

1.14± Acres of Commercial Land

Zone B-3 & Zone II WPA Overlay

527 Higgins Crowell Road, W Yarmouth, MA



BOUNDARIES APPROXIMATE © Pictometry.com

Auction: Wednesday, May 15 at 11am On-site

Unimproved land at the gateway to Yarmouth's Industrial Park / Mid Tech Drive, close to Rt 6 Exit 72 (Formerly Exit 7) on Willow Street Near Crow Pond & conservation areas.

RE Tax Assessment: \$338,000

Parcel ID: 74/15.2

Site Area: 1.14± acres (49,534± sf) per plan

Zoning: B-3, Zone II Wellhead Protection Overlay

Frontage: 252± ft per plan

Plan Ref: Barnstable County Plan 646/69 Lot 2B-2

Legal Ref: Barnstable County 27281/344

See Property Info Pkg: Title Insurance, initial wetlands review, etc

Terms of Sale: 10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 12pm ET on Friday, May 17, 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.

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— AUCTIONEERS —

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

www.JJManning.com

800.521.0111

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



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Brochure 1794 • Ref 24-2055