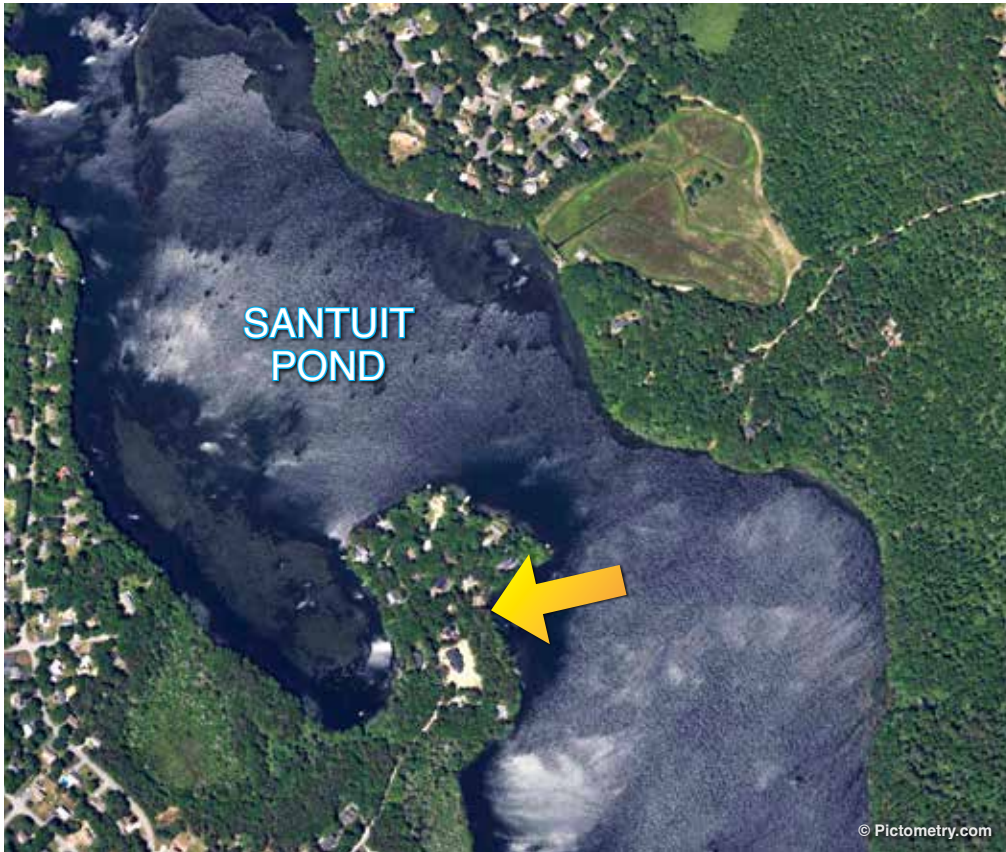


.24± ACRE WATERFRONT LOT

9 Santuit Ln, Mashpee (Cape Cod), MA

Briant's Neck on Santuit Pond

Special Permit & Approvals in Place for 3-BR Home



AUCTION: Friday, October 10 at 11am On-site

Chance to create your own secluded waterfront oasis on a short private unpaved road. Close to conservation, ocean beaches, marinas, world-class golf, shopping & restaurants. Rare opportunity for this level of privacy with easy access to Routes 6, 28 & 130.

Special Permit: SP-2025-01 to raze existing improvement & replace with new 960± sf (24' x 40') 2-story, 3-BR home with 2-car garage under further from shore. All septic to replace cesspool, drywells installed & mitigation planting to be implemented in area of current home.*

* Note: All will be responsibility of the buyer.

Fenced site, no access.

Existing Improvements: 640± sf wood-frame bungalow built 1953 with 2 BR, 1 BA, 1 fireplace & porch.

Parcel ID: 30-15-0

Zoning: R-5, portion in Groundwater Protection District

FEMA Flood Zone: X, non-hazard (25001C0539J 7/16/14)

Water & Sewer: Private

Legal Ref: Barnstable County 35615-242

See Property Info Package: Special Permit, OCC, site plan, landscape plan, conceptual house plans & more

JJ Manning
AUCTIONEERS

Property Info, Broker Reg & Full Terms at:

JJ Manning.com

800.521.0111

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



MA AUC LIC 111 • MA BROKER LIC 5850
Brochure 1850 • Ref 25-2159

Terms of Sale:

10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Monday, October 13, 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.