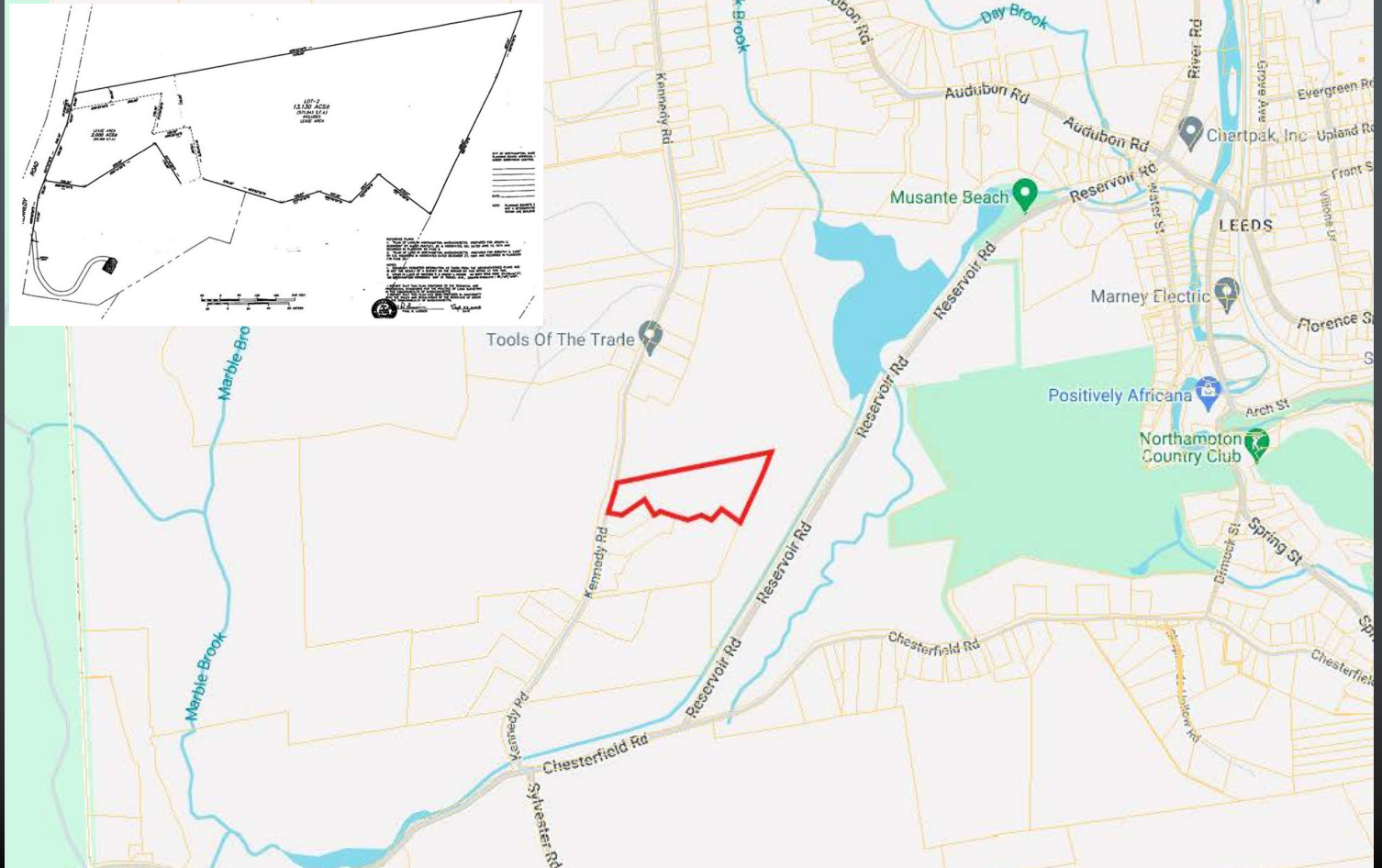


0 KENNEDY RD. (LOT 2), NORTHAMPTON, MA

13+/- ACRES OF RESIDENTIAL DEVELOPMENT LAND



AUCTION: Thursday, February 22, 2024 12PM On-Site

In Village of Leeds - Hampshire County

Parcel ID: 10-026-001

Zoning: Residential

Deed Ref.: Hampshire Cnty. 13015/324 (7/12/18)

Plan Ref.: Hampshire Cnty. Plan 234/77

13.13+/- acres of unimproved residential development land on Kennedy Road (look for JJManning signs) in the Village of Leeds in the Northwest corner of Northampton, close to Williamsburg & Westhampton. The property is convenient to conservation, Musante Beach, country club, bike path to Look Park. 5+/- miles to bustling Northampton Center with easy access to shopping, restaurants, museums, and institutions of higher learning.

Terms of Sale: 10% certified deposit of which \$10,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, February 23, 2024. 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 1788 • Ref 24-2045