

CAPE COD REAL ESTATE

1± Acre Residential Lot in Highly Desirable Location
1761 Main Street, Chatham, MA



AUCTION: Friday, June 26 at 2pm On-site

Set on a one-acre parcel in the charming town of Chatham, this property offers a rare opportunity to design and build a home tailored entirely to your vision. Abutting a cranberry bog, the setting provides remarkable privacy and scenic natural beauty - an idyllic backdrop for everyday living. With generous acreage and flexibility, the lot may allow for the construction of two homes or ADU, ideal for a family compound or private retreat.

Although the existing 1,414± sf, 3-bedroom structure is likely a tear-down, the convenience of a sewer connection at the street streamlines new construction. This is a unique chance to secure a premier piece of Chatham real estate and create the home and lifestyle you've been envisioning.

Highly desirable location 1.8 miles to Hardings Beach, 1.4 miles to Ridgevale Beach, .6 miles to Chatham Municipal Airport; Close to numerous restaurants & shopping.

RE Tax Assessment (2026): \$566,700

Parcel ID: 8E-5-3

County: Barnstable

Site Area: 1.01± ac.

Zoning: R20

Open House: Friday, June 19 (2pm-4pm)

Terms of Sale:

10% certified deposit of which \$15,000 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 JJManning.com for mandatory broker pre-registration requirements.

JJManning
AUCTIONEERS

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

JJManning.com

800.521.0111

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



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