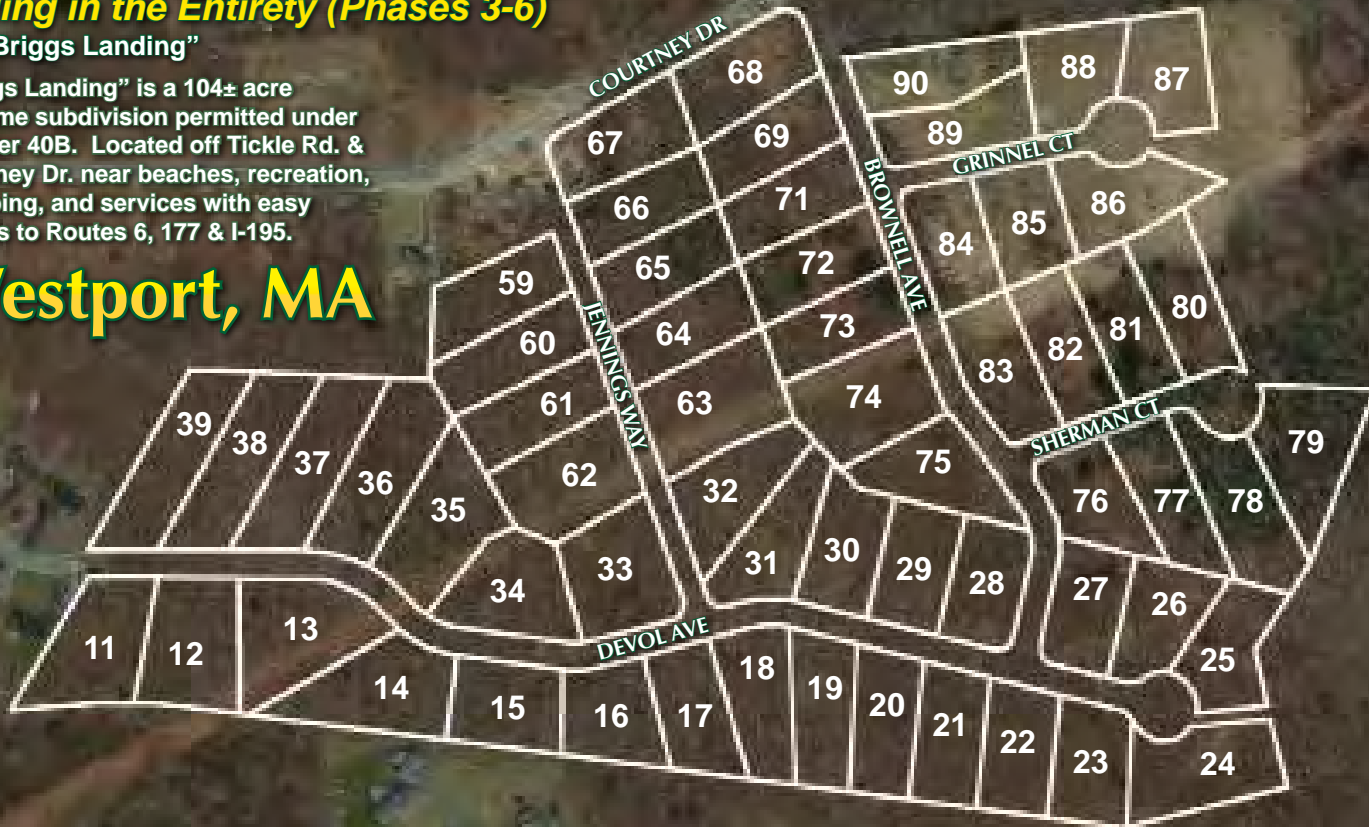
Boundaries approximate.
Aerial purchased from Pictometry.com

Selling in the Entirety (Phases 3-6)

k/a "Briggs Landing"

"Briggs Landing" is a 104± acre 89-home subdivision permitted under Chapter 40B. Located off Tickle Rd. & Courtney Dr. near beaches, recreation, shopping, and services with easy access to Routes 6, 177 & I-195.

Westport, MA



Property Information, Full Terms & More at:

www.JJManning.com

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Developer's Real Estate AUCTION

Thursday, March 7th at 11am On-site

Look for Signs



Residential Development Opportunity

Lots 1, 2, 3, 4, 5, 6, 8 & Parcels A, B, C, D in the Entirety
“Berkley Meadows” A Planned 20-Home 40B SubDivision



Oak Run & Meadow Way
(Off Holloway St. & Macomber St.)
Berkley, MA

AUCTION
Thursday, October 31st at 11am On-site

RE Tax Assessment: \$878,070

Site Area: 46.72± acres
(includes 38.4± acres of conservation land)

Plan: Bristol County N. 455/57

Permit: Bristol County N. 16633/333, 40B approved for 4 fee simple SFR off Macomber St. & 16 freestanding SFR condo homes (5 to be designated as affordable) off Holloway St.

Permit Modification: ZBA Notice of Decision 5/7/13 (see Property Info. Package)

Infrastructure: Partially complete, paved roadway installed for Oak Run & Meadow Way

Improvements: Original farmhouse & barn

Legal Ref.: Bristol County N. 16664/41

Parcel IDs: Map 20 Lot 72
(see Property Info. Package for 21± parcels)

Location: Easy access to Routes 24, 79, 140 & I-495; 40± minute commute to Boston

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127± Acres of Residential Development Land

Pristine Natural Setting & Commuter Convenience

Within 15± Miles of Nashua, Manchester Airport & MA Border

24 Brook Road, Amherst, NH



Set in the exclusive north end of historic Amherst surrounded by 1,000± acres & enclosing another 20± acres of public conservation lands, this unique property offers the potential for elevated panoramic views & features mature forest, wildlife, trails, Joe English Brook running parallel to the road, easy access to shopping, entertainment, golf, schools & more.

In the 2017 appraisal, a local attorney mentions that under the NNR District you could build 16 single family homes by right, based upon the acreage and frontage requirements.

This property was previously approved for 39 single family units. Those approvals have since expired. For your convenience, included in the PIPS are the previous conceptual plans for 5+ acre estate lots, 2-acre fee simple lots with equestrian amenities and a 39-unit planned residential development (PRD) as well as topographical, hydrological, archaeological & traffic studies as well as geographical & environmental information (see disclaimer on reverse).

Appraised Value - 2017: \$1.14MM
(Raw Land)

Appraised Value - 2006: \$2.73MM
(with Former Approvals)

Parcel ID: 010-026-000

Zoning: NR – Northern Rural District

Improvements: 722± sf. 2-BR, 1-BA cabin built circa 1949, shed, drilled artesian well for 60 gal./min. spring water

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AUCTION: Thursday, September 21 at 11am On-site



Prime Martha's Vineyard Real Estate



20 residential
and 2 open
space lots!
(Entirety Only)

Mortgagee's Foreclosure Auction
Friday • June 26th • 12 noon on-site

Details on
back

Mortgagee's Foreclosure/Secured Party's Real Estate Development Auction



Terms: \$150,000 certified deposit increased to 10% within 2 business days, 14 days to close.

Selling in the Entirety

20 Residential Lots

(2 w/ Partially Completed Homes)

& 2 Open Space Lots

on 51+/- Acres Near Farm Neck Golf Club

MARTHA'S VINEYARD

“South Woods Farms”

a/k/a “The Preserve at the Woodlands”

Paddock Rd. and
Woodlands Dr. off County Rd.

Oak Bluffs, MA

Scan for more info:



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179 Old King's Highway
Yarmouth Port, MA 02675

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FIRST CLASS MAIL
US POSTAGE
PAID
CURLEY DIRECT
PERMIT 30
Return Service
Requested

Friday, June 26, 2015 • Auction on-site at 12 noon

Property Info, Terms & More at: www.JJManning.com
or call **800.521.0111** • MA Lic# 3184 Bro#1550 Ref.#15-1628

“Magnolia Reach” of Gloucester, MA

42.2± Acre Prime Development Opportunity

Planned as a 42± Unit Residential Development

21 Lots for Duplex Units, 1 with a Model Duplex

AUCTION: Tues, Nov 15th at 2pm On-site

12 Kennedy Rd.
(a/k/a Carter Hill Rd.)
Village of Magnolia
Gloucester, MA
(Cape Ann)



Boundaries
Approximate

Gray Beach

Magnolia
Harbor

Popplestone
Beach

Magnolia Point

Goldsmith Point

RE Tax Assessment (2011): \$4,722,000

Site Area: 42.2± acres

County: Essex

Zoning: R-30

Parcel IDS: 25 tax parcels (see Property Info. Package) with parcel 193-90 k/a 12 Kennedy Rd. improved with a model duplex

Infrastructure: Roadways, drainage, underground utilities & on-site septic field all partially completed

Planned Development: 21 duplexes containing 42± 2-BR, 2.5-BA units with 2-car garages

Model Duplex: Partially finished with vinyl siding & windows, asphalt shingle roof, interior stud partitions, rough electrical, some rough plumbing

Model – Unit 1: 2,054± sf. 1-story 2-BR, 2.5-BA unit with a walk-out basement, back deck, brick patio & 2-car garage

Model – Unit 2: 2,121± sf. 2-story 2-BR, 2.5-BA unit with a 1st floor master suite, walk-out basement, 3-season porch & 2-car garage

Sewer: On-site, 90-bedroom septic field approved

Planned Utilities: Underground electric, phone & cable; town water

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RESIDENTIAL DEVELOPMENT LAND

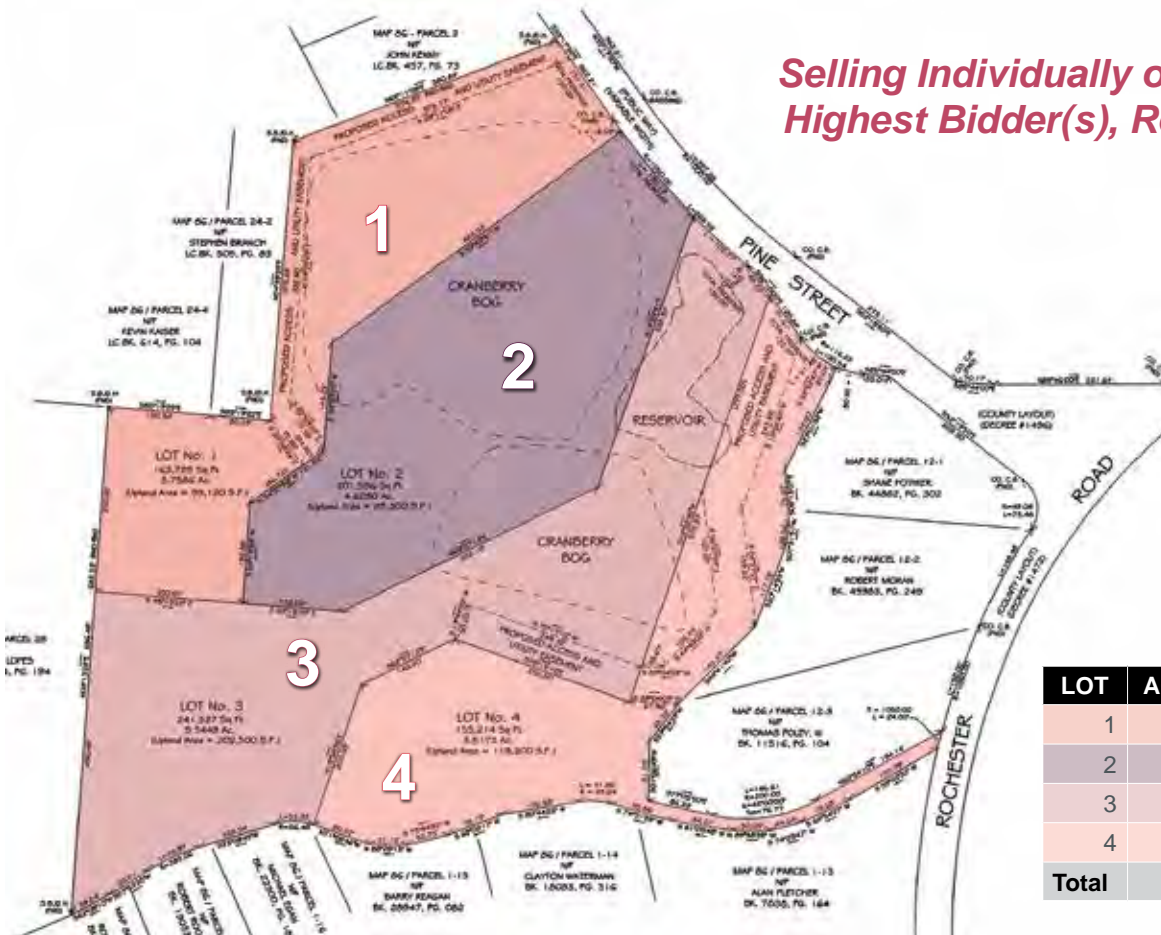
4 PRIME ANR ESTATE LOTS

Off Pine St. Near Rochester Rd., Carver, MA

ABSOLUTE AUCTIONS

Tuesday, September 29 at 11am On-site (Look for Signs)

Selling Individually or In Entirety to the Highest Bidder(s), Regardless of Price



LOT	ACRES	SF±	UPLAND
1	3.76±	163,725	99,120
2	4.62±	201,596	85,300
3	5.54±	241,537	202,500
4	3.51±	153,214	119,300
Total	17.43	760,072	506,220

Rare opportunity to build one or more dream homes in a commuter friendly central location convenient to Routes 3, 44 & I-495. 12± mi. to Plymouth MBTA Commuter Rail Station, 20± mi. to Cape Cod, 40± mi. to Providence & 45± mi. to Boston.

Parcel ID: Newly created lots comprised of select areas within Parcels 86-11-0-R & 86-12-0-R have not yet been issued their own Parcel ID's

Zoning: RA – Residential Agricultural

County: Plymouth

See Property Info. Package For:

Plans, approvals, available utilities & more

Terms of Sale: 10% certified deposit of which \$10,000 (PER LOT) or \$40,000 (IN ENTIRETY) by certified or bank check at the auction & remainder by 4pm ET on Thursday, October 1, 2020. 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. 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.

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 in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

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



MA Auc Lic 3184 • MA Broker Lic 5850
Bro 1699 • Ref 20-1876 to 20-1879

40B Condo Development

k/a "Dunham Farm Condominiums"



Real Estate Developer's Auction
Thursday, June 25 at 11am On-site

24 Units

(23 Market - 1 Affordable)

6-Unit Foundation in Place

3 Additional Pad Sites

Development Rights

Selling in the Entirety

902 Main St. (Rt. 27)
Hanson, MA

SCAN THIS
QR CODE
FOR MORE
INFORMATION



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Property Info., Broker Reg. & Full Terms at:

www.JJManning.com

800.521.0111

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



MA Co Lic 3184 • Bro 1551 • Ref 15-1622

Terms of Sale: 10% certified deposit of which \$25,000.00 in cash, certified or bank check at auction & remainder by 4pm ET on Friday, 6/26/15. 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.

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

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Mortgagee's Foreclosure/Secured Party's

AUCTION: Thursday, April 19, 2012 at 11am On-site

20 Residential Lots

(2 Improved with Partially Constructed Homes)

Plus 2 Open Space Lots on 51± Acres

Selling in the Entirety



"South Woods Farms"
a/k/a "The Preserve at the Woodlands"

Paddock Rd. & Woodlands Dr.
off County Rd.
Oak Bluffs, MA
(Martha's Vineyard)

In a development planned for 26 luxury homes next to the 234± acre Southern Woodlands conservation area

Lot	Parcel ID	± Acres	RE Tax Assessment
18 Lots of Residential Development Land			
1	Paddock Rd. 42/27.01	2.03	\$343,800
4	Paddock Rd. 35/79	1.86	\$340,200
9	Paddock Rd. 35/84	2.02	\$343,600
10	Paddock Rd. 35/85	1.87	\$340,400
11	Paddock Rd. 35/86	1.97	\$342,500
12	Paddock Rd. 36/27	2.43	\$352,300
13	Paddock Rd. 36/28	3.35	\$371,900
14	Paddock Rd. 36/29	4.00	\$385,700
15	Paddock Rd. 42/27.11	2.06	\$344,500
16	Paddock Rd. 42/27.10	2.12	\$345,700
17	Paddock Rd. 42/27.09	2.30	\$349,600
18	Paddock Rd. 42/27.08	1.84	\$339,800
19	Paddock Rd. 42/27.07	1.84	\$339,800
20	Paddock Rd. 42/27.06	3.51	\$375,300
21	Paddock Rd. 42/27.05	3.36	\$372,100
23	Paddock Rd. 35/87	2.29	\$349,300
24	Paddock Rd. 42/27.12	2.43	\$352,300
25	Paddock Rd. 35/88	2.34	\$350,400
2 Lots Each Improved with a Partially Constructed Home			
2	Paddock Rd. 42/27.2	1.87	\$1,118,800
7	Paddock Rd. 35/82	2.02	\$1,140,400
Residential Parcels Subtotal		47.51	\$8,598,400
2 Open Space Lots			
Space 1	Off Barnes Rd. 42/77	1.24	\$32,800
Space 3	Paddock Rd. 41/10	2.69	\$60,800
Open Space Parcels Subtotal		3.93	\$93,600
TOTAL		51.44	\$8,692,000
Summary of Information Contained in the Assessor's Field Cards All Acreages Approximate Per Oak Bluffs' Tax Assessor's Field Cards			

Improvements:

2 Paddock Rd. Not weather tight partial construction started in 2007 of a 5,766±sf. 2.5-story home with attached 3-car garage on 1.87± acres
7 Paddock Rd. Weather tight partial construction started in 2007 of a 4,676±sf, 2.5-story home planned for 5 Bedrooms, 4 full & 2 half Baths on 2.02± acres

Terms of Sale: 10% certified deposit of which \$50,000 must be presented in certified or bank check at the auction and the remainder within 3 business days. Balance in 45 days. Other terms, if any, announced at the sale.

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Infrastructure Clearing, roadways, drainage & underground utilities are partially complete. Designed for individual on-site sewage disposal systems.

Total RE Tax Assessment: \$8,692,000

Zoning: R-3, Residential 3

FEMA Flood Zone: C, non-hazard

Deed Ref.: Dukes County 1097/602

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Property Information, Plans & More at:

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Plymouth, MA

Shetland Road Pad Sites



55+ Residential Development Opportunity

a/k/a "Seton Highlands" at the Pinehills

Developer Rights for Additional Phases & 82± Units
Lots, Pads, Phase Ready Model & 2 Unfinished Units

To be Sold Individually or in the Entirety

Mortgagee's Foreclosure

AUCTION: Thursday, January 19th at 11am

Auction Site:
17 Shetland Road
Plymouth, MA

Located on the east side of Old Sandwich Road off Sacrifice Rock Road, "Seton Highlands" is a 60± acre, 55+ age restricted residential development planned for a total of 123± condominium units (69± detached units & 54± attached duplex units) with a community center at the Pinehills, a 3,100± acre award winning golf community with 1 private & 2 public golf courses, village green offering shopping and services, walking/biking trails, and more. Convenient location off Rt. 3 near Myles Standish State Forest, just 7 miles to the Plymouth waterfront, 8 miles to Cape Cod, and 45 miles to Boston.

Lot A-150

Developer rights to add phases for additional 62± units on balance of 51.83± acre residential condo development common area shown on a plan entitled "Modified Definitive Subdivision Plan, Sacred Rock Road at Pinehills, Plymouth, Massachusetts" recorded with the Plymouth County Registry of Deeds as Plan 65 of 2005 in Plan Book 49, Page 368. Partially cleared with some infrastructure in place.

Lot A-149

Land for 20± units on 8.89± acre residential condo development shown on the plan referenced above under Lot A-150.

Each unit that follows is ready for phase addition to the condominium and includes cedar shingle siding, covered private entrance, 1st floor master suite, living room with cathedral ceiling & gas fireplace, 3-season porch, full basement, and 2-car garage

11 Shetland Road

Unfinished duplex residential unit, 2,000± sf. 2-BR, 2.5-BA k/a "Hamilton I" featuring an open floor plan with many upgrades.

15 Shetland Road

Unfinished duplex residential unit, 2,100± sf. 2-BR, 2.5-BA k/a "Hamilton II" with many upgrades.

17 Shetland Road

Model unit, 3,000± sf. detached 3-BR, 2.5-BA single family residence k/a "Stirling" with finished bonus room over the garage and many upgrades.

Parcel IDS: Map 78B, Lots A-149 & A-150

Zoning: OSMUD – Pinehills Open Space Mixed Use Development

Terms of Sale: 10% deposit of which **\$100,000** in the entirety OR the amount specified **PER PROPERTY** (\$75,000 Lot A-150; \$50,000 Lot A-149; \$40,000 EACH for 11, 15, 17 Shetland) must be presented in certified or bank check at this Mortgagee's Foreclosure Auction. Remainder of the 10% deposit in wire transfer, certified or bank check within 5 calendar days. Balance in 30 days. Other terms, if any, announced at the sale.

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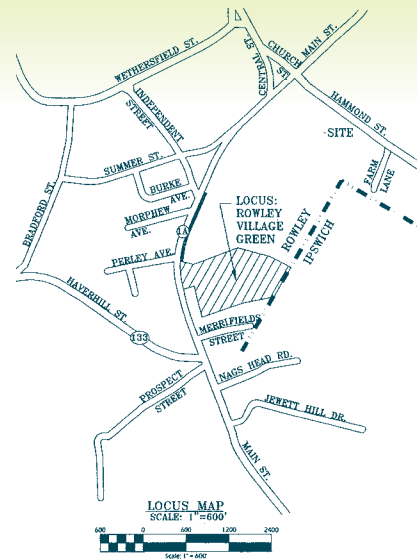
800.521.0111

19± Acre Residential Land Development Permitted for 25 Townhouse Units

63 & 79 Main St. (Rt. 1A)
Rowley, MA

Auction: Tuesday, July 26th at 11am Onsite

Property Info, Status of Plans, Approvals & Permits Online



Project: "Rowley Village Green Project" is a residential development consisting of 25 two-bedroom townhouse units with attached garages in 10 buildings (6 duplexes, 3 triplexes, and 1 four-unit) on a 750± ft. private roadway to be serviced by town water and an on-site subsurface sewage disposal system. Planned development is neither age restricted nor a 40B. 2 units to be affordable as required by the Town's Local Initiative Program under 760 C.M.R. Sec. 45.03.

Prime Location: In town center of North Shore seacoast community close to commuter rail, beaches, restaurants, schools, shops, and all services with easy access to Routes 1, 1A & I-95, just 30 minutes to Boston, MA & Portsmouth, NH

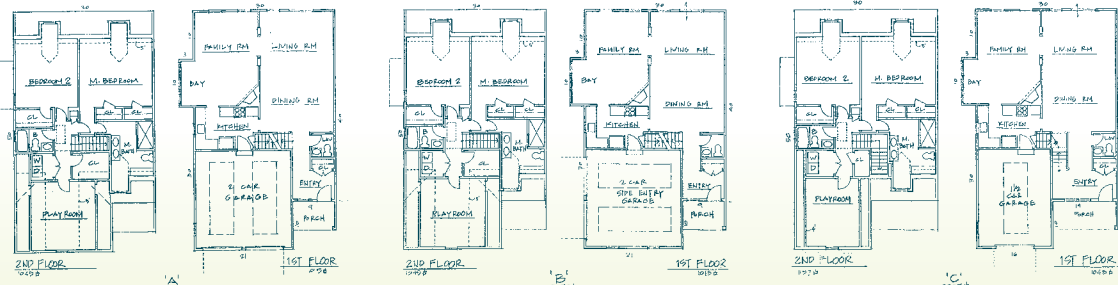
Site: 18.74± acres with 370± ft. of frontage, 7.55± ac. primary conservation area & 11.19± ac. upland

County: Essex (South)

Parcel IDs: Map 25 Lots 98 & 97

Zoning: Central (Multi-Family Special Permit)

Permits, Approvals & Plans: All rights and interest associated with the permits and approvals received for the project shall be transferred to the new owner of the property along with the deed. The original site plan my-lars, endorsed by the Rowley Planning Board, will be provided to the new owner at closing for recording along with the new deed.



See online Property Info. Package for Key Documents Including:

- *Rowley Planning Board Multi-Family Special Permit Approval with Conditions
- *Rowley Planning Board Site Plan Approval with Conditions
- *Rowley Board of Health Septic Plan Approval with Conditions
- *Rowley Stormwater Management Permit
- *Mass DEP Order of Conditions Re: File #63-0579
- *Landscape, architectural, septic & other plans

Terms of Sale: 10% certified deposit of which \$50,000 must be presented in cash, certified or bank check at the auction. Remainder of the 10% certified deposit in wire transfer, cash, certified or bank check by 5pm ET on 7/28/11. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

Buyer's Broker Terms: 2% Broker Commission Offered. Visit www.JJManning.com for terms & forms. Mandatory 48 hour broker pre-registration.

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www.JJManning.com

or call 800.521.0111

Residential Development Opportunity



Partially Constructed 13.9± Acre Active Adult Community

28 Luxury Townhouse 2-Bedroom Condominiums

Mortgagee's Foreclosure

AUCTION: Wed, December 15th at 2pm On-site

Terrific location on the south side of Route 6 at Mattapoisett Neck Rd. in a lovely coastal community near Buzzards Bay, beaches, shopping, and services with easy access to I-195. Plans call for the construction of 11 duplex-style buildings and 2 triplex-style buildings with (22) 1,955± sf. 2-BR, 2.5-BA, 2-car garage end units & (6) 1,800± sf. 2-BR, 2.5-BA, 1-car garage center units. Age 55+ restrictions in place. Partial site work and construction underway.

Site Area: 13.9± acres (553,648± sf.)

Parcel ID: Map 11 Lot 46

Zoning: RR-30, River Aquifer Protection District

Available Utilities: Town water, electric, gas & phone

Septic: Planned for a private community septic system

Legal Ref.: Plymouth County Title Cert. 111465, Deed 651538

Dep File #: SE44-0912

Special Permit Ref.: Planning Board Doc. 631535

Order Of Conditions Ref.: Conservation Commission Doc. 631536

Terms of Sale: \$50,000 in certified or bank check at the auction. 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.

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— AUCTIONEERS —

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



MA Lic 111 • Bro 1370 • Ref 10-1284



Absolute Auction: Wednesday, September 10th at 6pm

JJManning Auctioneers is proud to offer these 11 prime residential lots in Gardner & Harvard, MA to be offered individually and sold regardless of price.

Green Street (Route 140), Gardner, MA

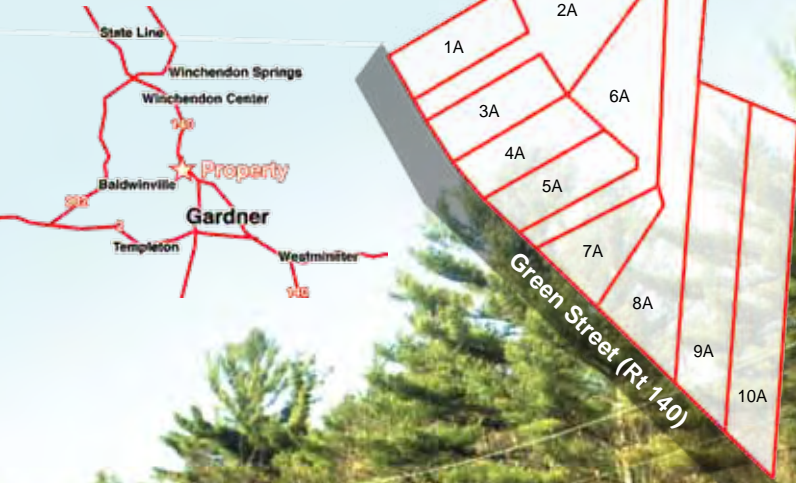
Auc #	Lot #	Parcel ID	Acres	Frontage	Zoning	Assessed
1048	1A	47-28-10	1.41±	150± Ft.	RR2	\$59,900
1049	2A	47-29-11	2.98±	75± Ft.	RR2	\$67,700
1050	3A	47-30-12	1.4±	150± Ft.	RR2	\$59,800
1051	4A	47-31-13	1.42±	150± Ft.	RR2	\$59,900
1052	5A	47-32-14	1.43±	150± Ft.	RR2	\$60,000
1053	6A	47-33-15	2.94±	75± Ft.	RR2	\$67,500
1054	7A	47-34-16	1.39±	255± Ft.	RR2	\$59,800
1055	8A	47-35-17	3.7±	322± Ft.	RR2	\$71,300
1056	9A	47-36-18	3.65±	214± Ft.	RR2	\$71,100
1057	10A	47-37-19	3.58±	198± Ft.	RR2	\$72,100

10 lots in a newly created subdivision with a woodland stream set between a pond and town owned open space with walking trails near Mt. Wachusett Community College, the Gardner Municipal Golf Course, swim club, bike trail, and many other amenities. 4-bedroom septic permits in hand for Lots 1A, 3A, 8A, 9A & 10A. Others in process. Located near the New Hampshire border, just 45 minutes from Worcester and 70 minutes from Boston.

LEGAL ID: Worcester South Book 41707 Page 248

RE TAX RATE (2007): \$11.64

Location of Gardner Lots



Off South Shaker Rd., Harvard, MA

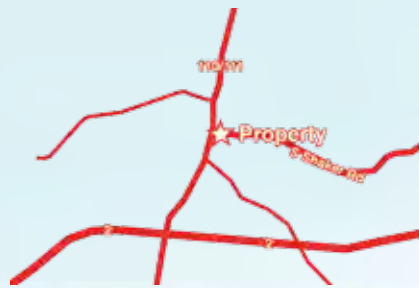
Auc#	Lot #	Parcel ID	Acres	Frontage	Zoning	Assessed
1058	4-44	4-44	2.14±	260± Ft.	R1	\$266,000



Beautiful lot with mature trees toward the road affording privacy for the lovely clearing that would serve as the perfect site for a new dream home in the picturesque community of Harvard, featuring one of the highest rated school systems in the state and the neighborhood's award winning Shaker Hills Golf Club.

This property includes a 4-bedroom septic permit and offers the ultimate in commuter convenience with easy access to Routes 2, 2A, I-495 & I-90.

Location of Harvard Lot



LEGAL ID: Worcester South Book 41707 Page 258

RE TAX RATE (2007): \$11.62

Bid Live at Auction Site or Online

Auction Site:

The Boland Room,
Heywood-Wakefield Place,
61 Lake Street, Gardner, MA

JJManning

AUCTIONEERS

Property Information Packages, Photos & More at:

www.JJManning.com

or call 800.521.0111

Terms of Sale: 10% certified deposit of which specified minimum deposit must be presented in cash, certified or bank check. **Specified minimum deposit: Gardner Lots, \$5,000 per lot & Harvard Lot \$10,000.** Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 5pm ET on Monday, 8/25/08. 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 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.

ABSOLUTE AUCTION: Friday, July 7 at 3pm

Commissioner's Sale Pursuant to a Petition to Partition

3-Lot Residential Subdivision

Martha's Vineyard

27 Watcha Path (Lots 1, 2 & 3)

Edgartown, MA

Auction Site: Harbor View Hotel

131 N. Water St., Edgartown, MA 508-627-7000 & on-line

County: Dukes

Parcel ID: Assessors' Parcel 25-6

Assessed Value (2006): \$602,200

Est. Assessed Value (2007): \$1,452,300

Breakout By Lot RE Taxes (2006):

Lot 1 - \$545,300, Lots 2 & 3 - \$453,500 each lot

Frontage: Lot 1 with 254.4 ft. of frontage on Watcha Path. Lots 2 & 3 accessed by 20' common driveway easement (see plan).

Total Site Area: 11.1± acres

Lot Site Area: Lot 1 (5.1± acres), Lots 2 & 3 (3± acres)

Zoning: RA120 Residential/Agricultural

Shape: Irregular

Electric: Hook-up available through voluntary association for one-time fee of approximately \$1,500 per lot (\$4,500 total)

Annual Association Fees: \$150 per lot and/or habitable building for general fund for road maintenance, snow plowing, etc.

JJManning Auctioneers is proud to offer this 3-lot residential subdivision consisting of lots 1, 2 & 3 at 27 Watcha Path in Edgartown, MA on the beautiful island of Martha's Vineyard. Don't pass on the opportunity to buy increasingly rare residential development property at one increment above your competition. Perfect for investors, builders/developers or those who might wish to construct a family compound or dream home in one of the most desirable luxury destinations on the Eastern seaboard.

If you aren't interested in this property,
please pass this brochure on.
Thank you! Lic # 111 Bro # 1172

Terms of Sale: 10% deposit of which twenty thousand dollars (\$20,000.00) 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/784

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