

PUBLIC AUCTION

• STONINGTON, CONNECTICUT •

±9 ACRES of LAND

PARTIALLY DEVELOPED WITH AN
AMUSEMENT PARK
&
CONCESSION BUILDINGS

- Exit 92 on I-95 •
- ±6 Miles South of Foxwoods •

350 Liberty Street (Pawcatuck) STONINGTON, CT

TO BE SOLD ON THE PREMISES

FRIDAY, OCTOBER 15TH at 12:00 Noon

HIGHLIGHTS

- ±6 Miles South of FOXWOODS RESORT & CASINO
- ±1/2 Mile from Exit 92 on Interstate 95
- ±520 Ft of Frontage on Route 2, with 2 Curb Cuts
- Located at the Traffic Light, opposite White Rock Road
- Zoned: Commercial CS-5
- Recently approved for the construction of a Health Club by the Town
- Route 2 is a Major Roadway and the Site Has Excellent Visibility with Signage directly on Rte 2!



HIGHLIGHTS

- 2 Paved & Lined Parking Lots for ±100 Vehicles
- 18 Hole Miniature Golf Course with Ticket Booth
- 2 Side by Side Water Slides with Observation Stand, Landing Pool & Operations Building.
- Bumper Boat Pool with Cement Walkways and Fence
- ±1,700 S/F Masonry Block, Restaurant Building
- Paved Kiddie Go-Kart Oval
- 2 Additional Storage Buildings
- Well & Pumphouse
- Misc. Restaurant Equip.

Visit our Web Site at WWW.POSNIK.COM for Detailed Bidder's Informational Package

TERMS OF SALE

\$50,000.00 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 5 business days.
 5% Buyer's Premium Applies.

Other Terms to be announced at time of sale

Call Auctioneer's Office for Details

2% BROKER INCENTIVE OFFERED

INSPECTIONS BY APPOINTMENT

Aaron Posnik

PUBLIC AUCTION

• STONINGTON, CONNECTICUT •

±9 ACRES of LAND

PARTIALLY DEVELOPED WITH AN

AMUSEMENT PARK

&
CONCESSION BUILDINGS

• Exit 92 on I-95 •

• ±6 Miles South of Foxwoods •

350 Liberty Street (Pawcatuck) STONINGTON, CT

TO BE SOLD ON THE PREMISES

FRIDAY, OCTOBER 15TH at 12:00 Noon

Sale per order of Receiver
Attorney Lewis K. Wise

Of the firm of Regin, Nassau, Caplan, Lassman & Hirtle, LLC
185 Asylum Street, Hartford, Connecticut

Aaron Posnik

AUCTIONEERS • APPRAISERS

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

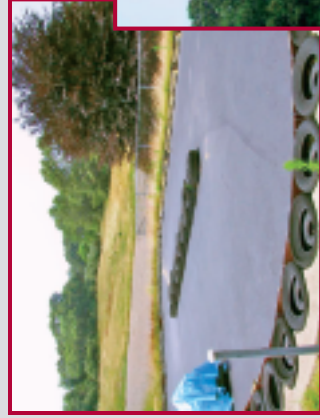
Aaron Posnik & Co., Inc.
5 Great Valley Parkway, Suite 244 • Malvern, (Philadelphia) PA 19003
(610) 853-6655 (Fax) 853-6633

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

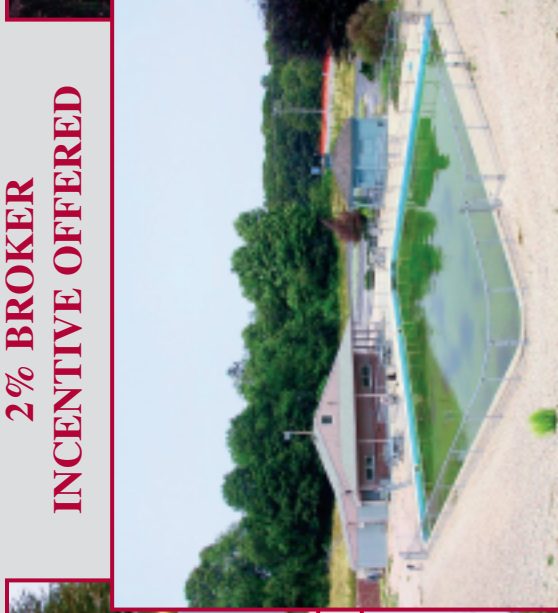
First Class Mail
U.S. POSTAGE
PAID
Permit No. 12
Springfield, MA

RETURN SERVICE REQUESTED

FRIDAY, OCTOBER 15TH AT 12:00 NOON STONINGTON, CONNECTICUT



KIDDIE CART OVAL



TICKET SALES

2% BROKER INCENTIVE OFFERED



18 HOLE MINIATURE GOLF



WATER SLIDES

BUMPER POOL & CONCESSION BUILDING INSPECTIONS BY APPOINTMENT

Aaron Posnik

AUCTIONEERS • APPRAISERS

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

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