



# WAYLAND, MA AUCTIONS

Thursday, November 16 On-site

2 Adjacent Properties Offered Individually  
(11:00am) 80 Oxbow Rd. & (11:30am) 86 Oxbow Rd.

# JJ Manning

— AUCTIONEERS —

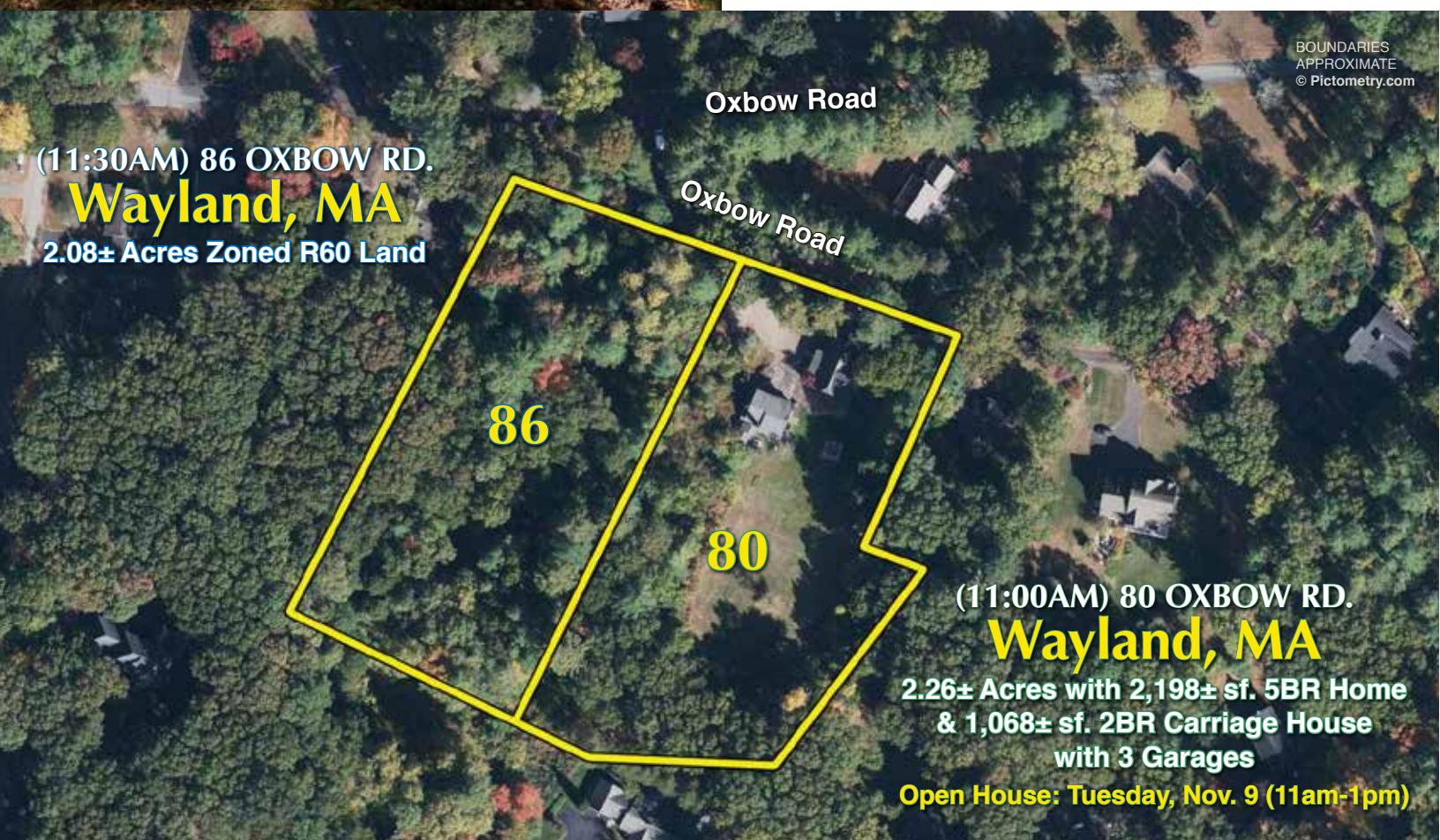
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## 800.521.0111

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



REF 21-1946, 21-1947  
BRO 1738  
MA AUC LIC 3184  
MA BROKER LIC 5850



(11:30AM) 86 OXBOW RD.  
**Wayland, MA**  
2.08± Acres Zoned R60 Land

(11:00AM) 80 OXBOW RD.  
**Wayland, MA**  
2.26± Acres with 2,198± sf. 5BR Home  
& 1,068± sf. 2BR Carriage House  
with 3 Garages  
Open House: Tuesday, Nov. 9 (11am-1pm)

BOUNDARIES  
APPROXIMATE  
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# Auctions: Tuesday, November 16 On-site

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**11:00AM**

## **80 Oxbow Rd., Wayland, MA**

(Auc. Ref. 21-1946)

**Open House: Tues., November 9 (11am-1pm)**

**2.26± Acres with 208± ft. frontage, 2,198± sf. 5BR Home & 1,068± sf. 2BR Carriage House each historically used a separate rental unit**

**RE Tax Assessment:** \$786,000

**Parcel ID:** 02-016

**Features:** Some hardwood floors, reroofed in 2019

**Utilities:** Town water, electric, gas, private septic (Title 5 upgrades financial responsibility of buyer)

### **80 - MAIN HOUSE**

**Gross Living / Bldg. Area:** 2,198± sf. / 4,087± sf.

**Design:** 1.75-story 5BR, 2BA gambrel built in 1927, 105± sf. front porch, 162± sf. screened porch, 60± sf. enclosed back porch

**2<sup>nd</sup> Fl.:** 953± sf.

**1<sup>st</sup> Fl.:** 1,245± sf.

**Basement:** 1,245± sf. full, unfinished

**Heat:** Gas-fired hot water, fireplace

**Septic:** Private, not Title 5

### **80A - CARRIAGE HOUSE**

**Gross Living / Bldg. Area:** 1,068± sf. / 3,404± sf.

**Design:** 2-story 2BR, 1.5 BA with shed dormer built in 1927

**2<sup>nd</sup> Fl.:** 1,068± sf. apartment private entry interior stair

**1<sup>st</sup> Fl.:** 468± sf. attached 1-car garage #1 & 600± sf. partially finished utility area (former 2nd bay)

**Basement:** 1,068± sf. full, unfinished with 1-car garage #2

**Garage #3:** 288± sf. detached 1-car, next to basement garage

**Heat:** Gas-fired hot water

**Septic:** Private, cesspool

**Zoning:** R60, Aquifer Protection District

**Plan Ref.:** Middlesex S County Plan Book Year 1974 Plan 1369 (Portion of Lot A)

### **Terms of Sale 80 Oxbow Rd.:**

10% deposit of which \$30,000 must be presented by certified or bank check at the auction. Remainder of the 10% deposit in wire transfer, certified or bank check by 4pm ET on Thursday, 11/18/21. Balance in 45 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. See additional terms applicable to both 80 & 86 Oxbow Rd. listed below. Other terms, if any, announced at the sale.



**Commuter convenience close to the Lincoln town line near the Oxbow Meadows Wildlife Area, recreation field, highly-rated schools, golf & more. Within 10 miles of MBTA commuter rail stations. Centrally located with easy access to I-95 & I-495 via Rt. 20 & I-90 via Rt. 27.**



**11:30AM**

## **86 Oxbow Rd., Wayland, MA**

(Auc. Ref. 21-1947)\*

**2.08± Acres Zoned R60 primarily wooded land with 210± ft. frontage**

**RE Tax Assessment:** \$412,000

**Parcel ID:** 02-016A

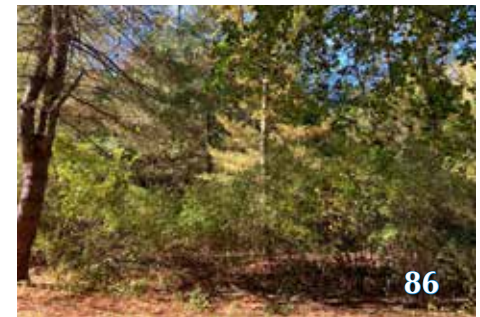
**See Property Info. Package:** Perc test (9/9/21)

**Zoning:** R60, Aquifer Protection District

**Plan Ref.:** Middlesex S County Plan Book Year 1974 Plan 1369 (Portion of Lot A)

### **Terms of Sale 86 Oxbow Rd.:**

**\*Only to be offered if 80 Oxbow Rd. is sold first.**  
10% deposit of which \$15,000 must be presented by certified or bank check at the auction. Remainder of the 10% deposit in wire transfer, certified or bank check by 4pm ET on Thursday, 11/18/21. Balance in 45 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. See additional terms applicable to both 80 & 86 Oxbow Rd. listed below. Other terms, if any, announced at the sale.



ADDITIONAL TERMS OF SALE APPLICABLE TO BOTH 80 OXBOW RD. & 86 OXBOW RD.

**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 JJManning.com for 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.

**JJManning**  
AUCTIONEERS

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

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**800.521.0111**