

# PUBLIC AUCTION

• WILLIAMSTOWN, MASSACHUSETTS •

- **±10 ACRES of LAND** •  
• (13) GREENHOUSES • OFFICE BUILDING •  
• VEHICLES • FORKLIFT • GENERATOR •



BERKSHIRE IVY GARDENS, INC.  
835 Simonds Road (Route 7)  
WILLIAMSTOWN, MASSACHUSETTS

To be sold on the Premises

**FRIDAY, AUGUST 27<sup>TH</sup> STARTING AT 10:00 A.M.**



EASTERLY VIEW OF GREENHOUSES



OFFICE BUILDING



NORTHERLY VIEW OF GREENHOUSES  
AND PARKING AREA



KATOLIGHT GENERATOR



1999 FORD E350 BOX TRUCK



CLARK FORKLIFT

## REAL ESTATE

- ±10 Acres of Land with ±348 Ft. of Frontage •
  - Private Water • Private Septic •
- Located at Traffic Light Opposite Sand Spring Road •
- ±1 -1/2 Mile North of Town Hall & ±1-1/2 Mile South of Vt Border •
  - Improved with (13) Assorted Automated & Climate Controlled Greenhouses & Office Building •
- **Greenhouse Styles Include:**
  - (3) Metal Framed Poly Covered Quonset Buildings
  - (8) Metal Framed Poly Covered Gutter Buildings
  - (2) Metal Framed Glass Covered Gutter Buildings
- Greenhouses range in size from ±6,000 S/F to ±72,000 S/F & include Irrigation, Ventilation & Heating Systems •
- Known as Lots 89 & 90 on Town Assessor's Map 126 •

## EQUIPMENT

- Katolight 100KW Generator, Mod. N1D0FFPGH, LP Gas •
- Clark 4000# Cap. Forklift, Mod. BP515, Prop., Sol. Tires, ROPS, 2-Stage Mast •
  - (2) BoilerSmith Low Pressure Boilers, Mod. CF3LW-300-6-30, Gas Fired w/ 10 H.P. Burner Motors, S/N's 51057726 & 51057727 •
- Cleaver Brooks Packaged Boiler, Mod. M4W-3000, S/N G-15491-N4, Gas •
  - (2) Ass't Javo Holland Port. Potting Mach.'s w/ 20'x 6" Conveyor & Controls • Gleason Port. Potting Mach. •
- Majonnier S.S. Bulk Cooler, Mod. 400E w/ Agitator, Pump & Motor •
  - (140) Ass't Alum. Plant Tables, 5' x 10' & 5' x 15' •
  - (45) Ass't Port. 4', 5' & 6' Met. Multi-Tier Carts •
  - Hand Trucks, Pallet Jacks, Fans, Wood Plant Tables, Plant Trays, Clay Pots, Wire Fencing, Etc., Etc. •

## VEHICLES

- 1999 Ford Explorer, AWD, A/T, A/C, V-6 Eng., Gas •
- 1999 Ford E350 15' Box Truck, A/T, A/C, V-8 Eng. w/ Roll-Up Door •
  - 2001 Car mate 18' Trailer, T/A, Wood Deck •
- 1979 Dodge 25' Bucket Truck • 1974 IH Loadstar 1600 Dump Truck •



JAVO HOLLAND POTTING MACHINE



BOILERS



2001 CAR MATE TRAILER

**Aaron Posnik**

AUCTIONEERS • APPRAISERS

Est. 1932

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

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Sale Per Order of Mortgagee & Secured Party  
Doherty, Wallace, Pillsbury & Murphy, P.C.  
1414 Main Street, Springfield, Ma

Attorneys for Mortgagee & Secured Party  
**Terms of Sale**

**Real Estate:** \$50,000.00 deposit cash or certified check

**Personal Property:** 25% deposit cash or certified check

10% Buyers Premium Applies on Personal Property Only

Other terms to be announced at time of sale

**INSPECTION:** Morning of Sale – 8:30 a.m. to 10:00 a.m.

**Aaron Posnik**

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Penn. Auc. Lic. #AU-0038-R  
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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

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83 State Street  
Springfield, MA 01103

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

RETURN SERVICE REQUESTED

## FRIDAY, AUGUST 27<sup>TH</sup> AT 10:00 A.M. WILLIAMSTOWN, MASSACHUSETTS

**TERMS & CONDITIONS:**  
EVERYTHING SOLD "AS IS/WHERE IS"

**TERMS OF SALE:**

REAL ESTATE: \$50,000.00 DEPOSIT CASH OR CERTIFIED CHECK.  
PERSONAL PROPERTY: 25% DEPOSIT AT TIME OF SALE BY CASH OR CERTIFIED OR BANK WIRE TRANSFER. 10% BUYERS PREMIUM APPLIES ON PERSONAL PROPERTY ONLY. PERSONAL OR COMPANY CHECK ACCEPTED ONLY IF ACCOMPANIED WITH A BANK LETTER GUARANTEEING PAYMENT. EXAMPLE OF BANK LETTER OF GUARANTEE: THIS BANK GUARANTEES PAYMENT TO AARON POSNIK & CO., INC. ON ACCOUNT # \_\_\_\_\_ UP TO THE AMOUNT OF \$ \_\_\_\_\_ FOR PURCHASES MADE AT THE BERKSHIRE IVY GARDENS, INC. AUCTION TO BE HELD ON AUGUST 27TH. NO PURCHASE REMOVED UNTIL COMPLETE SETTLEMENT IS MADE. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

**SALES TAX:**

MASSACHUSETTS SALES TAX LAWS APPLY.  
DEALERS BRING COPY OF EXEMPT CERTIFICATE.

**BID BY MAIL:**

IF YOU CANNOT ATTEND THIS AUCTION IN PERSON WE WILL BE HAPPY TO RECEIVE YOUR BID ON THE ITEMS THAT YOU DESIGNATE (IF YOUR BID IS SENT BY MAIL OR FAX AND RECEIVED BY OUR OFFICE AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE SALE). IF YOU WISH TO BID BY MAIL, KINDLY PROVIDE A COMPLETE LIST OF THE ITEMS DESIRED AND ENCLOSE A 25% DEPOSIT BY CERTIFIED CHECK. YOU WILL BE RESPONSIBLE FOR PURCHASES IF YOU ARE THE HIGH BIDDER, UNDER THE TERMS AND CONDITIONS TO BE ANNOUNCED AT TIME OF SALE. IF YOU ARE THE SUCCESSFUL BIDDER, WE WILL NOTIFY YOU WITHIN 24 HOURS OF THE SALE AND YOU MUST MAKE PAYMENT OF THE BALANCE DUE BY WIRE TRANSFER TO OUR BANK WITHIN 24 HOURS OF NOTIFICATION. IF YOU ARE UNSUCCESSFUL IN YOUR BID, YOUR DEPOSIT WILL BE RETURNED TO YOU WITHIN 72 HOURS OF THE SALE.

**IMPORTANT NOTICE:**

THE INFORMATION DESCRIBED IN THIS BROCHURE IS CORRECT TO THE BEST OF OUR KNOWLEDGE BUT WE CANNOT GUARANTEE SAME. IT IS FOR THIS REASON THAT BUYERS SHOULD AVAIL THEMSELVES OF THE OPPORTUNITY FOR INSPECTION PRIOR TO THE SALE.

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

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WESTERLY VIEW OF GREENHOUSES

**DIRECTIONS**

**FROM BENNINGTON, VT** - FOLLOW ROUTE 7 SOUTH TO THE MASSACHUSETTS LINE. AUCTION SITE IS ± 1-1/2 MILES ON THE RIGHT.

**FROM ALBANY, NY** - FOLLOW I-90 EAST TO I-787 NORTH. AT EXIT 9E, MERGE ONTO NY 7 TOWARDS TROY & BENNINGTON. FOLLOW NY 7 & TURN RIGHT ONTO NY 22. TURN LEFT ONTO NY 346. TURN RIGHT ONTO MA ROUTE 7. AUCTION IS 2-1/2 MILES ON RIGHT.

**FROM HARTFORD/SPRINGFIELD** - FOLLOW I-91 NORTH TO EXIT 14. FOLLOW I-90 (MASS TURNPIKE) WEST TO EXIT 2. FOLLOW ROUTE 7 & 20 NORTH TO PITTSFIELD. FOLLOW ROUTE 7 NORTH TO WILLIAMSTOWN. AT THE INTERSECTION OF RTE 7 & 2 IN WILLIAMSTOWN, FOLLOW RTE 7 NORTH 1-1/2 MILES TO AUCTION SITE ON LEFT. WATCH FOR AUCTION SIGNS.

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