REAL ESTATE MATTERS

Sale of Wings Neck, Buzzards Bay, to Walter Hunnewell, Robert W. Emmons 2d and Edward W. Atkinson, Trustees—Tobey Club to Build—Recent Transfers of Property at the West and South Ends — Beacon Street Deal — High Street Lease

Within the last few weeks the transfers of real estate on the South Shore have exceeded in value the aggregate sales of any one year in the past, and the future promises much in the way of additional development of large areas of land which, owing to peculiar circumstances, have been out of the market for some time.

The largest sale and the one covering the greatest territory is that of the property known as Wings Neck, in the town of Bourne, a promontory containing over five hundred acres of an average height of about forty feet above sea level, covered with a luxuriant growth of forest trees, thrusting itself boldly out into the waters of Buzzards Bay, on the extreme end of which is the easily recognized Wings Neck lighthouse.

There were several owners of this property, among them being the estate of the late Dr. Cyrus A. Bartol, represented by its agent, Mr. Walter Burgess of Boston. A part of the property has been purchased by the association known as the Tobey Club, composed mainly of Bostonians. It is intended to erect a commodious and comfortable clubhouse. The remaining part of the land is held by three trustees, Messrs. Walter Hunnewell, Robert W. Emmons 2d and Edward W. Atkinson. Among the parties interested in the trust, besides the trustees, may be named Messrs. J. Randolph Coolidge, Frederick Ayer, Theophilus Parsons, Frederic Fish, Robert F. Herrick and Robert G. Shaw. The negotiations were brought to a successful issue by Horace S. Crowell of Boston.

Immediately after the passing of the titles, Ernest W. Bowditch was consulted for the purpose of obtaining the most successful results from a landscape artist's point of view. Contracts have been made for the clearing and improvement of the forests, and a large force of laborers is busily engaged in preparing the surface for the speedy erection of handsome cottages and their appurtenant buildings, which several of the parties interested intend to have ready for occupancy next season. That land not actually occupied by the subscribers to the trust will be divided into tracts of generous proportions and disposed of, subject to reasonable restrictions, to those who appreciate the many advantages possessed by Buzzards Bay, and this location in particular. Excepted from the above sale was the property of the Beverly Yacht Club, upon which the clubhouse stands and on whose roll may be found many names of those best known in Eastern yachting circles.

A very recent sale of another desirable estate south of, and not far removed from Wings Neck, formerly known as the Taunton Club property, has been made to General Charles J. Paine of cup defender fame. This estate contains about sixteen acres of high land. The sale of the adjoining estate, known as the Ditmars property, containing about twenty-five acres, has been made, as well as a resale, and it is rumored that the title is likely to pass into the possession of a young and prominent lawyer of Boston.

Negotiations are now pending for the sale of the largest property on Buzzards Bay, except those of the Elizabeth islands, situated in the town of Marion, which formerly belonged to the late Albert A. Nickerson and was afterward purchased by John E. Searles, one time prominent in Sugar Trust matters. This estate has over five miles of water frontage, more than nine miles of macadamized drives, a large house, several cottages and their appurtenant buildings. A large part of the land is covered with beautiful hardwood forests. Thousands of dollars have been expended on the improvement of this estate.