



SAMPLE PORTFOLIO  
MUNICIPAL

**32,922± sf. GLA Former "Lighthouse Inn" Complex**  
**3 Buildings ~ 51± Rooms ~ Restaurant ~ On 4.2± Acres**  
**48 Guthrie Pl., New London, CT**



On Behalf of the  
City of New London, CT



*Selling to the Highest Bidder, Regardless of Price*

**ABSOLUTE AUCTION**

**Wednesday, October 5 at 2pm at City Hall**

**JJ Manning**  
AUCTIONEERS

[www.JJManning.com](http://www.JJManning.com)

**800.521.0111**

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

CT Lic 429981  
Bro 1593  
Ref 16-1696



**Terms of Sale**

10% certified deposit of which \$20,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Friday, 10/7/16. Balance in 45 days. 10% Buyer's Premium. 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 & 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.

**Buyer's Broker Terms**

Up to 2% Buyer's Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for details & mandatory pre-registration requirements.



**Property Tour: Wednesday, September 28 (11am-1pm)**



# 32,922± sf. GLA Former “Lighthouse Inn” Complex

## 3 Buildings ~ 51± Rooms ~ Restaurant ~ On 4.2± Acres with Thames River & Long Island Sound Views



This c. 1902 National Register of Historic Places listed landmark property was designed by Boston architect, William Ralph Emerson, as a home for steel magnate, Charles S. Guthrie, with Olmstead planned grounds as an extension of the Pequot Colony resort community. Converted to an inn in 1928, it became a favorite for society events & a retreat for stars such as Bette Davis, Joan Crawford & Esther Williams. Set in a neighborhood of luxury homes, ½ mile from Ocean Beach Park -- close to casinos, marina, yacht club, attractions, colleges & more all within 2± hours of Boston & NYC with easy access to Routes 1 & I-95.



*Selling to the Highest Bidder, Regardless of Price*

# ABSOLUTE AUCTION

## Wednesday, October 5 at 2pm at City Hall

**City RE Tax Assessment:** \$1,645,490

**Parcel ID:** G25-27-17

**Site:** 4.2± acres with 3 main buildings, lawns, stone walls, fountain, in-ground pool, bath house, gazebos & 54± spaces

### **Main Inn**

22,997± sf. GLA 3-story Main Inn built in 1902 as a Mission/Spanish Colonial Revival Style mansion designed to maximize exterior views now with 27± guest rooms (11± water view), lobby, gift shop, restaurant, lounge, meeting rooms, basement, 3-stop elevator, fine historic detail including fireplaces, coffered ceiling, decorative woodwork, spectacular central staircase & bar, partially furnished with many original lighting fixtures, 671± sf. deck & 2 patios

### **Carriage House**

9,059± sf. GLA 1 & 2-story Carriage House built in 1952 with 24± guest rooms, attic, 761± sf. porch & patio with fireplace

### **Watchman's Cottage**

866± sf. GLA 1-story Watchman's Cottage built in 1952 & used as a salon/day spa

**See Property Info. Package For:** Zoning, plans, appraisal, financial, environmental & more

### **Property Tour:**

**Wednesday, September 28 (11am-1pm)**

# JJ Manning

— AUCTIONEERS —

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

[www.JJManning.com](http://www.JJManning.com)

# 800.521.0111



# ABSOLUTE AUCTION



110 & 116 PARK STREET, BEVERLY, MA: .45 ac. (19,620 sf) in 2 parcels.\*

**Auction: Thursday, October 14<sup>th</sup> at 2:00PM • AUCTION TO BE HELD ON SITE**

**Preview: 12PM - 2PM Auction Day**

110 Park St = 7,200 sf lot w/brick warehouse bldg.

116 Park St = 12,420 sf lot w/shed & fenced, paved lot.

\*Parcels will be offered individually and in their entirety.



Former MHD Maintenance Depot on contiguous lots with two circa 1925 buildings: 6,201 sq. ft. brick warehouse with two half-baths and 2,016 sq. ft. shed. Great location. Convenient to commuter rail station, Routes 1A & 62.

CURRENT USE: Surplus property – inactive MHD maintenance depot – City of Peabody is currently using property for storms (salt).

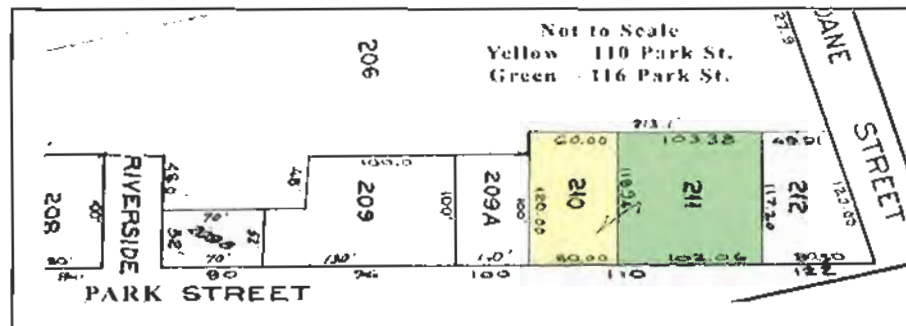
FRONTAGE: On city street with neighborhood parking.

UTILITIES: General utilities ZONING: Industrial – IG

ASSESSOR'S INFORMATION: Parcels 10-210 & 10-211

ASSESSED VALUE: \$294,600 + 179,700 = 474,300

DEED INFORMATION: Book 3283, Page 512 & 513



PHOTOS, INFO & PROPERTY INFO PACKAGES AT:

**[www.JJManning.com/606](http://www.JJManning.com/606)**

**TERMS OF SALE:** 10% deposit of which \$10,000.00 per property must be presented in cash, certified or bank check. Remainder of the 10% deposit in personal or business check. Balance in 60 days. 10% Buyer's Premium.

**AUCTIONEER'S DISCLAIMER:** All information contained was derived from reliable sources believed correct, but is 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. Jerome J. Manning & Co., Inc. is acting exclusively on behalf of Seller in this transaction.

**IF YOU AREN'T INTERESTED IN THIS PROPERTY, PLEASE PASS THIS BROCHURE ON. THANK YOU! BRO 1120**





# ABSOLUTE AUCTION



COMMONWEALTH OF MA SURPLUS DEVELOPMENT REAL ESTATE

14.87+/- AC. DEVELOPMENT LAND • 789' FRONTAGE ON ROUTE 9

COMMERCIAL/BUSINESS ZONE

RTE. 9 (BOSTON TURNPIKE) • SHREWSBURY, MA

Division of  
Capital Asset Management



**Auction: Wed., November 10<sup>TH</sup> @ 12:00PM**

- Town assessor Land Use Code is 914
- High Traffic Count: 46,600 cars per day (Mass. Highway Statistic 1996)
- Level to moderately sloped

Site is close to: Home Depot, Borders, Bed Bath & Beyond, Staples, CVS, 420 Commerce Park, Stop & Shop, NTB and more.

AUCTION TO BE HELD AT: Beechwood Hotel, 363 Plantation Street, Worcester MA 01605  
Phone (508) 754-5789 - FAX (508) 752-2060 - Toll-free (800) 344-2589

SURVEY, PHOTOS  
& INFO AT:

[www.JJManning.com/658](http://www.JJManning.com/658)

**DIRECTIONS TO PROPERTY:** From Route 9 East, parcel is on the right just before the intersection with Lake St. and just prior to the Worcester County Food Bank Distribution Center.

**TERMS OF SALE:** \$100,000.00 deposit, in cash or certified check, with an increase to equal 10% of purchase price within 5 days of auction. Balance in 60 days. 10% Buyer's Premium. Other terms, if any to be announced at the auction sale.

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# ABSOLUTE MA CLEAN ELECTIONS REAL ESTATE AUCTION

## LIST OF AUCTION PROPERTIES:

- Lakeville State Hospital, Lakeville, MA ~ 72+/- Acres w/ campus
- 31+/- Acres, Route 146, Sutton, MA
- 120+/- Acres, Main Street, Boylston, MA
- 31.75+/- Acres, Routes 24 & I-495, Raynham, MA
- 242.73+/- Acres, Grafton Complex, Grafton, MA
- 167.8+/- Acres, Grafton Complex, Shrewsbury, MA
- 5.02+/- Acres, off Rte. 2 (Fairhaven Rd. & Arena Terr.), Concord, MA
- 2+/- Acres, off Rte. 2 (Baker Ave. & Gifford Ln.), Concord, MA
- 30+/- Acres, Route I-190, Sterling, MA

FOR PROPERTY INFORMATION, MAPS AND AUCTION UPDATES, VISIT:

[www.jjManning.com/cleanelections](http://www.jjManning.com/cleanelections)

OR CALL US TOLL-FREE @

**800.521.0111**

**DATE: Wed., July 10<sup>TH</sup> @ 7PM**

(Bidder registration begins @6:00PM)

LOCATION: Westin Waltham-Boston

70 Third Ave. Waltham, MA 02451

(781) 290-5600



Lakeville State Hospital, Lakeville, MA

Lakeville Inspection: Wed., June 26th @ 10am-3pm &  
Tues., July 2nd @ 10am-3pm.

**TERMS OF SALE:** 10% deposit of which \$5,000\* in cash or certified funds, balance of 10% in good check. Balance in 10 days. 10% Buyer's Premium All sales absolute to high bidder.

\* Lakeville: Certified amount is \$100,000. Grafton & Shrewsbury: Visit website for deposit amounts

# ABSOLUTE AUCTION EVENT

## On Behalf of the Town of Scituate, MA

### 18± Tax Title Unimproved Land Parcels

*Each Selling Individually to the Highest Bidder, Regardless of Price*

Auction Reference Number	Street Address	Parcel ID	Zoning	Lot Size	Assessment	*Certified Amount of 10% Deposit
23-1993	0 Stanton Ln	22-09-008-0	R3	10,070 sf	\$23,000	\$2,500
23-1994	407 Hatherly Rd	21-02-005-B	R2	29,627 sf	\$71,100	\$2,500
23-1995	0 Central Ave	70-03-002-0	R3	6,750 sf	\$23,300	\$2,500
23-1996	12 Hewes Rd	60-2A-016-0	R2	41,700 sf	\$95,700	\$2,500
23-1997	155 Kent St	60-02-035-0	R2	19,250 sf	\$118,100	\$2,500
23-1998	0 Hatherly Rd	45-09-003-0	R3	10,000 sf	\$229,900	\$5,000
23-1999	210 First Parish Rd	44-01-013-C	R2	43,560 sf	\$360,400	\$5,000
23-2000	218 First Parish Rd	44-01-013-A	R2	23,000 sf	\$329,900	\$5,000
23-2001	214 First Parish Rd	44-01-013-B	R2	20,040 sf	\$326,300	\$5,000
23-2002	0 Stockbridge Rd Rear	54-02-015-0	R2	10,006 sf	\$131,400	\$2,500
23-2003	0 Brookland Rd	45-11-017-0	R3	8,000 sf	\$54,000	\$2,500
23-2004	8 Bramble Ave	40-09-015-0	R3	4,172 sf	\$64,900	\$2,500
23-2005	0 Wood Ave	22-02-005-0	R3	4,255 sf	\$56,800	\$2,500
23-2006	0 Wood Ave	22-04-001-0	R3	13,471 sf	\$210,500	\$5,000
23-2007	50 Wood Ave	22-02-001-0	R3	5,442 sf	\$210,500	\$5,000
23-2008	0 Dreamwold Rd	33-06-012-0	R2	24,190 sf	\$33,100	\$2,500
23-2009	0 Revere St	72-04-019-0	R3	7,500 sf	\$362,400	\$5,000
23-2010	0 Hatherly Rd	45-09-004-0	R3	10,478 sf	\$230,400	\$5,000

**Wednesday, May 17  
at 11am**

**Registration Begins at 10am**

All Auction Sales Held At:

**Scituate Harbor Community Bldg  
44 Jericho Rd, Scituate, MA**

**Terms of Sale:**

10% certified deposit based on total purchase price of which \$5,000 or \$2,500 minimum per property\* in certified or bank check with remainder by personal check at the auction.

Balance in 30 days. 3.2% 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.



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Property Information & Full Terms at:

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**800.521.0111**

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



MA Auc Lic 111 • Brochure 1769  
Ref 23-1993 to 23-2010



# ABSOLUTE AUCTIONS

Wednesday, September 28 at 12PM

\*\*\* Auction Off-Site at DoubleTree by Hilton, 99 Erdman Way, Leominster, MA \*\*\*

## 2 Former Brick Armory Buildings

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



### 67 Hope St., Greenfield, MA

.64± Acres with 30,692± sf. Armory Built c. 1910

(Auc Ref 22-1976)

**Property Tour: Tuesday, September 20 (10am-12pm)**

Most recently used as an Army National Guard recruiting office. Conveniently located close to public transportation, Olive St. Garage & municipal parking with easy access to Routes 2, 5 & I-91.

**RE Tax Assessment: \$1,227,400**

**Parcel ID: 27-57-0**

**Zoning: RA – Urban Residential District**

**Site:** .64± acres (28,000± sf.) with frontage on Hope (127± ft.), Armory (232± ft.) & Prospect Streets (220± ft.)

**Building:** 30,692± sf. 1-2 story with full primarily finished basement by Architect James A. Britton includes entry, drill hall, functional hall, kitchen/pantry, offices, classrooms, toilets/showers/lockers, storage, loading dock, etc.

### 119 Chestnut St. (Rt. 62), Clinton, MA

.57± Acres with 15,300± sf. Armory Built c. 1914

(Auc Ref 22-1978)

**Property Tour: Tuesday, September 20 (2pm-4pm)**

Most recently used as the Dept. of Parole's Massachusetts Probation Service Training Academy. High profile location near Central Park with easy access to Routes I-190, I-290 & I-495.

**RE Tax Assessment: \$1,619,900**

**Parcel ID: 68/3610**

**Zoning: R1- Residential**

**Site:** .57± acres (25,000± sf.) with 125± ft. frontage

**Building:** 15,300± sf. (27,128± sf. per Assessor) 1-2 story with full partially finished basement by Architect James E. McLaughlin includes assembly hall with balcony, mess hall, kitchen/pantry, offices, classrooms, toilets/showers/lockers, storage, delivery area, etc.

# JJManning

AUCTIONEERS

Property Information, Photos, & Full Terms at:

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800.521.0111

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



Surplus state-owned real estate on behalf of Massachusetts Division of Capital Asset Management and Maintenance (DCAMM)

#### Terms of Sale:

10% certified deposit of which \$25,000 each minimum in certified or bank check at the auction together with the remainder of the 10% by personal or business check. Closing in 60 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.

MA Auc Lic 111 • Brochure 1757

# M

DCAMM



# ABSOLUTE AUCTION

Wednesday, March 30<sup>th</sup> at 11am On-site

On Behalf of the Town of Scituate, MA  
*Selling to the Highest Bidder, Regardless of Price*



Property Tour: Wednesday, March 23 (11am-1pm)



27 Brook St., Scituate, MA  
**5,000± sf. Former Senior Center**  
**on .5± Acres**  
Access from Brook St. & First Parish Rd.



Starting as a schoolhouse in 1852, the property was repurposed to a Fire Station c. 1917 with side sections added twenty years later and most recently home to the Council on Aging until February, 2021 in advance of the grand opening of the new community campus Senior Center. Neighboring Town conservation, back parking lot entry is across Satuit Brook culvert which runs the width of the property.

**Town Appraised Value (10/21):** \$690,300

**RE Tax Assessment:** \$652,700

**Site Area:** .5± acre (21,780± sf.)

**Zoning:** R-3, portions in Watershed Protection District & FEMA Flood Zone with any potential residential use per zoning to be restricted to a maximum of 2 units per Town

**Paved Parking:** Front 5± spaces wide including 2 handicap, larger back lot is accessible off First Parish Rd. only

**Building:** 4,994± sf. 1-2 story on slab with decorative roof cupola

**1<sup>st</sup> Fl.:** 3,150± sf. open layout minimally built out with 3 offices, 2 restrooms, kitchen & foyer

**2<sup>nd</sup> Fl.:** 1,652± sf. finished, 192± sf. unfinished

**HVAC:** Oil-fired hot water heat, central a/c

**Utilities:** Town water & sewer, gas available at street

**Legal Ref.:** Plymouth County Bk 241 Pg 167 (1851)

**Parcel ID:** 50-6-0-A

**Terms of Sale:**

10% certified deposit of which \$10,000 (minimum) in certified or bank check with the balance of the 10% deposit in the form of a personal check both due at the auction. Balance in 30 days. 3.2% 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.

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AUCTIONEERS

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



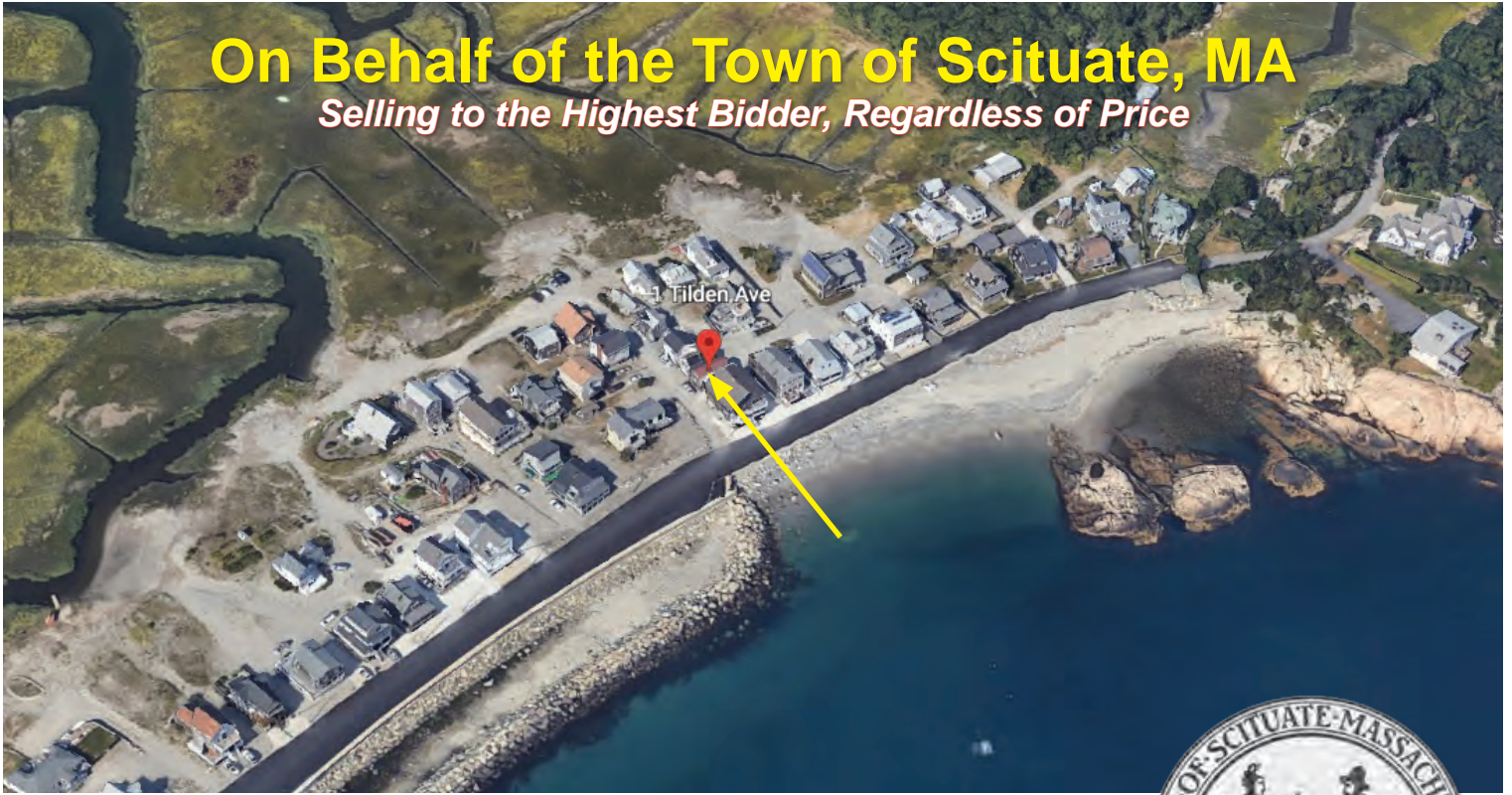
MA Auc Lic 3184 • Brochure 1744 • Ref 22-1957



# ABSOLUTE AUCTION

Thursday, January 13<sup>th</sup> at 12pm On-site

On Behalf of the Town of Scituate, MA  
*Selling to the Highest Bidder, Regardless of Price*



**1 Tilden Ave., Scituate, MA**  
**868± sf. 2-Story Cottage**  
**Between Briggs Harbor & Minot Beach**  
**One Lot Back From Glades Rd. with Potential for Ocean Views**

Set in Minot Beach neighborhood across Glades Rd. from beach access stairs at the north end of the breakwater.  
Possible ocean views not verified. Close to N. Scituate Beach, golf, tennis, boating & more.  
Easy access to Routes 3 & 3A, 6± miles to the MBTA Greenbush line station.

**Design:** 868± sf. 2-story, 1-BR cottage  
built circa 1900 on piers  
**Site:** .01± acres (653± sf.)  
**Frontage:** 18± ft. on a gravel private way  
**Parcel ID:** 5-3-70

**Zoning:** R-3  
**FEMA Flood Zone:** AE15 per Town  
**Town Water, Gas & Electric:** Connections  
to house with meters currently removed  
**Sewer:** Failed private septic, BOH  
condemned 3/26/19 per State Sanitary  
Code, Ch. II

**References:** Plymouth County Registry of  
Deeds 47828/342 tax taking, 55667/121  
rights of redemption foreclosure

**Preview for  
Registered Bidders:  
Thursday, January 13  
(10am-12pm)**

**Terms of Sale:**

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**800.521.0111**

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



MA Auc Lic 3184 • Brochure 1742 • Ref 22-1951



# Prime 4± Acre Commercial Development Site

## Town Owned ~ Formerly Known as “Staffon Greenhouse”

### ABSOLUTE AUCTION ABOVE \$250,000

Selling to the Highest Bidder above \$250,000

**Auction: Wednesday, February 18<sup>th</sup> at 11am**

Auction to be held at Town Hall, 40 Center St., Fairhaven, MA



DATED IMAGE  
BOUNDARIES  
APPROXIMATE  
© Pictometry.com



**124 Alden Road  
Fairhaven, MA**



DATED IMAGE  
BOUNDARIES  
APPROXIMATE  
© Pictometry.com



**I & MM OVERLAY ZONING** permits a wide variety of potential uses.  
Highly visible central location within 1± mile of  
Routes 6, 240 & I-195 and 3± miles of New Bedford.

**Property Tour: Wednesday, February 11<sup>th</sup> (11am-1pm)**

**RE Tax Assessment: \$501,500**

**Site Area: 4.023± acres**

**Frontage: 274± ft.**

**Available Utilities:** Town water & sewer, electric

**Legal Ref.:** Southern Bristol County 10334-132,  
Tax Title 8988-61

**Zoning:** I – Industrial Districts, MM – Medical  
Marijuana Overlay District

**Improvements:** 384± sf. 1-story retail  
structure with restroom built on slab in 1996,  
attached greenhouses, detached outbuildings,  
parking lot with 2 curb cuts

**Parcel ID:** 24-016A

**Terms of Sale:** 10% certified deposit of which \$20,000 in cash,  
certified or bank check at auction & remainder by 4pm ET on Friday, 2/20/15.  
Balance in 45 days. 10% Buyer's Premium. 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  
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previously printed material or any other oral statements made. JJManning  
Auctioneers is acting exclusively on behalf of Seller in this transaction.

SCAN THIS  
QR CODE  
FOR MORE  
INFORMATION



# JJManning

AUCTIONEERS

Property Information & Full Terms at:

[www.JJManning.com](http://www.JJManning.com)

**800.521.0111**

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



MA Co Lic 3184 • Bro 1537 • Ref 15-1610





# ABSOLUTE AUCTION

Tuesday, October 26 at 11am On-Site



*Selling to the Highest Bidder, Regardless of Price*



BOUNDARIES  
APPROXIMATE  
© Pictometry.com

## 9 Mitchell Ave., Scituate, MA 1,756± sf. Former Minot Fire Sub-Station .18± Acres with Water Views

Set in a desirable neighborhood of upscale homes just south of the Cohasset line, this Town of Scituate municipal owned property overlooks Musquashicut Pond. Close to Minot & North Scituate ocean beaches, golf, tennis, boating & more. Easy access to Routes 3 & 3A. 2± miles to MBTA Greenbush line station.

**RE Tax Assessment:** \$748,500

**Site:** .18± acres (8,000± sf.) with 80± ft. of frontage, paved drive

**Structure:** 1,756± sf. masonry firehouse built in 1925 with concrete floor slab on steel structural members, shingled hip roof, double-hung windows, large overhead door

**1<sup>st</sup> Floor:** Apparatus bay, living quarters, restroom

**Basement:** Full, unfinished rear walkout with storage & utilities

**Attic:** Walk-up with storage

**Water:** Town

**Septic:** Cesspool

**At Street:** Town sewer & gas on street are not connected to property

**Deed Ref.:** Plymouth County 1515/386

**Decommissioned:** 1992

**Zoning:** R-3 (non-conforming)

**Parcel ID:** 15-3-A

**Terms of Sale:**

10% certified deposit of which \$10,000 (minimum) in certified or bank check with the balance of the 10% deposit in the form of a personal check **both due at the auction**. Balance in 30 days. 3.2% 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.

# JJManning

— AUCTIONEERS —

Property Info., Photos & Full Terms at:

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## 800.521.0111

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



MA Auc Lic 3184 • Brochure 1731 • Ref 21-1934



# ABSOLUTE AUCTIONS On Behalf of USDA

## 10 Residential Properties Across MA

*Selling Individually to the Highest Bidder, Regardless of Price*

**Wednesday, May 21<sup>st</sup> & Thursday, May 22<sup>nd</sup> On-site**

Terms of Sale: 10% deposit of which \$5,000 minimum PER PROPERTY in cash, certified or bank check at auction. Remainder of the 10% deposit in wire transfer, cash, certified or bank check within 3 days. Balance in 30 days. Other terms, if any, announced at the sale. All information contained was derived from reliable sources believed correct, but is 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.

Property Info., Occupancy Restrictions & Terms at:

**[www.JJManning.com](http://www.JJManning.com)**

**800.521.0111**



Auc. #14-1560

© Pictometry.com

**1,152±SF, 3BR, 1BA on 2.7± Acres**  
**14 Blackstone Rd, Florida**

**Auction: Wednesday, May 21<sup>st</sup> at 10am**

Open House: Wednesday, May 14<sup>th</sup> (10-11:30am)  
& 1 Hour Prior to Auction



Auc. #14-1561

**1,328±SF, 3BR, 1BA on .176± Acres**  
**16 Greenfield Rd, Montague City**

**Auction: Wednesday, May 21<sup>st</sup> at 11:30am**

Open House: Wednesday, May 14<sup>th</sup> (12:30-2pm)  
& 1 Hour Prior to Auction



Auc. #14-1562

**1,360±SF, 3BR, 1BA on .3± Acres**  
**24 Vladish Ave, Turners Falls (Montague)**

**Auction: Wednesday, May 21<sup>st</sup> at 12:30pm**

Open House: N/A, Exterior View Only



Auc. #14-1563

**1,674±SF, 4BR, 1BA on .35± Acres**  
**13 Dewey Conrad Ave, Orange**

**Auction: Wednesday, May 21<sup>st</sup> at 2pm**

Open House: Wednesday, May 14<sup>th</sup> (1-3pm)  
& 1 Hour Prior to Auction



Auc. #14-1564

© Pictometry.com

**1,116±SF, 3BR, 1BA on .25± Acres**  
**259 Main St, Winchendon**

**Auction: Wednesday, May 21<sup>st</sup> at 3:30pm**

Open House: Wednesday, May 14<sup>th</sup> (1-3pm)  
& 1 Hour Prior to Auction



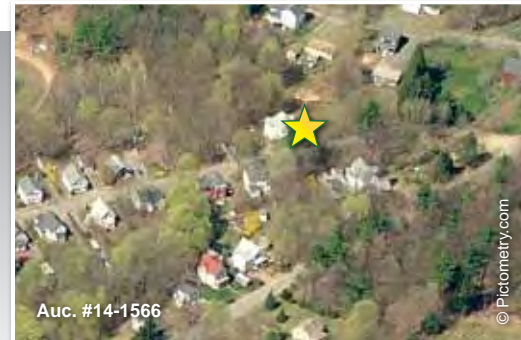
Auc. #14-1565

(Townhouse)

**1,474±SF, 3BR, 1.5BA on .059± Acres**  
**52 Warebrook Village Rd, Ware**

**Auction: Thursday, May 22<sup>nd</sup> at 10am**

Open House: Thursday, May 15<sup>th</sup> (10am-12pm)  
& 1 Hour Prior to Auction



Auc. #14-1566

© Pictometry.com

**1,078±SF, 3BR, 1BA on .25± Acres**  
**41 Keyes St, Warren**

**Auction: Thursday, May 22<sup>nd</sup> at 11am**

Open House: Thursday, May 15<sup>th</sup> (10am-12pm)  
& 1 Hour Prior to Auction



Auc. #14-1567

**\*\*Waterview\*\***

© Pictometry.com

**902±SF, 3BR, 1BA on .34± Acres**  
**29 Canedy St, West Wareham**

**Auction: Thursday, May 22<sup>nd</sup> at 1:30pm**

Open House: Thursday, May 15<sup>th</sup> (11:30am-1pm)  
& 1 Hour Prior to Auction



Auc. #14-1568

**960±SF, 3BR, 1BA on .27± Acres**  
**73 Walnut St, Hyannis**

**Auction: Thursday, May 22<sup>nd</sup> at 3pm**

Open House: Thursday, May 15<sup>th</sup> (2-4pm)  
& 1 Hour Prior to Auction



Auc. #14-1569

**748±SF, 2BR, 1BA on .11± Acres**  
**4 Linden St, Hyannis**

**Auction: Thursday, May 22<sup>nd</sup> at 3:30pm**

Open House: Thursday, May 15<sup>th</sup> (2-4pm)  
& 1 Hour Prior to Auction



# 2 PROPERTIES

On Behalf of the Town of Freetown, MA

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

**ABSOLUTE AUCTIONS: Thursday, February 11 On-site**

**11AM: 106 N Main St, Assonet, MA**

**1,976+/- SF 3-Bedroom, 2-Bath Home on 6+/- Acres**



**12PM: 14 E Howland Rd, E Freetown, MA**

**3+/- Acres of Residential Development Land**



**JJ Manning**  
AUCTIONEERS

[www.JJManning.com](http://www.JJManning.com)

**800.521.0111**

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



MA Auc Lic 3184 Bro 1711 Ref 21-1894-95

Terms: 10% certified deposit of which \$10,000 each (minimum) by bank check due at the auction and remainder of 10% due 12pm on Friday, 2/12/21. Balance at closing by 1pm on 3/12/21. 10% Buyer's Premium. Other terms, if any, to be announced at the sale. Announcements or changes made from the auction block or within the purchase agreement take precedence over any previously printed materials or oral statements made.



# 2 ABSOLUTE AUCTIONS

Per Order of the Commonwealth of MA Division of Capital Asset Management  
*Surplus Real Estate Selling to the Highest Bidder, Regardless of Price*

## Monday, January 24<sup>th</sup> at 12pm Off Site\*

\*Auction Site: The Westin Waltham-Boston, 70 Third St., Waltham, MA (Directions Available Below)

**Bid Live at Auction Site or Online**



Auction Ref. #11-1285

### 20 Addison St. & 600 Chelsea St. E. Boston, MA

**Summary:** 1.6± acres of industrial land comprised of 2 parcels with buildings located at the foot of Chelsea Bridge

**F/K/A:** MWRA's "E. Boston Electric Shop & Central Maintenance Facility"

**Property Tours:**  
Thursday, January 13 (10am-12pm)

**County:** Suffolk

**Zoning:** Upper Chelsea Creek WM - Waterfront Manufacturing Subdistrict

**FEMA Flood Zone:** C, non-hazard

**Utilities:** City water & sewer, electric, natural gas

**Easement & Environmental Info.:**

See Property Info. Package (PIP)

**20 Addison St:** 1.42± acres along the U.S. Pier & Bulkhead Line of the Chelsea Creek with a 19,000± sf. c. 1894 brick building with granite foundation eligible for inclusion in the National Register last used for machine & trade shops and vehicle garaging. Concrete and granite seawall. Paved parking for 12± cars. Easements.

**600 Chelsea St:** .17± acres with a 1,000± sf. c. 1940 1-story brick building. Easements.

Auction Ref. #11-1287

### 525 Maple St. (Rt. 85) Marlborough, MA

**Summary:** .95 acres of commercial land with an office building

**F/K/A:** "Registry of Motor Vehicles"

**Property Tours:**  
Thursday, January 13 (1:30-3:30pm)

**County:** Middlesex

**Zoning:** CA - Commercial/Automotive

**FEMA Flood Zone:** C, non-hazard

**Utilities:** Town water & sewer, electric, natural gas

**Easement & Condition Info.:**

See Property Info. Package (PIP)

**Description:** 3,400± sf. 1-story round office building built c. 1960's on a concrete slab on a .95± acre triangular lot with ample paved parking at the intersection of Mill St. & Maple St. with a curb cut on each. Near the Southborough town line with easy access to Rt. 20, I-495 & I-290. 17± miles to Worcester & 27± miles to Boston.

### \*Directions To Auction Site

The Westin Waltham-Boston Hotel: Take I-90/Massachusetts Turnpike to Route 95 North. Take Exit 27A (Totten Pond Road). Make a sharp right onto 3rd avenue and the Hotel will be on the left.

**Terms of Sale:** 10% deposit of which \$10,000 **Per Property** must be presented in cash, certified or bank check. Remainder of the 10% deposit in personal or business check at the auction. Balance in **60 days Marlborough & by 4/1/11 E. Boston. 10% buyers premium. Any other terms given at sale.**

**Commission Terms:** Visit [www.JJManning.com](http://www.JJManning.com) for details & mandatory pre-registration requirements.

**Auctioneer's Disclaimer:** All information derived from reliable sources believed correct, but is 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. Aerial images used with permission through purchase from Terraserver.com.



Division of Capital Asset Management  
**D · C · A · M**  
Building for the Commonwealth

# JJManning

— AUCTIONEERS —

Property Information, Photos & More at:  
[www.JJManning.com](http://www.JJManning.com)

or call 800.521.0111

# **ABSOLUTE AUCTION**

## **On Behalf of the Town of Freetown, MA**



*Selling to the Highest Bidder, Regardless of Price*  
**2 County Rd. (Rt. 18), Freetown, MA**

**Part of Former Freetown Screw Manufacturing Co. Site**  
**1.6± Acres ~ Zoned G**

**Thursday, October 15 at 11am On-site**

**Terms:** 10% certified deposit of which \$10,000 (minimum) by bank check due at the auction and remainder of 10% due Monday, 10/19/20. Close by Friday, 11/20/30. Other terms, if any, to be announced at the sale. Announcements or changes made from the auction block or within the purchase agreement take precedence over any previously printed materials or oral statements made.

**JJ**Manning  
AUCTIONEERS

Property Info, Full Terms & More at [JJManning.com](http://JJManning.com)  
800-521-0111 MA Co Lic# 3184 Ref #20-1881



# 9 PROPERTIES

On Behalf of the Town of Freetown, MA

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

**ABSOLUTE AUCTION: Wed., December 11 at 11am On-site**

**Auction Site: Senior Center – 227 Chace Rd, E. Freetown, MA**



SHEPHERD'S COVE

**SUBJECT**

Featuring 9 Cliff Drive,  
a 495± sf. Waterfront Ranch on  
Shepherd's Cove in Assonet Bay



Auc Ref #	Address	Acres	Description	Map	Lot
19-1854	9 Cliff Dr	0.17	495± sf 1BR, 1BA Ranch	101	68
19-1855	0 Burns Ln	0.68	Land, no street access	240	56
19-1856	195 Chace Rd	2.80	Land	240	78
19-1857	0 Chace Rd	0.18	Land	241	9
<del>19-1958</del>	<del>0 Middleboro Rd</del>	<del>0.09</del>	<del>Removed from Auction</del>	<del>243</del>	<del>70</del>
19-1859	0 Braley Rd	1.60	Land	246	50
19-1860	0 Braley Rd	0.41	Land	247	15
19-1861	182 Braley Rd	0.12	1,236± structure	252	41
19-1862	0 Richmond Rd	0.09	Land	207	4

OUT

24

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**JJ Manning**  
AUCTIONEERS

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

[www.JJManning.com](http://www.JJManning.com)

**800.521.0111**

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

**Terms of Sale:** 10% certified deposit of which **\$10,000 for 9 Cliff Drive** or **\$5,000 per property for all others** in cash, certified or bank check at the auction & remainder of 10% by 4pm ET on Friday, 12/13/19. 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.

**Buyer's Broker Terms:** Up to 2% Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for mandatory broker pre-registration requirements.



MA Auc Lic 3184

Bro 1686 • Ref 19-1854 to 19-1862

# 7 RESIDENTIAL ZONED LAND PROPERTIES

*Selling Individually*

## Town of Mansfield, MA Tax Title AUCTION



**AUCTION: Wednesday, November 8 at 6pm**  
**Auction to be Held at Mansfield Town Hall**  
**6 Park Row, 3<sup>rd</sup> Floor, Room 3 A/B**  
(Registration Begins at 5pm)

Auc. Ref.	Parcel ID	Address	Acres	Zoning
17-1748	3-78	Balcom St.	1.6±	R2
17-1749	36-164	445 Fruit St.	3.4±	R1
17-1750	5-018	Tremont St.	2.1±	R1
17-1751	4-86 & 4-87	Plain St., Oakridge Ave.	0.8±	R1
17-1752	23-1	School St. Rear	2.5±	R2
17-1753	26-7	School St.	2.0±	R2
17-1754	19-192	N. Main St.	1.3±	R3

**Terms of Sale:**

**\$5,000 DEPOSIT PER PROPERTY**

in cash, certified, or bank check payable to  
The Town of Mansfield due at the auction.

Balance in 30 days. 3.75% Buyer's Premium  
will be added to the final bid and that sum shall  
constitute the purchase price. Other terms, if  
any, to be announced at the sale.

Announcements or changes made from the auc-  
tion block or within the purchase agreement take  
precedence over any previously printed materials  
or oral statements made. JJManning Auctioneers  
is acting exclusively on behalf of Seller in this  
transaction.

County: N. Bristol

See Property Info. Package For:

Parcel maps, street frontages where applicable, tax  
taking documents & more

**JJManning**  
AUCTIONEERS

Property Information & Full Terms at:

**[www.JJManning.com](http://www.JJManning.com)**

**800.521.0111**

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



MA Co Lic 3184 • Bro 1622 • Ref 17-1748





# MUNICIPAL AUCTION



## Town of Dartmouth, MA

### .11± ACRE GB ZONED LOT ACROSS FROM WALMART

**547 State Road (Rt. 6)  
North Dartmouth, MA**

Parcel ID: 165-131

**Auction On-site  
Thursday, February 8 at 11am**

**JJManning**  
AUCTIONEERS

Property Information, Full Terms, and more at:

[www.JJManning.com](http://www.JJManning.com)

**800.521.0111**

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



MA Co Lic 3184 • Ref 18-1759



MORTGAGEE'S FORECLOSURE AUCTION

**FDIC**  
FEDERAL DEPOSIT INSURANCE CORPORATION



**MANSFIELD, MA**  
**386,900 ± SQ FT**  
**INDUSTRIAL**  
**WAREHOUSE &**  
**MANUFACTURING**  
**BLDG ON 64± ACRES**

REF # 5-0583

WEDNESDAY, MAY 24<sup>TH</sup> AT 2 PM  
241 FRANCIS AVE., MANSFIELD, MA  
FORMER OWENS CORNING PLANT



**JEROME J.**  
**MANNING**  
**& CO., INC.**

268 Summer St., Boston, MA 02210

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# 93-acre Campus

## Foxboro, MA

*Sale Per Order of: Commonwealth of Massachusetts  
Division of Capital Asset Management*

### Former Foxboro State Hospital

# AUCTION: Monday, February 28, 12pm

### Pre-qualified Bidders Only

RFQ Package at: [www.JJManning.com/660](http://www.JJManning.com/660)



*Auction to be held at the Seaport Hotel,  
One Seaport Lane, Boston, MA 02210*



*Distinctive Properties for  
Discriminating Buyers*

[www.JJManning.com/660](http://www.JJManning.com/660)

# 800.521.0111



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Town of Yarmouth, Cape Cod, MA  
Multi-Property Auction  
7 Tax Title Properties

REF# 9-6728 WEDNESDAY, SEPTEMBER 29<sup>TH</sup> AT 11:00 AM  
AUCTION TO BE HELD AT THE YARMOUTH TOWN HALL,  
1146 ROUTE 28, SOUTH YARMOUTH, MA  
Bid Online at [jjManning.com](http://jjManning.com) thru 9/28

**Property 601**

Lot #S-30, off Aunt Dorah's Ln, Yarmouth, MA  
• 6,969.60 ± sq ft lot  
• Assessor's Map #136 Lot 55

**Property 602**

Lot #N-36, Williams, Yarmouth, MA  
• 5,662.80 ± sq ft lot  
• Assessor's Map #30 Lot 31.1

**Property 603**

Lot #T-36, 92 Breezy Point, Yarmouth, MA  
• 42,178.00 ± sq ft lot  
• Two Family Home  
• Assessor's Map #29 Lot T36

**Property 604**

Lot #V-4, Drews Way, Yarmouth, MA  
• 3,484.80 ± sq ft lot  
• Assessor's Map #30 Lot V4

**Property 605**

Lot #G-26E, off Eldridge Road, Yarmouth, MA  
• 436 ± sq ft lot  
• Assessor's Map #21 Lot G26E

**Property 606**

Lot #T-9, off Cleveland Way, Yarmouth, MA  
• 6,534.00 ± sq ft lot  
• Assessor's Map #30 Lot T9

**Property 607**

Lot #S-2B, 11 Murray Road, Yarmouth, MA  
• 2,805.00 ± sq ft lot  
• Assessor's Map #30 Lot S2



**TERMS OF SALE:**

10% deposit at the sale. Balance: 45 days. 10%  
BUYERS PREMIUM. Other terms, if any,  
announced at the sale

**BROKER COMMISSION:**

2% COMMISSION OFFERED. 48 hour broker  
pre registration required. Call for form or register  
on-line from the Broker section of our web page:  
[www.jjManning.com](http://www.jjManning.com)

**jjManning.com**

**800-521-0111**



# ABSOLUTE AUCTION: 10 Properties Commonwealth of Massachusetts Surplus Development Real Estate



## Auction: Wednesday, August 11, 2pm

At the Sheraton Framingham Hotel, 1657 Worcester Rd. at Exit 12 off MA Pike (I-90), Framingham, MA

or bid online at  
[www.JJManning.com](http://www.JJManning.com)

Adams \*

Williamsburg \*

Southampton (2) \*

Southbridge \*

Danvers \*

Lexington \*

Chelsea \*

Norton \*

Swansea \*

# M

## JJManning.com

AUCTIONEERS

*Distinctive Properties for  
Discriminating Buyers*

### Previews

Chelsea & Lexington:

July 20th & August 4th

Adams & Southbridge:

July 21st & August 3rd

Per order of the Commonwealth of Massachusetts Division of Capital Asset Management (DCAM), JJManning.com is proud to offer 10 valuable development properties at Absolute Auction. The Commonwealth's decision to sell these surplus properties presents a tremendous opportunity to developers and end users alike. You will set the Sale Price with your bid at Absolute Auction. All properties will be sold, regardless of price, to the high bidder. The properties are well located and offer many development possibilities. Please view them and attend the DCAM Surplus Development Real Estate Auction prepared to compete for these fine properties.

# 800.521.0111



# ABSOLUTE AUCTION

DCAM

**COMMONWEALTH OF MASSACHUSETTS  
8 SURPLUS DEVELOPMENT PROPERTIES**



**Auction: Wednesday, April 14th @ 2:00 pm**

Auction Site: Sheraton Newton Hotel, 320 Washington Street  
at Exit 17 off MA Pike (I-90), Newton, MA  
or bid Online @ [www.JJManning.com](http://www.JJManning.com)

(Previews at Beverly & Medford: March 31st & April 7th)



Property #608,  
Medford, MA



## SPRING DEVELOPMENT PROPERTY AUCTION

Per order of the Commonwealth of Massachusetts Division of Capital Asset Management (DCAM), JJManning.com is proud to offer these valuable development properties at Absolute Auction. The Commonwealth's decision to sell these surplus properties presents a tremendous opportunity to developers and end users alike. You will set the Sale Price with your bid at Absolute Auction. All properties will be sold, regardless of price, to the high bidder. The properties are well located and offer many development possibilities. Please view them and attend the DCAM Spring Development Property Auction prepared to compete for these fine properties.

**[www.JJManning.com/605](http://www.JJManning.com/605) • 800.521.0111**





# 93-acre Campus

## Foxboro, MA

*Sale Per Order of: Commonwealth of Massachusetts  
Division of Capital Asset Management*

### Former Foxboro State Hospital

# AUCTION: Monday, February 28, 12pm

**Pre-qualified Bidders Only**  
RFQ Package at: [www.JJManning.com/660](http://www.JJManning.com/660)



*Auction to be held at the Seaport Hotel,  
One Seaport Lane, Boston, MA 02210*



*Distinctive Properties for  
Discriminating Buyers*

[www.JJManning.com/660](http://www.JJManning.com/660)

# 800.521.0111





# ABSOLUTE AUCTION

COMMONWEALTH OF MASSACHUSETTS  
DIVISION OF CAPITAL ASSET MANAGEMENT

Wednesday, November 19<sup>TH</sup> @ 7:00 PM

AUCTION SITE: Westin Waltham-Boston Hotel  
70 Third Avenue, Waltham, MA



Per order of the Commonwealth of Massachusetts Division of Capital Asset Management (DCAM), JJManning.com is proud to offer these valuable properties at Absolute Auction. The Commonwealth's decision presents a tremendous opportunity to developers and end users alike. You will set the Sale Price with your bid at Absolute Auction. The properties will be sold, regardless of price, to the high bidder. The properties are well located and offer many intriguing possibilities. Please view them and attend our auction prepared to compete for these fine properties.







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brokers to offer dynamic and award-winning  
marketing solutions**

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