

ABSOLUTE AUCTION

SELLS TO THE HIGHEST BIDDER, REGARDLESS OF PRICE!

±94 ACRES of RESIDENTIAL LAND AT THE SUMMIT OF "MT. BALDY" overlooking OTIS RESERVOIR with SCENIC 360° TRI-STATE VIEWS and includes an additional ±5 ACRE RESIDENTIAL LOT

Norton Road OTIS, MASSACHUSETTS

TO BE SOLD ON THE PREMISES

THURSDAY, SEPTEMBER 2ND at 12:00 NOON

2% BROKER INCENTIVE OFFERED

CALL FOR DETAILS
Visit our website

www.posnik.com for Bidder's Informational Package.



Great Location for a Mountain Top Retreat or possible future residential development.



ENTRANCE FROM NORTON ROAD

PROPERTY FEATURES:

- ±94 ACRES OF RESIDENTIAL LAND, LOCATED IN THE EAST OTIS VILLAGE SECTION OF OTIS, MASSACHUSETTS •
- SCENIC 360° MOUNTAINTOP VIEWS OF CONNECTICUT, NEW YORK & MASSACHUSETTS • OTIS IS 24 MILES FROM PITTSFIELD, 30 MILES FROM SPRINGFIELD, 120 MILES FROM BOSTON & 145 MILES FROM NEW YORK CITY •



VIEW FROM SUMMIT LOOKING WEST

±89 ACRE RESIDENTIAL SUMMIT BUILDING LOT:

- ±1700 foot Gravel Drive, extending from Stone Wall entrance on Norton Road to the Summit of Mt. Baldy • The Summit Home-Site has a Spectacular 360° Scenic View and has been partially treed, to accommodate a Southerly Exposure over Otis Reservoir • Percolation Test obtained and is In-Place • Drilled Artesian Well is complete and In-Place • ±200 feet of frontage on Norton Road • Also known as Parcel 28, Town Assessor's Map 15 • FY 2004 Real Estate Taxes - \$912.80 •



VIEW OF DRIVEWAY



VIEW FROM SUMMIT LOOKING NORTH

±5 ACRE RESIDENTIAL BUILDING LOT:

- ±150 Feet of Frontage on Norton Road • Percolation Test obtained and is In-Place • Abuts the larger Summit Parcel • Also Known as Parcel 116, Town Assessor's Map 15 • FY 2004 Real Estate Taxes - \$214.90 •



MIDWAY TO SUMMIT



VIEW FROM SUMMIT LOOKING SOUTH

Aaron Posnik

AUCTIONEERS • APPRAISERS

OWNER'S SALE OF REAL ESTATE BY

ABSOLUTE AUCTION

SELLS TO THE HIGHEST BIDDER, REGARDLESS OF PRICE!

**±94 ACRES of
RESIDENTIAL LAND
AT THE SUMMIT OF "MT. BALDY"
overlooking OTIS RESERVOIR
with SCENIC 360° TRI-STATE VIEWS
and includes an additional
±5 ACRE RESIDENTIAL LOT**

Norton Road OTIS, MASSACHUSETTS

TO BE SOLD ON THE PREMISES

THURSDAY, SEPTEMBER 2ND at 12:00 NOON

TERMS OF SALE

\$50,000.00 Initial Deposit is required at time of auction, Cash or Certified Funds.

6% Buyer's Premium Applies. Deposit to be increased to an amount equal to 10% of the Purchase Price within 5 business days.

Other Terms to be announced at time of sale.

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

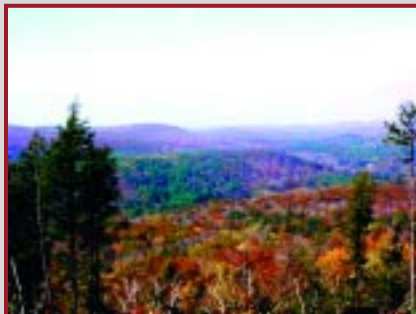
Aaron Posnik & Co., Inc.
83 State Street • Springfield, MA 01103
(413) 733-5238 (Fax) 731-5946

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

THURSDAY, SEPTEMBER 2ND AT 12:00 NOON OTIS, MASSACHUSETTS



360° MOUNTAIN TOP VIEWS



Great Location for a
Mountain Top Retreat
or possible future
residential development.



2% BROKER INCENTIVE OFFERED

CALL FOR DETAILS

Visit our website www.posnik.com for
Bidder's Informational Package.



360° MOUNTAIN TOP VIEWS



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