"State Land for Homes" on Behalf of:

DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE

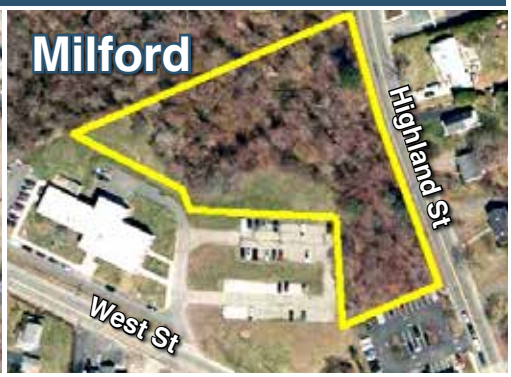
ABSOLUTE AUCTION EVENT

Rowley - Billerica - Milford

Selling Individually to the Highest Bidder(s), Regardless of Price







AUCTIONS: Wednesday, December 2 at 11am

Auction Ref #	Address	± Acres	Description	Utilities Assumed*	Permitting
26-2250	**482-542 Haverhill St., Rowley, MA**	2.538	Close to Route 1 and I-95 and across the road from an existing housing subdivision. The parcel has good frontage and abuts 104 acres of town-owned conservation land. *Note: The Town parking area to Hunsley Hills is NOT part of this property*	Electric / Water	4 units per acre minimum through AHA
26-2251	**0 River St. Ext., Billerica, MA**	2.7	Vacant, wooded parcel at Old Middlesex Turnpike at River Road Extension. The lot is located in a residential neighborhood with easy access to Route 3.	Electric / Water / Sewer	4 units per acre minimum through AHA
26-2252	**161 West St., Milford, MA**	2.62	Located behind the Milford District Court, the parcel borders a residential area along Highland Street. The surplus land is currently undeveloped and close to restaurants, commercial amenities and recreational nature area.	Electric / Water / Sewer	4 units per acre minimum through AHA

* *Proposers are responsible for confirming available utilities*

Auction Location: Boston Marriott Burlington
1 Burlington Mall Rd., Burlington, MA

Site Tours: Wednesday, November 18
(10am Rowley, 12pm Billerica, 2pm Milford)

Surplus state-owned real estate on behalf of Massachusetts Division of Capital Asset Management & Maintenance (DCAMM). Property is being sold for housing purposes through the Affordable Homes Act, Chapter 150 of the Acts of 2024 (AHA). The deed will include a reversionary interest held by the Commonwealth.

Terms of Sale:
10% deposit of the Contract Sales Price of which Twenty Thousand Dollars ($20,000) must be presented in certified or bank check at the auction. In the event the Total Purchase Price, inclusive of Buyer's Premium, is less than $200,000, the deposit shall be $20,000. Remainder of the 10% deposit in personal or business check at the conclusion of the auction when you sign the Purchase & Sale Agreement. Balance is due at closing (50 days), subject to the P&S.

JJ Manning AUCTIONEERS

Property Info. & 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

Bro 1893 • Ref 26-2250-52