

FRIDAY, AUGUST 12TH AT 11:00 A.M. LEICESTER, MASSACHUSETTS

PARCEL 1 GRANDVIEW ESTATES

• COMMONLY OWNED ±28 ACRES •

IMPROVEMENTS:

- ±1,035 FT. OF FRONTAGE ALONG HUNTOON MEMORIAL HIGHWAY •
- PUBLIC UTILITIES AVAILABLE: WATER, SEWER, ELECTRICITY & TELEPHONE •
- PHASE II HAS BEEN CLEARED •
- ZONED: RESIDENTIAL INDUSTRIAL BUSINESS •
- ★ SEWER & WATER LINES FROM STREET TO SITE ★



PARCEL 2 TO BE OFFERED FOR SALE IMMEDIATELY AFTER PARCEL 1

• GENTLY ROLLING VACANT LAND •

- ±2 1/3 ACRES • ZONED: RESIDENTIAL •
- REGISTRY OF DEEDS: BOOK 29538, PAGE 75 •
- ★ FRONTAGE ALONG HUNTOON MEMORIAL HIGHWAY ★



TERMS OF SALE

PARCEL #1: \$20,000.⁰⁰ DEPOSIT CASH OR CERTIFIED FUNDS.

PARCEL #2: \$5,000.⁰⁰ DEPOSIT CASH OR CERTIFIED FUNDS.

5% BUYERS PREMIUM APPLIES ON BOTH PROPERTIES.

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

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

Aaron Posnik

AUCTIONEERS • APPRAISERS

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

2% BROKER INCENTIVE OFFERED!!!

MORTGAGEE'S SALE OF REAL ESTATE BY

PUBLIC AUCTION

• LEICESTER, MASSACHUSETTS •

PARCEL 1 - Lot 1, Pleasant Street

**OVER 55 / AGE RESTRICTED
CONDOMINIUM DEVELOPMENT**



- ±28 ACRES - COMMONLY OWNED •
- PERMITS TO DEVELOP

PHASE II (20 UNITS) &
PHASE III (28 UNITS)

- PHASE I (24 UNITS COMPLETED & SOLD)

**PARCEL 2 - LOT 2, ROUTE 56
TO BE OFFERED FOR SALE IMMEDIATELY AFTER PARCEL 1**

ADDITIONAL DEVELOPMENT

• ±2 1/3 ACRES OF VACANT LAND •

**SALE TO BE HELD AT
EDWARDS STREET (CUL-DE-SAC AT END OF STREET) LEICESTER, MA
WATCH FOR AUCTION SIGNS**

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Visit our Website @ www.posnik.com
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Aaron Posnik & Co., Inc.
83 State Street
Springfield, MA 01103

RETURN SERVICE REQUESTED

Presorted
First Class Mail
U.S. POSTAGE
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Springfield, MA

2% BROKER INCENTIVE OFFERED!!!

**SEND for BIDDERS INFORMATIONAL PACKAGE
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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