MORTGAGEE'S SALE OF REAL ESTATE BY

# PUBLIC .

## THURSDAY MARCH 23RD STARTING AT 11:00 A.M.

★ Bashin Road & 72 River Road to be Sold in Their Entirety Starting at 11:00 A.M. and then Individually at the following times \*

#### THURSDAY, MARCH 23RD AT 11:30 A.M.



#### BASHIN ROAD, HATFIELD, MA:

- 11 ½ Acres of Land •
- ±510' of Frontage Along Bashin Road
- Assessor's Map 204, Lot 6
  Zoned: Agricultural

Directions: Main Street to Old Farms Road. Follow approxiamatley 1/2 mile to the end of the road. Take right on to Bashin Road.

🖈 WATCH FOR AUCTION SIGNS 🖈

#### THURSDAY, MARCH 23RD 12:00 P.M.

🖈 To be sold individually on the Premises 🖈



2 STORY BARN / MARKET

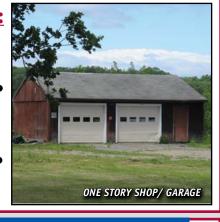
### 72 RIVER ROAD, WHATLEY, MA:

- 2 Story Barn / Market ±9 ½ Acres of Land 1ST FLOOR: • ± 4,878 S/F • Market Area •
- Storage Area (2) Coolers (2) Overhead Doors •
- (2) Loading Docks Concrete Floors Open Area •
- 200 AMP Electric Service
- Several Gas Fired Space Heaters
- Water and Septic System
- <u>2ND</u> **FLOOR:** 2,250 S/F (2) Offices (1/2) Bath •
- Residence Area w/ Full Bath, Large Kitchen, Den, L-Shaped Bedroom, Utility Room, Built -In A/C •
- Gas FWA Heat
   Tile Floors

#### THURSDAY, MARCH 23RD AT 12:30 P.M. (NOON) ☀ To be sold on the Premises 🦸



- $\pm$  ½ Acre of Land  $\pm$  1,203 S/F •
- ± 100' Frontage Along River Road •
- Assessor's Map 14, Lot 26
- Zoned: AR-1 Rural Residential
- One- Story Shop/ Garage ± 768 S/F •
- Heat (2) Overhead Doors •







2 STORY COLONIAL HOME

## 🛊 To be sold on the Premises 🛊

### 75 RIVER ROAD, WHATLEY, MA:

- 2 Story Single Family Home ±1/2 Acre of Land •
- ± 2,240 S/F Kitchen Living Room •
- Mud Room (1) Bath Dining Area ●
- (5) Bedrooms
   Hardwood
   Tile Floors
- Full Basement
   Oil FWA Heat
- Septic System
   Assessor's Map 14, Lot 23
- Zoned: AR-1 Rural Residential

## 2% BROKER'S INCENTIVE CALL AUCTION OFFICE FOR DETAILS

### Sale per Order of Mortgagee

L. Alexandra Hogan, Esquire of the firm of Shatz, Schwartz and Fentin, P.C. 1441 Main Street, Springfield, MA 01103 Attorney for Mortgagee

## Terms of Sale

Entirety: (Bashin Road and 72 River Road) \$20,000.00 Deposit Cashier's or Certified Check <u>Individually:</u> \$10,000.00 Deposit per Property Cashier's or Certified Check 5 % Buyer's Premium Applies Other Term to be Announced at the Time of Sale.

> Aaron Posnik **AUCTIONEERS • APPRAISERS**

MORTGAGEE'S SALE OF REAL ESTATE BY PUBLIC PRIME AGRÍCULTURAL RESIDENTIAL PROPER (2) SINGLE FAMILY HOMES (1) 2-STORY BARN (1) VACANT AGRICULTURAL LAND ★ Bashin Road & 72 River Road to be Sold in Their Entirety Starting at 11:00 A.M. and then Individually on Each Premises \* All Other Properties to be Sold on the Premises \* THURSDAY, MARCH 23RD STARTING AT 11:00 A.M. Entirety: (Bashin Rd & 72 River Rd) \$20,000.<sup>10</sup> Deposit Cash or Certified Funds
Individually: \$10,000.<sup>10</sup> Deposit Cash or Certified Funds 5 % Premium Applies Other Terms to be Announced at the Time of Sale.

Aaron Posnik & Co., Inc. 31 Capital Drive West Springfield, MA 01089

RETURN SERVICE REQUESTED

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

Springfield, MA

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

## Aaron Posnik

MA Auc. Lic. #161 **AUCTIONEERS • APPRAISERS** PA Auc. Lic. #AY000241L

Visit our Website @ www.posnik.com Toll Free 1-877-POSNIK-1 (767-6451)

71 RIVER ROAD

Visit our Website at www.posnik.com

Aaron Posnik & Co., Inc. 31 Capital Drive • West Springfield, MA 01089 (413) 733-5238 (Fax) 731-5946

## THURSDAY MARCH 23RD STARTING AT 11:00 A.M. WHATELY & HATFIELD, MASSACHUSETTS



# **PRIME** AGRICULTURAL SIDENTIAL







75 RIVER ROAD

72 RIVER ROAD

2% BROKER INCENTIVE OFFERED!!!

Aaron Posnik & Co., Inc. 31 Capital Drive • West Springfield, MA 01089 (413) 733-5238 (Fax) 731-5946

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

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

# MORTGAGEE'S SALE OF REAL ESTATE BY

HAMPSHIRE & FRANKLIN COUNTIES, MASSACHUSETTS

(4)

# PRIME AGRICULTURAL / RESIDENTIAL PROPERTIES

#### THURSDAY MARCH 23RD STARTING AT 11:00 A.M.

★ Bashin Road & 72 River Road to be Sold in Their Entirety at Starting 11:00 A.M. and then Individually on each Premises at the following Times and Locations ★

TIME	ADDRESS	TOWN
11:00 A.M.	BASHIN ROAD & 72 RIVER ROAD (ENTIRETY)	HATFIELD
11:30 A.M.	BASHIN ROAD	HATFIELD
12:00 P.M.	72 RIVER ROAD	WHATELY
12:30 P.M.	71 RIVER ROAD	WHATELY
1:00 P.M.	75 RIVER ROAD	WHATELY