

ABSOLUTE AUCTION

Selling to the Highest Bidder, Regardless of Price

Wednesday, December 6 at 11am On-site

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



81 Bedford St, Whitman, MA

1,486± sf, 4-BR, 2-BA 2-Family Home on 3.1± Acres

This property is being re-auctioned due to revised acreage pursuant to engineered survey.

Location: In Metro South on Rt 18 near the E Bridgewater line with easy access to Rt 14, 24, 106 & I-495

Zoning: LI-Limited Industrial & HB-Highway Business

Site Area: Parcel 25D-3-34 is 4.767± acres per Assessor, but has recently been estimated at 3.1± acres. Seller is procuring an engineered survey for total land area. Once complete, the survey will be referenced within the P&S Agreement as part of the legal description for the property.

Driveway: 4± parking spaces

Occupancy: Vacant

Design: 1,486± sf 2-story farmhouse built circa 1900 on masonry foundation with full unfinished basement

Configuration: 2nd floor unit accessible by interior & exterior staircases, 1st floor unit

Bedrooms: 4

Baths: 2

Features: Hardwood floors, back deck

Heat: Oil-fired forced hot air

Water & Sewer: Town

Terms of Sale: 10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Thursday, December 7, 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

Brochure 1785 • Ref 23-2039