

4 ABSOLUTE AUCTIONS

Tuesday, August 29 at 11am On-site



23-2024

**Ice Cream
Operating Complex
on 4± Acres**

67, 81, 94 Bedford St (Rt 18), Whitman, MA

Iconic "Peaceful Meadows Ice Cream"



23-2025

55± Acres of Undeveloped Ag. Land



23-2026

3BR, 2BA Home on 1± Acre



23-2027

4BR, 2BA 2-Family Home on 5± Acres

Selling Individually or in Set Groups to the Highest Bidder(s), Regardless of Price
On Rt 18 near the E Bridgewater line with easy access to Rt 14, 24, 106 & I-495.

Auc Ref #	Bedford Street Locus	Acres	Description	Auc Day Portion of 10% Certified Deposit*
23-2024	94 (Lot 1)	4±	Ice Cream Operating Complex	\$50,000 Minimum
23-2025	94 (Lot 2)	55±	Unimproved Agricultural Land	\$50,000 Minimum
Group A	94 (Lots 1 & 2)	59±	Entirety of Group A	\$100,000 Minimum
23-2026	67	1±	Home - 3BR with Detached Garage	\$25,000 Minimum
23-2027	81	5±	2-Family Home - 4BR, 2BA	\$25,000 Minimum
Group B	67 & 81	6±	Entirety of Group B	\$50,000 Minimum

Property Preview: Tuesday, August 22 (11am-1pm)

Terms of Sale: 10% certified deposit of which the specified minimum* per property or grouping in certified or bank check at the auction & remainder by 4pm ET on Thursday, August 31, 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.

After many successful decades in business since 1962, the family has chosen to divest of these valuable landmark assets owned since the 1920's. Existing retail/manufacturing complex includes stand, store, home/office, barns, production facilities, equipment, etc. Currently open & operating through the summer season.

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 1778 • Ref 23-2024 to 23-2027