

# A PUBLIC AUCTION

## SHEFFIELD, MASSACHUSETTS

"in the BERKSHIRE MOUNTAINS"

### ±127 ACRES of LAND

Known as "SODA SPRING FARM"

Including

- MAIN RESIDENCE • CARETAKER'S HOUSE •
- SUGARHOUSE • 3 BARNs • GARAGE •

1640 HOME ROAD SHEFFIELD, MASSACHUSETTS

**WEDNESDAY, DECEMBER 17<sup>TH</sup> at 12:00 NOON**



**FRONT AND REAR VIEW OF THE MAIN RESIDENCE**



**CARETAKER'S HOUSE**



**SUGARHOUSE**

- ±127 Acres of Land with ±2,450 feet of frontage on Home Road • Known as Soda Spring Farm •
- Also known as Lots 6 & 8, Block 2, on Town Assessor's Map 35 •

**MAIN RESIDENCE:** 1½ Story Brick Cape Style Home Built in approximately 1952 • 9 Rooms, 3 Bedrooms & 3½ Baths • ±4,740 s/f of Living Area • 3 Fireplaces • Laundry Room & Pantry • Oil Heat • 220 Volt Electric Service • Private Water & Septic System • Basement • Garage •

**CARETAKER'S HOUSE:** Single Story Ranch Style Home Built in 1981 • 5 Rooms, 3 Bedrooms & 1 Bath • ±1,140 s/f of Living Area • Oil Heat • 220 Volt Electric Service • Private Water & Septic System •

**SUGARHOUSE:** Wood Framed Building with ±800 s/f of Area • Concrete Foundation • 2 Overhead Doors •

**MAIN BARN:** Wood Framed Barn Building with a Loft • ±2,440 s/f of Area •

**STORAGE BARN with ATTACHED SHED:** Wood Framed Barn Building with ±2,880 s/f of Area • Attached Open Shed with ±1,100 s/f of Area •

**STORAGE BARN:** Wood Framed Barn Building with ±3,400 s/f of Area •

**GARAGE BUILDING:** Wood Framed Garage Building with 2 Overhead Doors & ±1,020 s/f of Area •

**Terms of Sale: \$50,000.00 Deposit Cash or Certified Funds. Other terms to be announced at time of sale.**

**Aaron Posnik**

# A PUBLIC AUCTION

**SHEFFIELD, MASSACHUSETTS**  
**±127 ACRES of LAND**

**"in the BERKSHIRE MOUNTAINS"**

*Known as "SODA SPRING FARM"*

*Including*

- MAIN RESIDENCE • CARETAKER'S HOUSE •
- SUGARHOUSE • 3 BARNs • GARAGE •

**1640 HOME ROAD SHEFFIELD, MASSACHUSETTS**

To be sold on the premises

**WEDNESDAY, DECEMBER 17<sup>TH</sup> at 12:00 NOON**

*Sale per order of Mortgagee*

**HELLMAN & SHEARN**

*342 Main Street, Great Barrington, MA*

*Attorneys for Mortgagee*

**Aaron Posnik**

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.  
83 State Street  
Springfield, MA 01103

First Class Mail  
U.S. POSTAGE  
PAID  
Permit No. 12  
Springfield, MA

RETURN SERVICE REQUESTED

Mass. Auc. Lic. #161  
Penn. Auc. Lic. #AU-0038-R  
Est. 1932

Visit our Website @ [www.posnik.com](http://www.posnik.com)

Aaron Posnik & Co., Inc.  
83 State Street • Springfield, MA 01103  
(413) 733-5238 (Fax) 731-5946

Aaron Posnik & Co., Inc.  
5 Great Valley Parkway, Suite 244 • Malvern, (Philadelphia) PA 19003  
(610) 853-6655 (Fax) 853-6633

## WEDNESDAY, DECEMBER 17<sup>TH</sup> AT 12:00 NOON



**±127 Acres  
of Land**

**±7 Miles  
from Gt.  
Barrington**

**9 Room  
Main Home**

**Caretaker's  
House**

**5 Addt'l  
Buildings**

Visit our Website @ [www.posnik.com](http://www.posnik.com)

**Aaron Posnik**

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.  
83 State Street • Springfield, MA 01103  
(413) 733-5238 (Fax) 731-5946

Est. 1932  
MA Auc. Lic. #161 • PA Lic. #AU-0038-R

Aaron Posnik & Co., Inc.  
5 Great Valley Parkway, Suite 244 • Malvern, (Philadelphia) PA 19003  
(610) 853-6655 (Fax) 853-6633