

# Amherst, NH

**127± Acres of Residential Development Land**

***Abutting the Arnold Trust & Joe English Conservation Reserves***



**Rare Large Tract Single Parcel Offers Many Options**

**Within 15± Miles of Nashua, Manchester & MA Border**

**AUCTION: Thursday, September 21 at 11am On-site**

**JJ Manning**  
— AUCTIONEERS —

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

**800.521.0111**

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



NH Lic 6018  
Bro 1618  
Ref 17-1741



#### Terms of Sale

10% certified deposit of which \$25,000 in cash, certified or bank check at auction & remainder by 4pm ET on Monday, 9/25/17. Balance in 30 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.

#### 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.

#### 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.

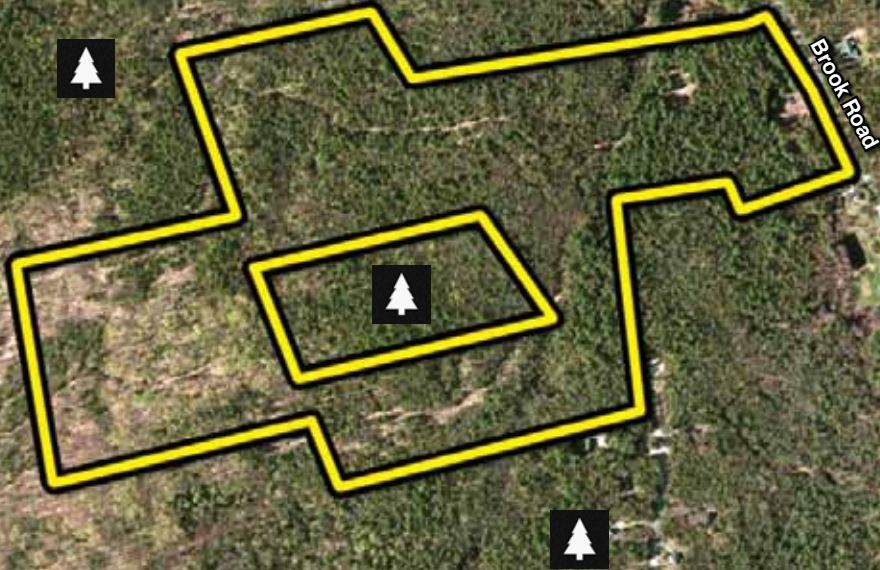
**DISCLAIMER:** Please note that the SELLER, its agents or representatives do not make any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any zoning, land use regulations, or suitability for potential development or subdivision. We are selling subject to all laws and ordinances and you are buying the property as is and where is.

# 127± Acres of Residential Development Land

Pristine Natural Setting & Commuter Convenience

Within 15± Miles of Nashua, Manchester Airport & MA Border

## 24 Brook Road, Amherst, NH



Set in the exclusive north end of historic Amherst surrounded by 1,000± acres & enclosing another 20± acres of public conservation lands, this unique property offers the potential for elevated panoramic views & features mature forest, wildlife, trails, Joe English Brook running parallel to the road, easy access to shopping, entertainment, golf, schools & more.

In the 2017 appraisal, a local attorney mentions that under the NNR District you could build 16 single family homes by right, based upon the acreage and frontage requirements.

This property was previously approved for 39 single family units. Those approvals have since expired. For your convenience, included in the PIPS are the previous conceptual plans for 5+ acre estate lots, 2-acre fee simple lots with equestrian amenities and a 39-unit planned residential development (PRD) as well as topographical, hydrological, archaeological & traffic studies as well as geographical & environmental information (see disclaimer on reverse).

**Appraised Value - 2017: \$1.14MM**  
(Raw Land)

**Appraised Value - 2006: \$2.73MM**  
(with Former Approvals)

**Parcel ID:** 010-026-000

**Zoning:** NR – Northern Rural District

**Improvements:** 722± sf. 2-BR, 1-BA cabin built circa 1949, shed, drilled artesian well for 60 gal./min. spring water

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

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