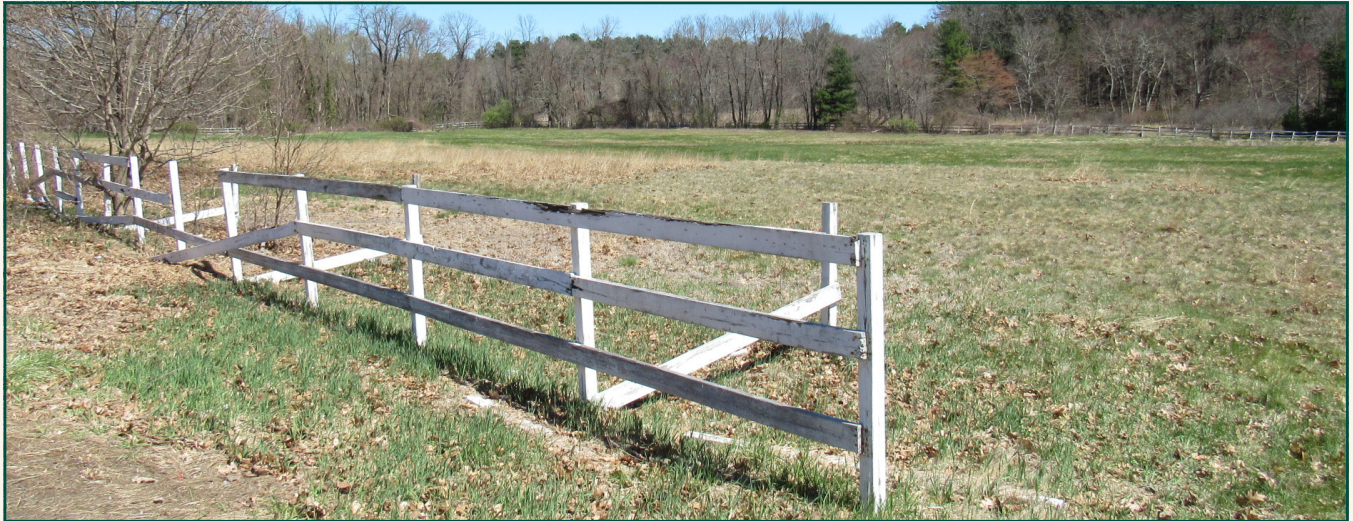


PUBLIC AUCTION

25.24 ± AC. VACANT RESIDENTIAL PARCEL *Great Development Potential*

Thursday, September 26, 2024 AT 11:00 AM



27-56-B Pawtucket Blvd.
Tyngsborough, MA

~ Sale to be held on site ~

ID#24-160 · 25.24± acre R-3 (multi-family) zoned vacant parcel · The land is mostly flat & partially cleared to the front and wet to the rear · The parcel is across the street from the Merrimack River and is close to Vesper Country Club and Route 3. Tax Map 27, Lot 56B. Total Assessed value: \$514,900. 2023 Taxes: \$6,270.00.



5% BUYERS PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

PREVIEW: Lot is marked, a drive-by is recommended.

TERMS: \$100,000 deposit by cash, certified check, cashiers or treasurer's check, or other form of payment acceptable to Seller's Attorney at time of sale, balance of purchase price due within thirty (30) days. Conveyance by Quitclaim Deed. A 5% Buyer's Premium will be added to the high bid to determine the final sale price. **Broker's Protected – contact auctioneer for details.** Other terms may be announced at time of sale. All information herein is believed but not warranted to be correct. The Seller does not warrant the condition or existence of any feature described above.

FOR MORE INFORMATION, PLEASE VISIT WWW.JSJAUCTIONS.COM



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