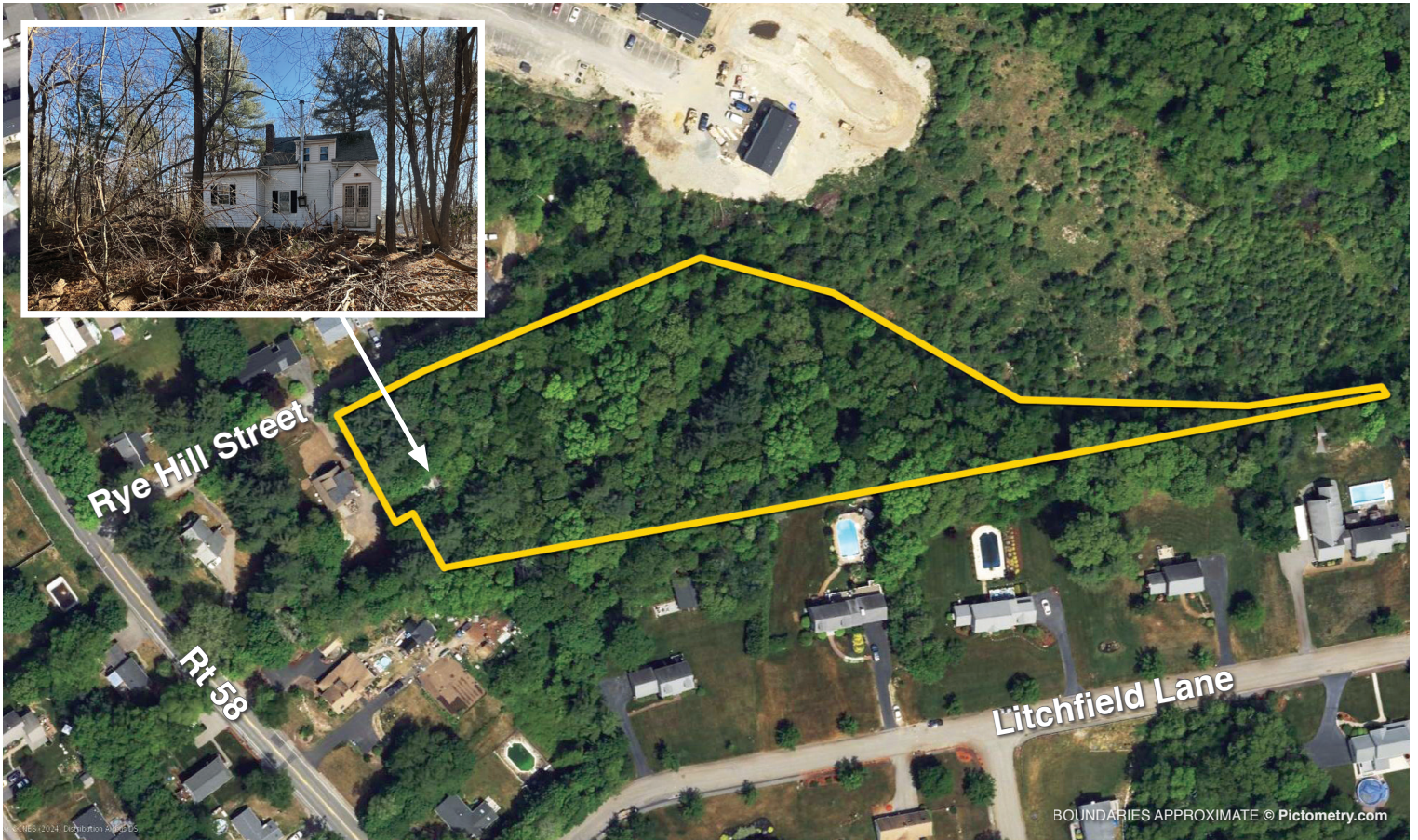


DEVELOPMENT OPPORTUNITY

3.3± Wooded Acres with Existing House 2 Adjoining Assessor's Parcels

25 Rye Hill St, Whitman, MA & 0 Whitman St, Hanson, MA



Auction: Thursday, May 9 at 11am On-site

Off Route 58 on the Whitman / Hanson line, 1± mile to the MBTA commuter rail station with easy access to Routes 3, 18, 24 & 27. Near 36± acre McCarthy Farm in Rockland & other conservation areas.

**Selling in Entirety to the
Highest Bidder Above \$200,000**

Total RE Tax Assessment: \$403,300

Parcel IDs: Whitman 33D-97-37M, Hanson 118-0-2-0

Site Area: 3.3± acres (3± acres Whitman, .3± acre Hanson)

Zoning: Residential (see Property Info Package)

Frontage: 122± sf in Whitman per deed

House: 1,726± sf GBA, 956± sf GLA 2-story, 3 BR, 2 BA house built circa 1925 on masonry foundation with walk-out basement

Legal Ref.: Plymouth County 3886-765

Terms of Sale: 10% certified deposit of which \$15,000 by certified or bank check at the auction & remainder by 4pm ET on Friday, May 10, 2024. 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.

JJManning

— AUCTIONEERS —

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

www.JJManning.com

800.521.0111

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



MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1793 • Ref 24-2046