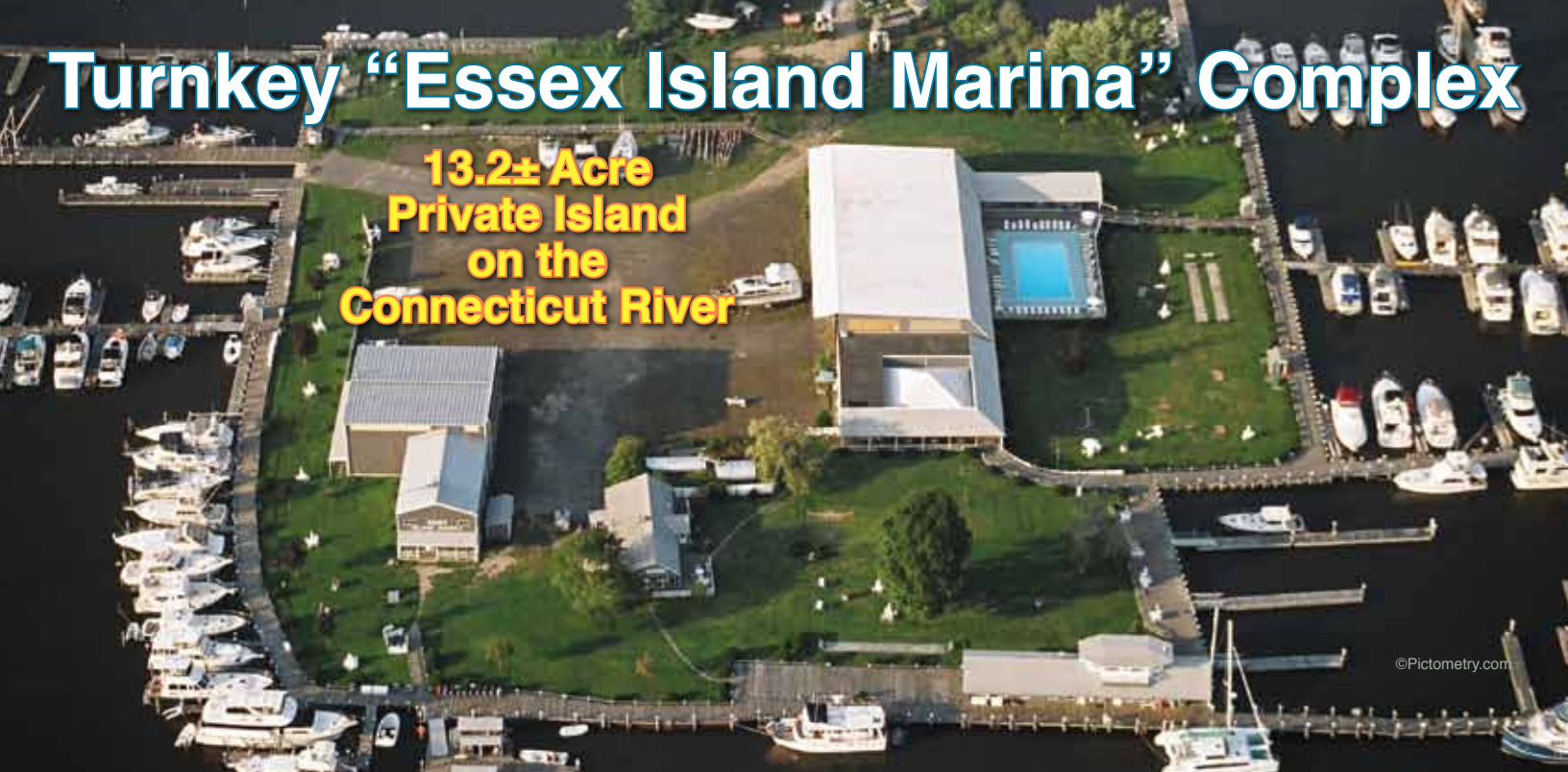


Turnkey "Essex Island Marina" Complex

**13.2± Acre
Private Island
on the
Connecticut River**



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Selling to the Highest Bidder, Regardless of Price

11 Ferry Street, Essex, CT

ABSOLUTE AUCTION: Tuesday, August 5th at 11am On-site

Slips: 125 (boats up to 150 ft.)
with electric, water, cable, WiFi

Boat Storage: 14,520± sf. inside,
80+ boats outside

Inventory: See Property Info. Package
includes ferries, workboats, 30-ton travel lift,
trailers, office/shop/recreation/restaurant
furniture, fixtures & equipment

Parcel IDS: 30-001, 47-016

Site: 13.23± acre island & .03± acre
mainland dock at Ferry St. & Pratt St.

River & Channel Depth: 9-18± ft.

Access: 100± ft. crossing to mainland,
winter access by floating docks

Zoning: WF – Waterfront Business,
Gateway Conservation, Coastal Mgt.

Property Tour: Tuesday, July 22nd (11am-2pm)

Terms of Sale: 10% deposit of which \$75,000 must
be presented in cash, certified or bank check at auction.
Remainder of the 10% deposit in wire transfer, cash,
certified or bank check by 4pm ET on Thursday, August 7,
2014. Balance in 45 days. 10% Buyer's Premium. Other
terms, if any, announced at the sale.

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

Recreation: 25' x 50' in-ground pool, game
& grill/picnic areas, covered porches & decks

Buildings: (sf. GLA per Assessor)
1,305± sf. dock office, heads, showers
13,672± sf. boat storage, lounge, game room,
laundry, heads, showers
1,164± sf. Marley's restaurant, store
5,590± sf. metal boat storage built in 2000 with
repair shop, heads, showers
152± sf. utility shed on mainland
Additional storage sheds

Total GLA: 21,883± sf. per Assessor

Fuel: (2) 10,000 gallon AST - gas & diesel,
3" lines from mainland

Water: Town

Sewer: Private systems

Leases: See Property Info. Package

Buyer's Broker Terms: Up to 2% Broker
Commission Offered. Visit www.JJManning.com,
mandatory 48 hour broker pre-registration.

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. JJManning Auctioneers
is acting exclusively on behalf of Seller in this transaction.

Popular Middlesex County
destination location at the
entrance to North Cove.

Within 30 miles of Mohegan Sun
Casino, Mystic Seaport, Groton
Naval Base & other attractions.
Well maintained buildings &
facilities with many updates.

JJManning
AUCTIONEERS

In Cooperation with

AM ALLEN & MARSHALL
AUCTIONEERS - APPRAISERS

Info., Inventory, Terms, Broker Reg. & More at:

www.JJManning.com

800.521.0111

Turnkey "Essex Island Marina" Complex 13.2± Acres on the Connecticut River

125 Slips ~ Gas Docks ~ Repair Shop ~ Inside & Outside Boat Storage
Offices ~ Guest Services ~ Restaurant ~ Includes Ferries, Equipment & Leases
Owner Retiring ~ Family Owned Since 1955



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Essex, CT

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JJ Manning

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AUCTIONEERS - APPRAISERS

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