

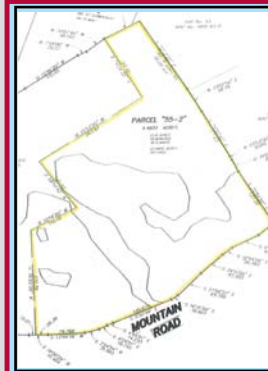
WEDNESDAY, AUGUST 10TH AT 11:00 A.M. REDDING, CONNECTICUT



63 MOUNTAIN ROAD

FEATURES:

- ±3 ACRES OF LAND •
- PRIVATE WATER & SEPTIC AVAILABLE •
- PUBLIC UTILITIES AVAILABLE •
- ZONED: RESIDENTIAL 2 •
- ±250 FT. OF FRONTAGE ALONG MOUNTAIN ROAD • PERC TESTED •
- ASSESSED VALUE: ±\$225,000.00 •
- ANNUAL TAXES: ±\$5,140.00 •
- LEGAL DESCRIPTION: VOLUME 252, PAGE 1067 •



75 MOUNTAIN ROAD

FEATURES:

- ±4½ ACRES OF LAND •
- PRIVATE WATER & SEPTIC AVAILABLE •
- PUBLIC UTILITIES AVAILABLE •
- ZONED: RESIDENTIAL 2 •
- ±400 FT. OF FRONTAGE ALONG MOUNTAIN ROAD • PERC TESTED •
- ASSESSED VALUE: ±\$250,000.00 •
- ANNUAL TAXES: ±\$5,680.00 •
- LEGAL DESCRIPTION: VOLUME 252, PAGE 1067 •



51 MOUNTAIN ROAD

FEATURES:

- ±2 ACRES OF LAND •
- PRIVATE WATER & SEPTIC AVAILABLE •
- PUBLIC UTILITIES AVAILABLE •
- ZONED: RESIDENTIAL 2 •
- ±300 FT. OF FRONTAGE ALONG MOUNTAIN ROAD • PERC TESTED •
- ASSESSED VALUE: ±\$200,000.00 •
- ANNUAL TAXES: ±\$4,560.00 •
- LEGAL DESCRIPTION: VOLUME 277, PAGE 1 •

**2% BROKER
INCENTIVE OFFERED!!!**

TERMS OF SALE:

- ENTIRETY:** \$30,000.⁰⁰ DEPOSIT CASH OR CERTIFIED FUNDS.
INDIVIDUAL LOTS: \$10,000.⁰⁰ DEPOSIT CASH OR CERTIFIED FUNDS.
DEPOSIT(S) TO BE INCREASED TO:
10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS OF SALE DATE.
7% BUYERS PREMIUM APPLIES.
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

IN CONJUNCTION WITH
CHESTNUT OAK ASSOCIATES REB#751308

Aaron Posnik

AUCTIONEERS • APPRAISERS

MA Auc. Lic. #161 • Est. 1932 • PA Auc. Lic. #AY000241L
Toll Free 1-877-POSNIK-1 (767-6451)

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

Aaron Posnik & Co., Inc.
P.O. Box 247 • Malvern, (Philadelphia) PA 19003
(610) 853-6655 (Fax) 853-6633

OWNERS SALE OF REAL ESTATE BY

PUBLIC AUCTION

• REDDING, CONNECTICUT •

(3)

RESIDENTIAL BUILDING LOTS

±2, ±3 & ±4½ ACRES

"CLOSE PROXIMITY TO BRANCHVILLE TRAIN STATION"

• APPROX. 1 HOUR FROM NEW YORK CITY •

51, 63 & 75 MOUNTAIN ROAD REDDING, CONNECTICUT

TO BE SOLD IN ITS ENTIRETY & INDIVIDUALLY ON THE PREMISES

WEDNESDAY, AUGUST 10TH AT 11:00 A.M.

TERMS OF SALE

ENTIRETY: \$30,000.⁰⁰ DEPOSIT CASH OR CERTIFIED FUNDS.

INDIVIDUAL LOTS: \$10,000.⁰⁰ DEPOSIT CASH OR CERTIFIED FUNDS.

DEPOSIT(S) TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS.
7% BUYERS PREMIUM APPLIES. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

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

RETURN SERVICE REQUESTED

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

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