

46.68± ACRES OF RESIDENTIAL LAND

0 East Hodges St (36-2-0), Norton, MA



ABSOLUTE AUCTION

Wednesday, May 7 at 11am On-site

Rare opportunity to create your own private haven in a tranquil setting surrounded by natural beauty.
Selling to the Highest Bidder, Regardless of Price

RE Tax Assessment: \$341,500

Site: 46.68± acres (2,033,381± sf), primarily wooded with brook & wetland areas

Parcel ID: 36-2-0

Zoning: R80

Legal Ref.: Parcel 1 only of Bristol N County 26019-251

Close to conservation, golf & shopping. Convenient to Routes 24, 44 & 140. Centrally located within 10± miles of Routes I-95, I-295 & I-495. 18± miles to Providence & 25± miles to TF Green.

See Property Information Package for approvals, permits, perc tests, wetlands delineation & site plans for an up to 5-bedroom single-family home with barn. Prospective buyers to conduct their own due diligence in regard to the full potential of this special property.

Terms of Sale:

10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, May 9, 2025. 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

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

JJManning.com

800.521.0111

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



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