

PUBLIC AUCTION

• BELCHERTOWN & GRANBY •

(15) PARCELS OF LAND
(12) IN BELCHERTOWN & (3) IN GRANBY
±375 ACRES OF LAND
W/ SINGLE FAMILY CAPE STYLE HOME
TWO-FAMILY DUPLEX HOME
& SINGLE FAMILY RANCH STYLE HOME

60 LAMSON AVENUE
BELCHERTOWN, MASS

&

HARRIS STREET
GRANBY, MASS

BE SOLD IN ITS ENTIRETY ON THE PREMISES OF 60 LAMSON AVENUE

(12) PARCELS
60 LAMSON AVENUE, BELCHERTOWN, MA

CAPE HOME

- 1½ Story Single Family Clapboard Sided Cape Style Home •
- (10) Total Rooms, w/ (5) Bedrooms, (4½) Baths •
- ±6,000 S/F of Gross Living Area • Oil-FWA Heat •
- Central A/C • Fireplace • 200 Amp Electrical Service •
- Private Water & Septic • Full Basement • (Renovated in 2004) •

DUPLEX HOME

- 1½ Story Clapboard Sided Duplex Home •
- (9) Total Rooms, w/ (5) Bedrooms, (3½) Baths •
- ±3,000 S/F of Gross Area • Electric Baseboard Heat •
- Private Water & Septic • Open Porch •
- Main Floor Contains:** (5) Rooms, (3) Bedrooms, (1½) Baths •
- Lower Unit Contains:** (4) Rooms, (2) Bedrooms, (2) Baths •

RANCH HOME

- Single-Story Ranch Style Home • (5) Total Rooms,
(3) Bedrooms, (2) Full Baths • ±5,150 S/F of Gross Area •
- Electric Baseboard Heat • Hardwood & Carpet Floors •
- Private Water & Septic • Enclosed Porch • Wood Deck •
- 200 Amp Electrical Services • Full Basement •

FEATURES

- Numerous Outbuildings • Zoned: Residential & Agricultural •
- Close Proximity to Rt. 202 & Rt. 9 • Utilities Available to Site •

(3) PARCELS
HARRIS STREET, GRANBY, MA

- ±43 Acres of Land •

★ Adjoins Belchertown Acreage ★

LOCATION PARCEL ID	LOT SIZE	ASSESSED VALUE
60 Lamson Avenue, Belchertown 228/20	8.1 Acres	\$402,200 Improved with single family dwelling.
Lamson Avenue, Belchertown 228/19	2.2 Acres	\$ 93,900
Lamson Avenue, Belchertown 228/21	44 Acres	\$599,000
Lamson Avenue, Belchertown 228/22	37 Acres	\$234,300
Lamson Avenue, Belchertown 228/23	3.58 Acres	\$ 99,800
535 Bay Road, Belchertown 229/20	79 Acres	\$440,000
Lamson Avenue, Belchertown 229/26	46.4 Acres	\$207,500
100 Lamson Avenue, Belchertown 229/27	2.5 Acres	\$293,600
Stebbins (Rear), Belchertown 229/29	13.9 Acres	\$ 71,600
Stebbins (Rear), Belchertown 229/30	9.3 Acres	\$ 49,500
Stebbins (Rear), Belchertown 229/31	86 Acres	\$376,900
Belchertown Total	331.98 Acres	\$2,868,300

LOCATION PARCEL ID	LOT SIZE	ASSESSED VALUE
Harris Street, Granby 12/B1	9.43 Acres	\$ 17,500
Harris Street, Granby 12/B2	16.28 Acres	\$ 36,600
Harris Street, Granby 12/B3	17.29 Acres	\$ 39,100
Granby Total	43 Acres	\$ 93,200

SALE PER ORDER OF MORTGAGEE
SAPIRSTEIN & SAPIRSTEIN, P.C.
1350 MAIN STREET, SPRINGFIELD, MA
ATTORNEYS FOR MORTGAGEE

TERMS OF SALE: \$50,000.00 DEPOSIT CASH OR CERTIFIED FUNDS.
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

Aaron Posnik

AUCTIONEERS • APPRAISERS

MORTGAGEE'S SALE OF REAL ESTATE BY

PUBLIC AUCTION

• BELCHERTOWN & GRANBY •

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TWO-FAMILY DUPLEX HOME
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60 LAMSON AVEN & HARRIS STREET
BELCHERTOWN, MASS GRANBY, MASS
BE SOLD IN ITS ENTIRETY ON THE PREMISES OF 60 LAMSON AVENUE

TUESDAY, NOVEMBER 16TH AT 1:00 P.M.

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MA Auc. Lic. #161
PA Auc. Lic. #AY000241L
Est. 1932

Visit our Website @ www.posnik.com
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83 State Street • Springfield, MA 01103
(413) 733-5238 (Fax) 731-5946

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Springfield, MA 01103

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RETURN SERVICE REQUESTED

TUESDAY, NOVEMBER 16TH AT 1:00 P.M. BELCHERTOWN & GRANBY, MASSACHUSETTS

LOCATED IN BELCHERTOWN



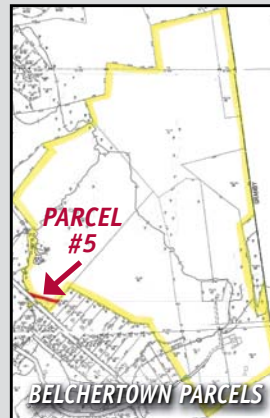
CAPE HOME

DUPLEX HOME



RANCH HOME

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