

10.02± ACRE PRIVATE ESTATE LOT

169 Scantic Road, Hampden, MA

3,267± sf, 4BR Home & 1,802± sf, 2BR In-Law Home



Main Home



In-law Home



In-law Home



AUCTION: Tuesday, July 14 at 12pm On-site

MAIN HOME

3,267± sf, 4-Bedroom, 3.5-Bath, 2-Story Colonial Farm House with full, partially finished basement, attached 2-car garage & fireplace. Built in 1994

IN-LAW HOME

1,802± sf, 2-Bedroom, 2-Bath, 2-Story Post & Beam Home with full, partially finished basement with bath, attached 3-car garage & fireplace. Built in 2016

Parcel ID: 14-55-2

Legal Ref.: 10/11/2011

Book/Page: 18950 / 0083

County: Hampden

Site Area: 10.02± acres (436,384± sf)

Frontage: 136± ft.

Features: Millings driveway, Wrap-around porches, Leaf Guard gutters, whole house generators, Pella windows, central A/C

Water: 2 Artesian Wells

Heat & Fuel: Oil (main home) / Propane (in-law)

Sewer: Septic, 2 Systems - Title 5 as of 2012

Utilities: All run through main home except for propane in in-law

Open House: Wednesday, July 8 (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 **Thursday, July 16, 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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