

**For Sale 77.46 Acres \$1,899,000  
Pristine Residential Land**

Pristine developable land located within the market desirable town of Merrimac. The property is situated on the northerly side of East Main Street just a few minutes from Routes 95 and 495.

The 77 acre parcel is rolling in topography and has 160 of road frontage. The property has been held in a family ownership for several decades and is now offered for sale.

The property lies within two zoning districts, RH Rural Highway and AR Agricultural Residential. Zoning excerpts are summarized in this package.

The adjacent property at 74 East Main Street is a 4.25 acre parcel which can be added to this property for an additional price of \$899,000.

Call Larry Marocco at 978.479-3137 for additional details.

**MINCO Corporation**

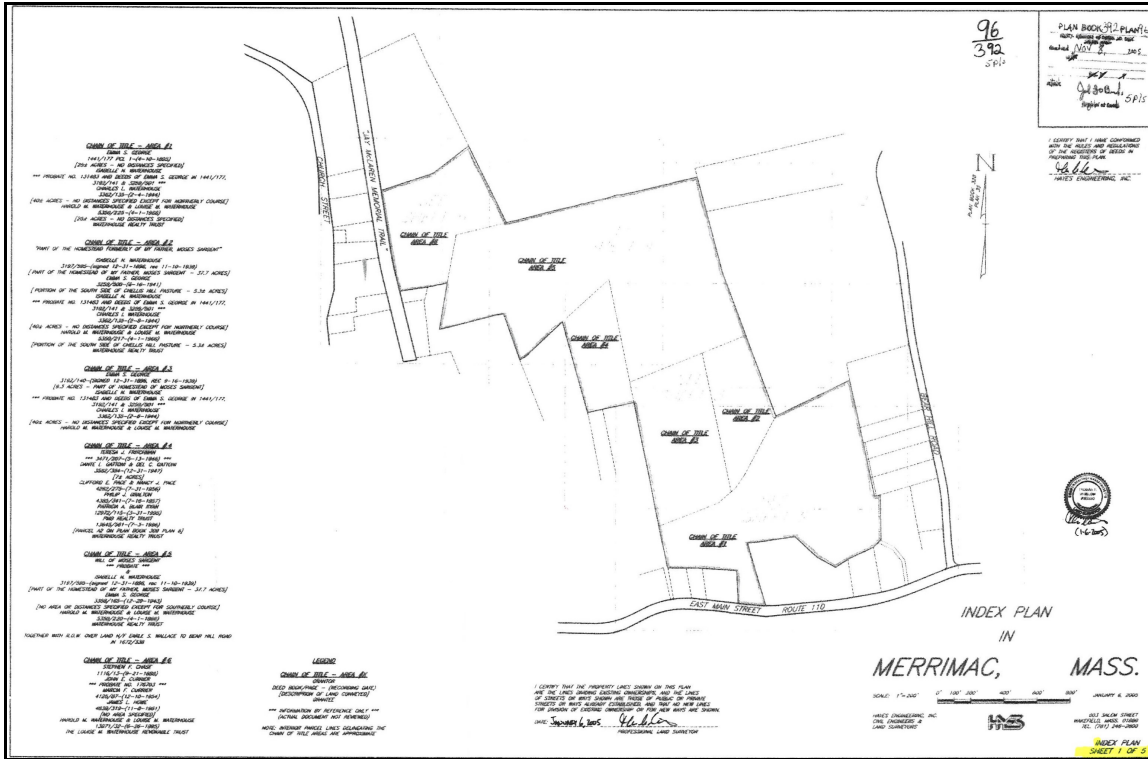
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# 72 East Main Street, Merrimac, MA



## 15.12. Base Density; Determination of Development Capacity.

Except as provided under “Development Incentives” below, the maximum number of LOTS and dwelling units permitted in an OSRD shall not exceed the number arrived at under the following formula:

Total Number Lots and Dwelling Units =	Total Acreage (in Square Feet) –	(.5X Wetlands) –	All areas with steep slopes <sup>7</sup> (see below)	(.1X Total Acres)
87,120 Square Feet				

<sup>7</sup> “Steep slopes” shall mean all areas with natural slopes exceeding 25% over a horizontal distance of 30 feet as measured perpendicular to the contour on the tract or parcel of land.

## MINCO Corporation

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.