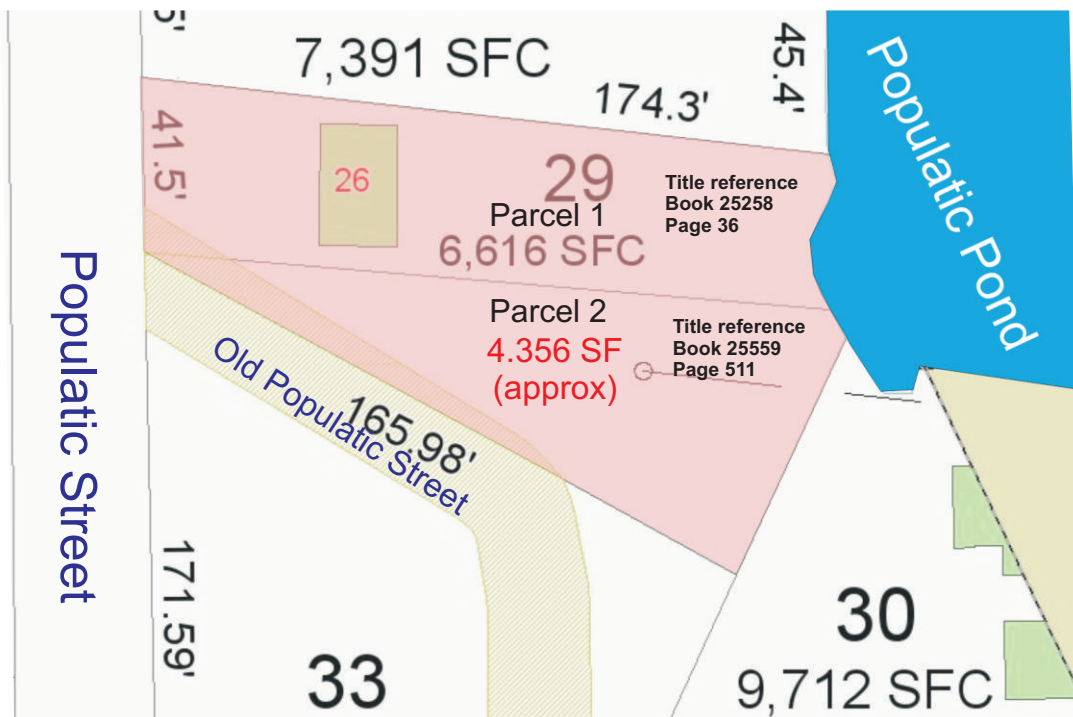


26 Populatic Street, Franklin, MA

Waterfront Land For Sale Franklin, Massachusetts

Two small parcels have been combined to make one great offer: 10,972 sq ft lot with direct frontage on scenic Populatic Pond in Franklin, MA! Click here to [learn more about Populatic Pond and the Charles River watershed in the Franklin/Medway region](#).



10,972 SF

Approximate combined square footage of contiguous parcels being sold

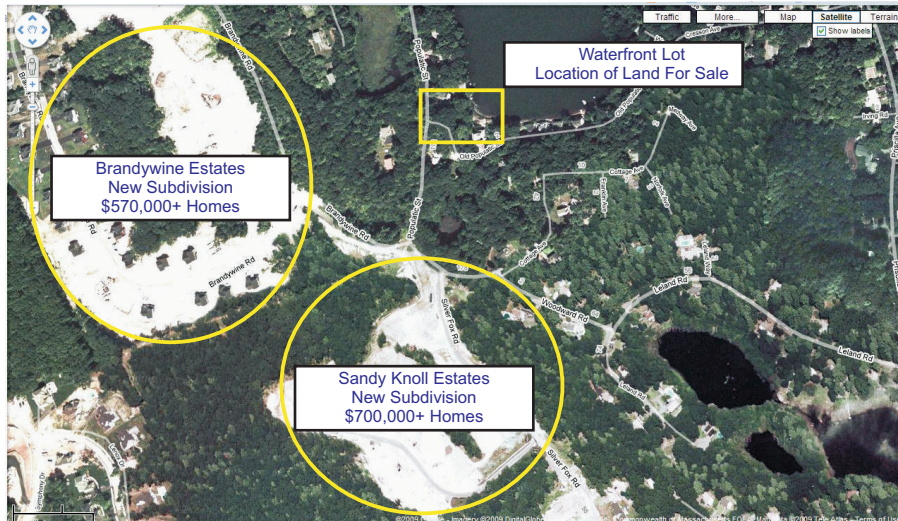
[Click here to make an appointment to see this land for sale](#)

Direct Waterfront on Populatic Pond



Enjoy waterside living all year round on the shore of a large recreational pond which connects to the Charles River. Activities include fishing, swimming and boating in summer, ice fishing and skating in winter. Relaxing water views all year round!

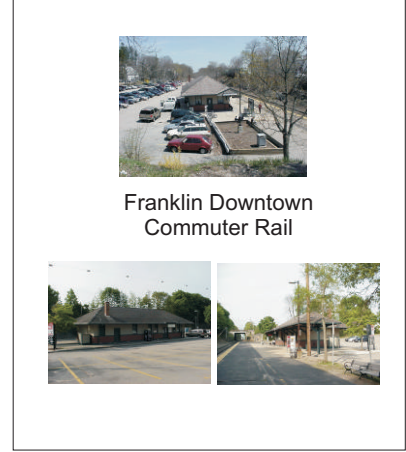
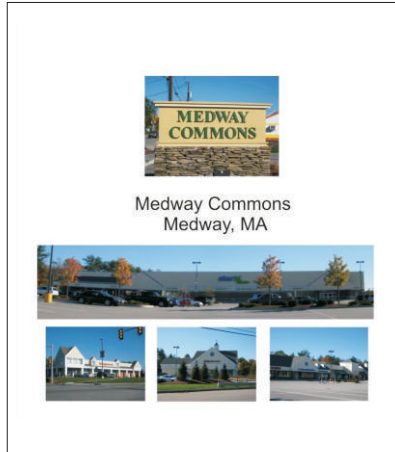
Revitalizing Area Near Prime New Subdivisions



Formerly an semi-isolated area of modest homes and summer cottages lacking municipal sewer service, the Populatic Pond region is being transformed due to the recent installation of new connecting roads and public sewer service. It's a rapidly improving waterfront community close to large new subdivisions of expensive homes (Brandywine Estates and Sandy Knoll Estates).

[Click here to make an appointment to see this land for sale](#)

Ready Access to Shopping, Medical Offices and Commuter Rail



New streets now connect to Populatic Street, greatly facilitating access to shopping, medical facilities, and commuter rail stations in both Norfolk and Franklin. Town sewer and water now exist on Populatic street. Buyer to connect to sewer and assume betterment.

Tear Down Likely



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Views from Shoreline of Lot



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Delapitated House on Lot



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Outbuilding on Lot



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Two Lots Combined Into One Parcel

Bk 25258 Pg 36 \$115254
10-29-2007 @ 02:48p

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DORCHESTER, MA
CERTIFY
William P. O'Connell, REGISTER

QUITCLAIM DEED

HAROLD COHEN and KENNETH HURWITZ, Trustees of Cohu Realty Trust, w/d/t dated July 21, 1995, of 20 South Avenue, Natick, Middlesex County, Commonwealth of Massachusetts,

for consideration of

Twenty Five Thousand Dollars (\$25,000.00),

grants to

HAROLD S. COHEN, Trustee of Cohu Realty Trust, w/d/t dated October 26, 2007, of 29 Old Populatic Street, Franklin, Massachusetts, 02038

with QUITCLAIM COVENANTS

The land with the buildings thereon situated in the Town of Franklin, Norfolk County, Massachusetts, and being shown as Lot #1 on a Plan of Lake Front Lots now or formerly owned by Populatic Lake Land Company, made by H.S. Partridge; and Plan being filed with the Norfolk County Registry of Deeds Book 41, and dated May, 1995—Said premises are estimated to contain about 6,480 square feet of land.

The Grantors do hereby certify that they are the Trustees of said Trust; that the Trust has not been amended, altered, modified or terminated but remains in full force and effect; that the Trustees have been specifically authorized and directed by all of the beneficiaries of the Trust to complete the within conveyance; and that such authorization has not been altered, amended or rescinded but remains in full force and effect.

Being the same premises conveyed by deed of Sharon L. Clancy dated January 17, 2002 and recorded with said Deeds in Book 16109, Page 149.

26 POPULATIC STREET, FRANKLIN, MA

CANCELLED
OCT 29 2007
DEEDS
NORFOLK COUNTY
DORCHESTER, MA
OCT 29 2007 11:58PM
200808 \$114.00
TAX \$114.00
CASH \$114.00

Bk 25559 Pg 511 \$19659
03-04-2008 @ 10:16a

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DORCHESTER, MA
CERTIFY
William P. O'Connell, REGISTER

RECORD AND RETURN TO:
Jeffrey D. Nutting, Town Administrator
Town of Franklin
355 East Central Street
Franklin, MA 02038

RELEASE DEED

The Town of Franklin, a municipal corporation in the Commonwealth of Massachusetts, by and through its Tax Title Custodian, in consideration of the payment of the sum of Four-Thousand and no/100ths (\$4,000.00) Dollars, to it paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, without covenants, express or implied, to Harold S. Cohen of 29 Old Populatic St. Franklin, Norfolk County, Massachusetts, all the right, title and interest of the Town of Franklin, if any, acquired under the tax lien foreclosed, in and to the following described parcel of land known as Map & Parcel # 216-029-001-000, Hillside Ave. and Populatic, Franklin, Massachusetts, described in Town of Franklin Instrument of Taking dated April 20, 1972 and recorded with Norfolk County Registry of Deeds at Book 4823, Page 607:

Land formerly owned by Joseph Lazzarini & Julius Vineguerra located on Hillside Ave. Populatic, containing 4.356 S.F. more or less, acquired from John Yaderisima, Norfolk County Registry of Deeds Book 3814, Page 476, 1963, as Map & Parcel # 216-029-001-000 in the office of the Assessors.

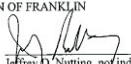
For title of Town of Franklin see the foreclosure judgment dated December 6, 1984, and recorded with Norfolk County Registry of Deeds in Book 6625, Page 130.

There has been full compliance with the provisions of M.G.L. c. 44, § 63A and receipt of an Affidavit complying with the terms of M.G.L. c. 60, § 77B.

Subject to easements, restrictions, parties in possession and encumbrances of record, insofar as the same are in force and applicable, however, not intending to revive any of the same hereby. This conveyance does not create any new boundaries.

IN WITNESS WHEREOF, the Town of Franklin has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Jeffrey N. Nutting, duly appointed Tax Title Custodian of the Town of Franklin this 25th day of February, 2008.

TOWN OF FRANKLIN

By: 
Jeffrey D. Nutting, not individually, but as duly authorized Tax Title Custodian of the Town of Franklin

NOT A TRUE COPY

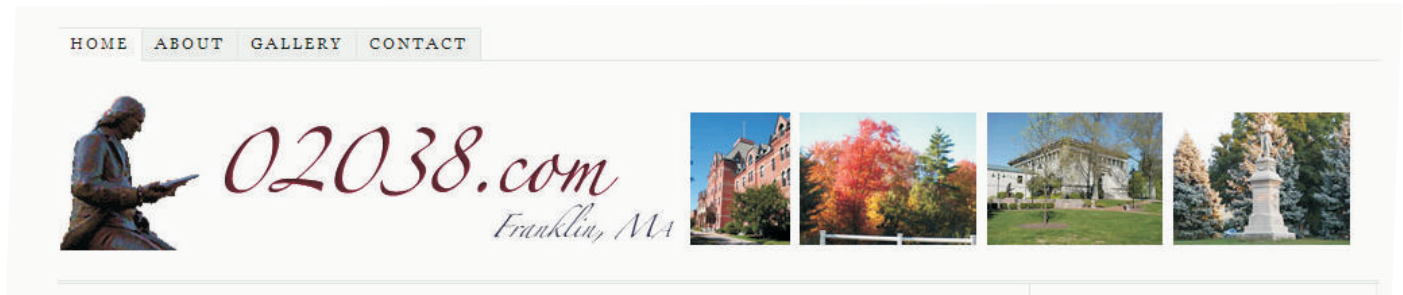
Property Address: Map & Parcel # 216-029-001-000, Hillside Ave. and Populatic Franklin, MA

Assessor records on-line link to only one of two combined lots. Above are deeds to the two parcels being sold as one lot.

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For additional information about the quality of life
and real estate investment opportunities afforded by
the greater Franklin region of Massachusetts, please visit

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