

# A PUBLIC AUCTION

## LENOX, MASSACHUSETTS

IN THE HEART OF THE BERKSHIRE MOUNTAINS

PERMITTED

### 34 UNIT RETIREMENT COMMUNITY on ±54 ACRES

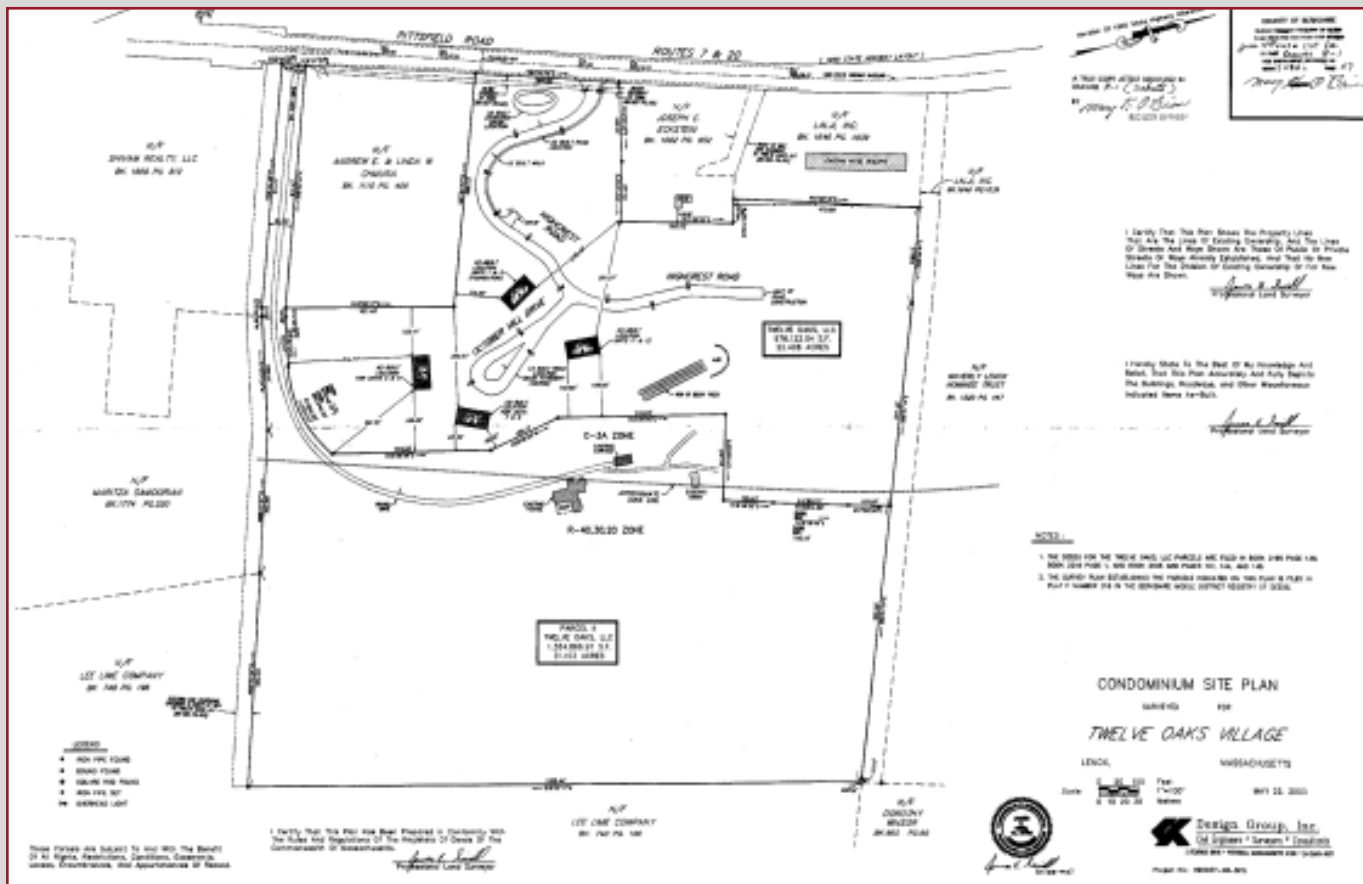
KNOWN AS TWELVE OAKS VILLAGE CONDOMINIUM

AND THE ±6,800 S/F "DORMER'S MANSION"

138 PITTSFIELD ROAD (Rts. 7 & 20) LENOX, MASS

To be sold on the premises

### FRIDAY, MARCH 5<sup>TH</sup> at 12:00 NOON



- HIGHLIGHTS** ♦ ± 54 Acres of Land. ♦ Town Permit for 34 Luxury Duplex Style Condominiums, Clubhouse, Pool & Tennis Courts. ♦ 6 Units have been built. ♦ 4 Units have been sold! ♦ Foundation in-place for 2 additional units. ♦ Highcrest Road and October Hill Road are in Place. ♦ Last Unit Sale was recorded in Aug. 2003 for \$703,300.00 ♦ 14 Room, Mansion with 8 Fireplaces, Pool & Tennis Courts ♦

**TERMS OF SALE:** \$150,000.00 Initial Deposit is required at time of auction, Cash or Certified Funds. Deposit to be increased to an amount equal to 10% of the Purchase Price within 3 business days. Other Terms to be announced at time of sale. **INSPECTION: By Request – Call Auction Office**

2 % **BROKER INCENTIVE OFFERED!**

## Aaron Posnik

**CALL FOR DETAILS.**

# A PUBLIC AUCTION

**LENOX, MASSACHUSETTS**  
IN THE HEART OF THE BERKSHIRE MOUNTAINS

**PERMITTED**  
**34 UNIT**  
**RETIREMENT COMMUNITY**  
**on ± 54 Acres**  
**KNOWN AS TWELVE OAKS VILLAGE CONDOMINIUM**  
**AND THE ± 6,800 S/F DORMER'S MANSION**

138 PITTSFIELD ROAD (Rts. 7 & 20) LENOX, MASS  
To be sold on the premises

**FRIDAY, MARCH 5<sup>TH</sup> at 12:00 NOON**

Sale per Order of Mortgagee  
Cain, Hibbard, Myers & Cook, PC  
66 West Street, Pittsfield, 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

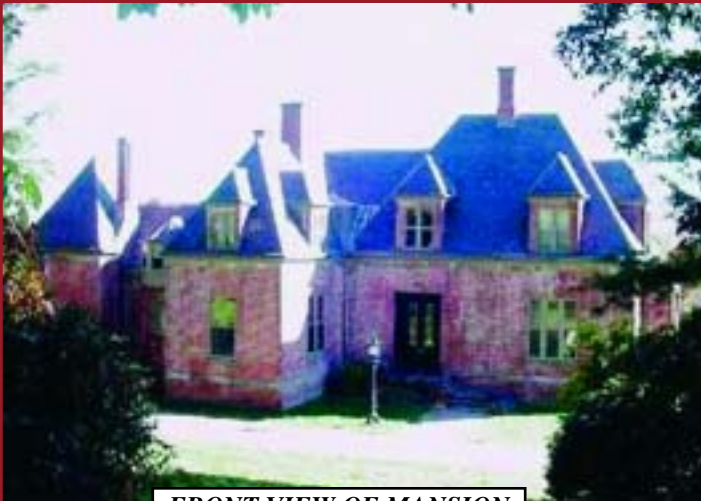
Mass. Auc. Lic. #161  
Penn. Auc. Lic. #AU-0038-R  
Est. 1932

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

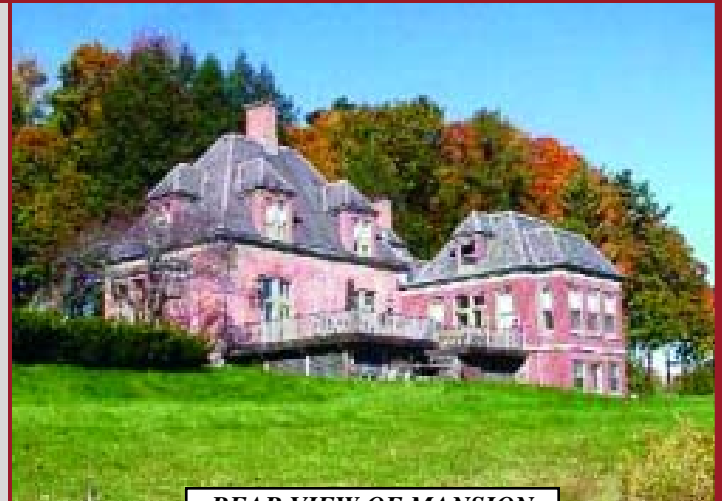
Aaron Posnik & Co., Inc.  
83 State Street • Springfield, MA 01103  
(413) 733-5238 (Fax) 731-5946

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

## FRIDAY, MARCH 5<sup>TH</sup> AT 12:00 NOON



FRONT VIEW OF MANSION



REAR VIEW OF MANSION

**Terms of Sale: \$150,000.00 Initial Deposit required at auction in Cash or Certified Funds. Deposit must be increased to equal 10% of the Purchase Price within 3 Business Days. Other Terms to be announced at time of sale. Inspections: By appointment only! Call for details.**

**Visit our Web-Site at [WWW.POSNIK.COM](http://WWW.POSNIK.COM) for Bidder's Informational Package!**

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

**Aaron Posnik**

AUCTIONEERS • APPRAISERS

**2% BROKER INCENTIVE OFFERED**

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