

1.47± Acres Comprised of 3 Adjacent Parcels

42, 40 & 0 Dyer Prince Rd, Eastham (Cape Cod), MA

1,735± sf 4-BR Home Prepared for Renovation

To Be Offered in the Entirety Only



TRUSTEE'S AUCTION:

Friday, September 5 at 11am On-site

.6± mile to Dyer Prince Beach & 1± mile to Rock Harbor marina charter kiosk.
4± miles to Nauset Beach & Salt Pond Visitors Ctr — gateway to the CC National Seashore's 40± miles of pristine sandy beaches, ponds, salt marsh & trails.

Parcel IDs: (42) 20-4-0, (40) 20-6-0, (0) 20-6-A

Site Area: 1.47± acres (64,033± sf)

Frontage: 271± ft

Zoning: Residential (A)

Design: 1,735± sf 1.75-story 4-BR, 2-BA Cape with 1-story wing built pre-1960 on concrete block foundation, partially gutted & prepared for renovation

Basement: 900± sf full, unfinished with cement floor
Water & Sewer: Private

Outbuilding: Detached 2-stall horse barn/shed

FEMA Flood Zone: AE (EL 13) (Map 25001C0436J 7/16/14), buyers to conduct their own due diligence

Legal Refs: Barnstable County Cert 216173 & 216215

Close to shops, restaurants & services with easy access to Routes 6 & 6A.

**25± miles to Provincetown
38± miles to Sagamore Bridge**

Viewing: Friday, August 29 (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 Monday, September 8, 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

Property Information, Broker Reg. & Full Terms at:

JJManning.com

800.521.0111

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



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