

MORTGAGEE'S SALE OF REAL ESTATE  
& SECURED PARTY SALE OF PERSONAL PROPERTY BY

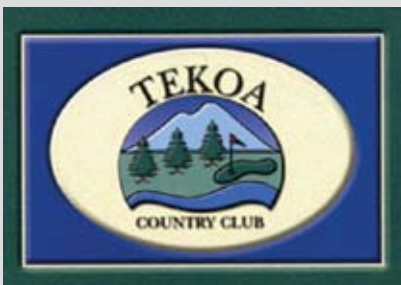
# PUBLIC AUCTION

• WESTFIELD, MASSACHUSETTS •

**18 HOLE GOLF COURSE**

ON **±114 ACRES**

- CLUBHOUSE • BANQUET HALL •
- PRO SHOP • MAINTENANCE BUILDINGS •
- ALL ALCOHOLIC BEVERAGE LICENSE •
- BAR, LOUNGE, KITCHEN & BANQUET FURNISHINGS & EQUIPMENT •
- GROUNDS KEEPING & MAINTENANCE EQUIPMENT •



TEKOA GOLF, INC.

**459 RUSSELL ROAD WESTFIELD, MASSACHUSETTS**

TO BE SOLD ON THE PREMISES & BY LIVE INTERNET BIDDING

**MONDAY, APRIL 6<sup>TH</sup>**

**STARTING AT 11:00 A.M**

**INSPECTIONS:** SAT., MARCH 21<sup>ST</sup>; SAT., MARCH 28<sup>TH</sup>; WED., APRIL 1<sup>ST</sup> – 10:00 A.M. TO 3:00 P.M.  
& MORNING OF SALE – 8:30 A.M TO 11:00 A.M. OR UPON REQUEST



3<sup>RD</sup> GREEN



5<sup>TH</sup> GREEN

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

**Aaron Posnik**

AUCTIONEERS • APPRAISERS

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**AIRPORT:**

BRADLEY INTERNATIONAL AIRPORT (BDL) – APPROX. 23 MILES TO SITE  
WINDSOR LOCKS, CT 1-860-292-2000

**LODGING:**

**SHERATON BRADLEY HOTEL** – 1-860-627-5311  
BRADLEY INT'L AIRPORT, WINDSOR LOCKS, CT

**CROWNE PLAZA HOTEL** – 1-860-741-2211  
1 BRIGHT MEADOW BOULEVARD, ENFIELD, CT

**HILTON GARDEN INN** – 1-413-886-8000  
800 WEST COLUMBUS AVENUE, SPRINGFIELD, MA

**DIRECTIONS:**

**FROM POINTS NORTH AND SOUTH** – ROUTE 91 TO EXIT 14 (MASS PIKE). MASS PIKE (RT. 90) WEST, TO EXIT 3. FOLLOW DIRECTIONS BELOW.

**FROM POINTS EAST AND WEST** – MASS PIKE (RT. 90) TO EXIT 3. RIGHT OFF EXIT ONTO RT. 10/202. FOLLOW RT. 10/202 FOR 1.5 MILES, OVER THE BRIDGE AND INTO WESTFIELD CENTER. RIGHT ONTO RT. 20. TEKOA COUNTRY CLUB IS LOCATED APPROXIMATELY 2 MILES AWAY, ON RT. 20. RIGHT HAND SIDE. (WATCH FOR AUCTIONS SIGNS).

**TERMS & CONDITIONS:**

**EVERYTHING SOLD "AS IS/WHERE IS"**

**TERMS OF SALE:**

**REAL ESTATE:** \$50,000.00 INITIAL DEPOSIT CASH, CERTIFIED OR BANK CHECK. DEPOSIT MUST BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 10 BUSINESS DAYS. 3% BUYERS PREMIUM APPLIES. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

**PERSONAL PROPERTY (TO BE SOLD IN ITS ENTIRETY):** 25% DEPOSIT AT TIME OF SALE BY CASH, CERTIFIED OR BANK CHECK, OR BANK WIRE TRANSFER. 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 TEKOA GOLF, INC. AUCTION TO BE HELD ON APRIL 6<sup>TH</sup>. NO PURCHASES REMOVED UNTIL COMPLETE SETTLEMENT IS MADE. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

**ALL ALCOHOLIC BEVERAGE LICENSE:** \$10,000.00 DEPOSIT CASH OR CERTIFIED CHECK. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

**SALES TAX:**

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

**BID LIVE BY PHONE:**

CALL US BY **MARCH 27<sup>TH</sup>** TO SET UP THE DETAILS.

**BID LIVE BY INTERNET:**

VISIT OUR WEBSITE AT [WWW.POSNIK.COM](http://WWW.POSNIK.COM) OR [WWW.BIDSPOTTER.COM](http://WWW.BIDSPOTTER.COM) FOR INSTRUCTIONS ON BIDDING ONLINE.

**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, 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.

Sale Per Order of Mortgagee & Secured Party  
**DOHERTY, WALLACE, PILLSBURY & MURPHY, P.C.**  
1414 Main Street, Springfield, Ma  
Attorneys for Mortgagee & Secured Party



1<sup>ST</sup> GREEN



4<sup>TH</sup> FAIRWAY



4<sup>TH</sup> GREEN



5<sup>TH</sup> FAIRWAY



2<sup>ND</sup> HOLE FROM FAIRWAY



4<sup>TH</sup> HOLE FAIRWAY



5<sup>TH</sup> TEE



6<sup>TH</sup> GREEN



- *TEKOA COUNTRY CLUB IS LOCATED AT THE FOOTHILLS OF THE BERKSHIRE MOUNTAINS AND PROVIDES ASTONISHING VIEWS OF THE WESTFIELD RIVER •*
- *ORIGINALLY BUILT AND OPENED IN 1898 AS A 4 HOLE GOLF COURSE •*
- *DONALD ROSS REDESIGNED THE COURSE AND MADE IT 9 HOLES IN 1923•*
- *GEOFFREY CORNISH REDESIGNED TEKOA IN 1961 LEAVINGS ROSS'S ORIGINAL HOLES AND ADDED 13 GEMS OF HIS OWN •*

**TEKOA HAS:**

- 18 CHAMPIONSHIP HOLES
- PINE TREE LINED FAIRWAYS
- LARGE GREENS
- WATER HAZARDS ON 5 HOLES
- TORO IRRIGATION SYSTEM
- 4 SETS OF TEES
- 6430 YARDS – PAR 71
- SLOPE RATING - 118



**SEND for COMPLETE DETAILED BIDDERS INFORMATIONAL PACKAGE or visit our website at [www.posnik.com](http://www.posnik.com)**

**MONDAY, APRIL 6<sup>TH</sup> AT 11:00 A.M.**



**±114 ACRES**

**AMENITIES INCLUDE:**

- 2 STORY CLUB HOUSE •
- ±400 SEAT BANQUET HALL •
- 19TH HOLE RESTAURANT •
- OUTDOOR DECK OVERLOOKING THE 1ST AND 10TH TEE •
- PRO SHOP •
- PUTTING GREEN •
- LOCKER ROOM FACILITIES •
- MAINTENANCE CARTS •
- STORAGE BUILDINGS •
- TORO IRRIGATION SYSTEM •
- PAVED PARKING FOR ±200 •
- ZONED: RURAL RESIDENTIAL •

**CLUBHOUSE & BANQUET HALL**

- 2 Story Wood Framed Construction on Concrete Foundation •
- ±20,000 Sq. Ft. •

**1ST Floor:**

Contains ±18,700 Sq. Ft. & Includes:

- (2) Banquet Halls – w/±750 Seat Capacity •
- Lounge Areas •
- Full Kitchen •
- Bridal Suite •

**19TH Hole Restaurant:**

- w/±120 Seat Capacity •
- (3) Bars • Offices •
- Fully Carpeted •
- Hardwood Dance Floors •
- Gas Fired Forced Air Heat •
- Central Air •

**2ND Floor:**

- ±1,300 Sq. Ft. Office Space •

**PRO SHOP**

- Wood Framed Construction on Concrete Foundation •
- Wood Vertical Siding •
- ±2,625 Sq. Ft. •

**Contains:**

**RETAIL, OFFICE & STORAGE AREAS**

**MAINTENANCE & CART STORAGE BUILDINGS**

- Wood Framed Construction On Concrete Foundation •
- Total ±5,125 Sq. Ft. •

**Buildings Contain:**

**STORAGE, MAINTENANCE & PARTS ROOMS**



**BANQUET HALL**



**MAINTENANCE BUILDING**

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**



13TH FAIRWAY



15TH FAIRWAY



19TH HOLE



19TH HOLE DECK

SEND for COMPLETE DETAILED BIDDERS INFORMATIONAL PACKAGE OR VISIT OUR WEBSITE AT [www.posnik.com](http://www.posnik.com)

## SECURED PARTY SALE OF PERSONAL PROPERTY

### — GROUNDSKEEPING EQUIPMENT —

- **Kubota Tractor L4530**, Diesel w/ Backhoe Attach. •
- **Toro Greensmaster 3100 Mower** •
- **Toro Greensmaster FLEX21 Mower** •
- **Toro Reelmaster 5100D Fairway Mower** •
- **Toro Reelmaster 5200D Fairway Mower** •
- **Toro Turbo Force Walk-Behind Mower** •
- **Toro Groundmaster 4700D Rotary Mower** •
- **Jacobson Greens King IV Trim Mower** •
- **Green Iron Super 3000 Roller w/ Trailer** •
- **Toro Sand-Pro 2000 Sand Rake** •
- **Toro ProCore 648 Aerator** •
- **Charterhouse Aerator Attach.** •
- **GT-100 Top Dresser** •
- **Lely Seed Spreader, HL-1250** •
- **Hahn Multi-Pro 418 Spray Rig** •
- **Broyhill Chemical Sprayer Attach.** •
- **Toro Workman 3200 Gas Utility Dump Cart** •
- **Club Car Gas Utility Cart** •
- **Toro Versa Vac w/ Aerator** • **York Rake** •
- **Ford 2610 Farm Tractor** • **Spreaders** •
- **Hand Tools** • **Etc.** • **Etc.** •

### — BAR – LOUNGE – RESTAURANT EQUIPMENT —

- **Bev-Air Beer Disp.** • **Migali Beer Cooler** •
- **Bev-Air Glass Door Reach-In Cooler** •
- **Continental Undercounter Refrig.** • **Coffeemakers** •
- **True Sandwich Prep Unit** • **Microwave** • **Frialator** •
- **Grill** • **Charbroiler** • **Ice Bins** • **S.S. Sinks** • **Etc.** • **Etc.** •

### — KITCHEN EQUIPMENT —

- **Port. Walk-In Boxes** • **Manitowoc Ice Machine** •
- **Refrigerators** • **Freezers** • **Convection Ovens** • **Microwaves** •
- **Stoves** • **Charbroilers** • **Proof Boxes** • **Food Warmers** •
- **Hobart 20 Qt. Mixer** • **Meat Slicer** • **Prep. Tables** • **Sinks** •
- **Chafing Dishes** • **Tray Racks** • **Shelving** •
- **Lg. Qty. Dishware, Utensils, Pots, Pans, Trays, Etc.** • **Etc.** •

### — FURNISHINGS —

- (50) **Round & Rectangle Folding Tables** • (300) **Stack Chairs** •
- (100) **Ass't Arm Chairs** • (40) **Oak Stools** •
- (24) **Leather Lounge Chairs** • (40) **Ass't Bar & Cocktail Tables** •
- **Micro P.O.S. Computer Sys.** • **Sony TV** •
- **Sanyo Security Sys.** • (2) **PC's** • **Desks** • **Chairs** • **Sofas** •
- **File Cabinets** • **Etc.** • **Etc.** •

### — ALL ALCOHOLIC BEVERAGE LICENSE —

★ **ALL ALCOHOLIC BEVERAGE LICENSE TOGETHER WITH THE GOODWILL ATTRIBUTABLE THERETO-SOLD SUBJECT TO TRANSFER AND APPROVAL BY THE A.B.C.C., AND THE CITY OF WESTFIELD, MASSACHUSETTS LICENSING COMMISSION.** ★

### — MAINTENANCE EQUIPMENT —

- **Golf Lift 2-Post Hyd. Lift, 9000# Cap.** •
- **Foley Accu-Sharp Automatic Grinder** •
- **Foley Man. Bedknife Grinder** •
- **Bench Grinders** • **Power Tools** • **Floor Jacks** •
- **Chain Saws** • **Pallet Jack** • **Workbenches** •
- **Metal Shelving** • **Etc.** • **Etc.** •



## BANQUET HALL

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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

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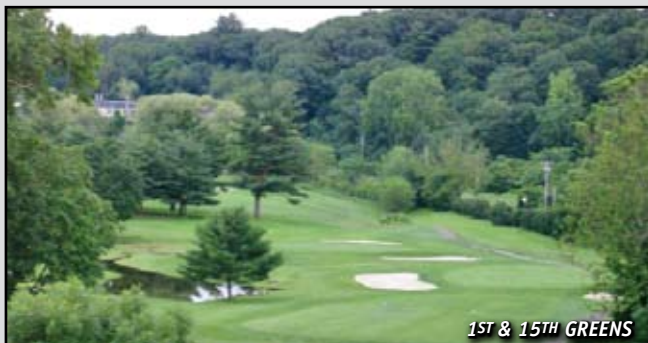
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PAID  
Permit No. 12  
Springfield, MA

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BIDDING AVAILABLE**

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6 Great Valley Parkway, Suite 244 • Malvern, (Philadelphia) PA 19003  
(610) 853-6655 (Fax) 583-6633

## THURSDAY, APRIL 6<sup>TH</sup> AT 11:00 A.M. WESTFIELD, MASSACHUSETTS



1<sup>ST</sup> & 15<sup>TH</sup> GREENS



1<sup>ST</sup> & 10<sup>TH</sup> FAIRWAY

**BID FROM THE COMFORT OF YOUR OFFICE!!!**

If you can't personally attend the auction sale, you don't have to miss out on the bidding. You can bid on the equipment in the following ways:

- **LIVE PHONE BID:** Call us by April 5<sup>TH</sup> to set up the details\*
- **INTERNET BID:** Visit [www.posnik.com](http://www.posnik.com) or [bidspotter.com](http://bidspotter.com) to register online.\*
- **PROXY BID:** Call us and we'll be happy to fax you a proxy bid form. Fill it out, fax it back and we'll bid on your lot for you.\*

\*We must receive a 25% deposit of all proxy and phone bids before the auction to secure your bid. No credit cards.

To Bid Online: Visit [www.posnik.com](http://www.posnik.com) or [www.bidspotter.com](http://www.bidspotter.com)

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10<sup>TH</sup> GREEN

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