

2,245± SF 3BR, 2BA HOME

6 Emerson Rd, Lincoln, MA

On 2.8± Acres Abutting Smith Hill Trail



AUCTION: Wednesday, August 20 at 11am On-site

RE Tax Assessment: \$919,500

Site Area: 2.8± acres (121,948± sf), primarily wooded

Gross Building Area: 3,774± sf

Gross Living Area: 2,245± sf

Design: Split level built 1978 with 3 bedrooms, 2 baths, 2 fireplaces, walk-out lower level

Deck: 884± sf

Heat: Oil-fired forced hot air, central a/c

Carport: 532± sf (38' x 14'), attached

Drive: Paved drive to gravel parking via Lot 6 right-of-way easement

Shed: 144± sf

Legal Ref: Middlesex S County 66637/519

Plan Ref: Middlesex S County Plan 184 Lot 7 (1963)*

Frontage: 394± ft on Emerson Rd*

*NOTE: Lot 7 was originally 3± acres with 312± ft frontage when known as 46 Cambridge Tpk prior to Rt 2 access changes in 2013

Water: Well, Town water available at street

Sewer: Private septic

Parcel ID: 112-10-0

Zoning: R1

Desirable area close to highly-rated public and private schools, conservation & cultural attractions including Minuteman National Historic Park, DeCordova, Drumlin Farm, Walden Pond & Flint's Pond. Commuter convenience just 5± miles to Lincoln Center with easy access to MBTA Commuter Rail, Routes 2, 2A, 117, 128, I-95 & I-495.

JJ Manning

AUCTIONEERS

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

JJManning.com

800.521.0111

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



MA AUC LIC 111

Brochure 1843 • Ref 25-2141

Open House: Wednesday, August 13 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, August 22, 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.