

CAPE COD REAL ESTATE AUCTION

2,076± sf 3BR, 2BA Home on .23± Acre Lot
Near Dowses Beach

20 Deerfield Rd, Osterville (Barnstable), MA



Estate Auction: Friday, June 26 at 11am On-site

Centrally located 1± miles to MA Audubon's 147± acre Skunknett River Wildlife Sanctuary. 2± miles to Dowses Beach, Osterville Center, Yacht Club & world class golf. 3± miles to Centerville's Craigville & Long Beaches. 6± miles to Hyannis airport, transportation center & ferries.

**Open House:
Friday, June 19
(11am-1pm)**

Site: .23 acre with 100± ft frontage
Primary Zoning: RC – Residence C
Driveway: Paved parking 4± cars
Garage: 400± sf attached
Design: 2,076± sf, 3-bedroom, 2-full bath, 2-story Gambrel built in 1979
1st Floor: 1,116± sf
2nd Floor: 960± sf

Basement: 1,116± sf full, unfinished
Features: 232± sf Wood Deck, 400± sf unfinished attic, Fireplace
Heat: Gas-fired hot water
Water: Town
Sewer: Private septic (see PIP)
Legal Ref: Barnstable County LC C234387
Parcel ID: 166-074

Re: The Estate of Beth E. Higgins

JJManning
AUCTIONEERS

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

JJManning.com

800.521.0111

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



MA Auc Lic 111 • MA Broker LIC 5850
Brochure 1876 • Ref 26-2229

Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Monday, June 29, 2026. 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.