

82± ACRES RESIDENTIAL LAND

On Thompson St (Rt 105), Middleboro, MA



ABSOLUTE AUCTION

Thursday, October 9 at 11am On-site

Selling in the Entirety Only to the Highest Bidder, Regardless of Price
Comprised of 12 Contiguous ANR Parcels

Map	Lot	Address	± Acres	Assessment
6	3636	Thompson St (Rt 105) E	57.64	\$372,900
3	5985	Thompson St (Rt 105) E	5.6	\$201,200
6	4495	Thompson St (Rt 105) E	1.84	\$172,000
6	5238	Thompson St (Rt 105) E	1.84	\$172,000
6	5296	Thompson St (Rt 105) E	1.84	\$172,000
6	6116	Thompson St (Rt 105) E	1.84	\$172,000
6	6146	Thompson St (Rt 105) E	1.84	\$172,000
6	6176	Thompson St (Rt 105) E	1.84	\$172,000
14	5264	104 Thompson St (Rt 105) E	2.42	\$176,600
14	582	Thompson St (Rt 105) E	1.84	\$172,000
14	1323	Thompson St (Rt 105) E	1.84	\$172,000
14	1362	Thompson St (Rt 105) E	1.84	\$172,000
Totals			82.22	\$2,298,700

Increasingly rare opportunity to create a commuter-convenient residential development in a serene, pastoral setting amidst a backdrop of verdant fields.

Property is generally located across from Plain St near the Halifax town line with easy access to Routes 44 & I-495.

Real Estate Tax Assessment: \$2,298,700

Site Area: 82.2± acres

Zoning: RR – Rural Residential

Area Utilities: Private septic, town water available on street

Note: This is a repackaging of prior Group 3, excluding area of DEP notice

JJ Manning

AUCTIONEERS

Property Info, Broker Reg. & Full Terms at:

JJManning.com

800.521.0111

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



MA AUC LIC 111 • MA BROKER LIC 5850
 Brochure 1849 • Ref 21-1907

Terms of Sale:

10% certified deposit of which \$50,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, October 10, 2025. 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.