

ABSOLUTE AUCTION EVENT

5 “State Land for Homes” Properties

Selling Individually to the Highest Bidder(s), Regardless of Price

On Behalf of



DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE



Westborough **5.8± Acres**



Northborough **5.45± Acres**



Wilmington **2.5± Acres**



“Brook House”
Phillipston **4.6± Acres**



“Elliot House”
Templeton **5.8± Acres**

JJ Manning

— AUCTIONEERS

JJManning.com

800.521.0111

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



MA AUC LIC 111
BRO 1844
REF 25-2142 to
25-2146

Terms of Sale:

10% deposit at the auction of which **\$20,000 or \$10,000 per property as specified herein** in certified or bank check with remainder of the 10% of total purchase price by personal or business check at the auction as well. Balance is due at closing, and the closing is in 30 days, subject to the P&S. 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 & 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.

SITE TOURS:

Tuesday, September 2 (10-11:30am) - Wilmington
Tuesday, September 2 (12-1:30pm) - Westborough
Tuesday, September 2 (1:30-3pm) - Northborough
Wednesday, September 3 (12-2pm) - Phillipston & Templeton

AUCTIONS: Wednesday, September 10 at 11am

Auction Location: Four Points by Sheraton Boston Newton, 320 Washington St., Newton, MA

ABSOLUTE AUCTION EVENT



Westborough



Northborough



Wilmington



Phillipston



Templeton

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Property Information & Full Terms at:

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| Auc Ref | Town | Address | Parcel ID | ± Acres | Description | Zoning | Cert. Amount of 10% Deposit |
|---------|--------------|-----------------------------------|----------------------|---------|--|--------|-----------------------------|
| 25-2142 | Westborough | 0 Lyman St | 38-1C-0 | 5.84 | Land close to Rt 9 | MUD | \$20,000 |
| 25-2143 | Northborough | 0 Lyman St | 91.0-1 | 5.45 | Land close to Rt 9 | RC | \$20,000 |
| 25-2144 | Wilmington | 0 Salem St/Rt 62 | R1-0-27 | 2.50 | Land on Rt 62 close to I-93 | R-20 | \$20,000 |
| 25-2145 | Phillipston | 461 Freight Shed Rd | SP4-A (part 49-8) | 4.60 | Brook House campus 7,600± sf & outbuildings | R-A | \$10,000 |
| 25-2146 | Templeton | 0 Elliot Rd (Off Royalston Rd) | 2-7-40-8.1 | 5.79 | Elliot House 2,100± sf & outbuildings | R-A-5 | \$10,000 |

SITE TOURS: Tuesday, September 2 & Wednesday, September 3 (See Reverse Side for Times & Dates)

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Auction Location: Four Points by Sheraton Boston Newton, 320 Washington St., Newton, MA