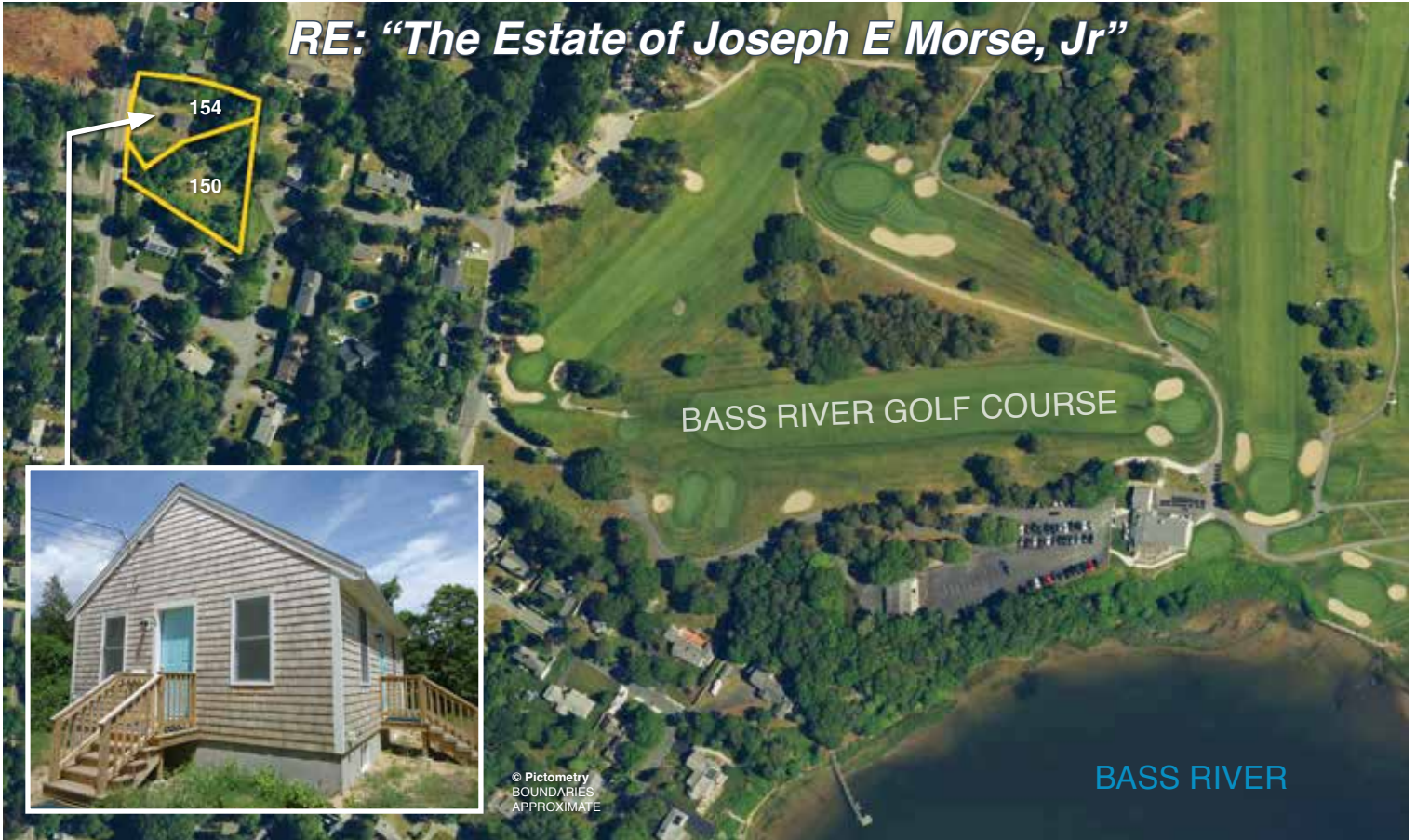


150 & 154 N Main St, S Yarmouth (Cape Cod), MA
1 BR, 1BA HOME ON .48 ACRE
ADJACENT .48 ACRE VACANT LAND
Possible Expansion/Redevelopment Potential

RE: "The Estate of Joseph E Morse, Jr"



© Pictometry
 BOUNDARIES
 APPROXIMATE

BASS RIVER

AUCTIONS: Friday, August 11 at 11am On-site

Open House: Friday, August 4 (11am-1pm)

Close to Bass River, Flax Pond, Shops & Restaurants

Easy Access to Golf, Marinas & Ocean Beaches ~ Convenient to Bus, Bike Path, Routes 6, 28 & 134

**1± mile to Dennis-Yarmouth
 Regional High School**

Each Site: .48 acre (20,909± sf)

Parcel ID: 80-137, 80-138

Zoning: R-40

Year Built: 2012-2013

HOME ON 154 N MAIN ST

Design: 480± sf. ranch with living/kitchen area, BR, BA

Basement: 480± sf full, unfinished

Heat: Gas-fired hot water

Water: Town

Sewer: Private, installed as 3BR Title 5 c. 2012

Other Utilities: Electric, gas

Driveway: Paved

Terms of Sale: 10% certified deposit of which \$15,000 (154 N. Main), \$10,000 (150 N. Main) OR \$25,000 (Entirety) in certified or bank check at the auction & remainder by 4pm ET on Monday, August 14, 2023. 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.

JJManning
 AUCTIONEERS

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

www.JJManning.com

800.521.0111

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



MA Auc Lic 111 • MA Broker Lic 5850
 Brochure 1777 • Ref 23-2023, 23-2029