

PUBLIC AUCTION

±9 ACRE VEGETABLE & HERB FARM

215A CHAPLIN ROAD

EASTFORD, CONNECTICUT

FRIDAY, NOVEMBER 10TH

AT 11:00 A.M.

FREEZE DRYERS

- **Vertis 84 Sq. Ft.**, 6-Shelf Lyophilizer Freeze Dryer, S.S. Orbital Door, -40 to +70° Temp. Range, Internal Tube Style Ice Condenser, 60" x 53" Chamber, M/N 251SRC, w/ Freeze Trays •
- **Vertis Genesis Ultra 35le** Pilot Size, 10TR, Lyophilizer Freeze Dryer, 1 Ph. •

SOIL MIXING & FILLING SYSTEM

- **Bouldin & Lawson 5' x 30"** Batch Mixer, M/N 12101 •
- **Bouldin & Lawson 2.5 Yd.** Soil Feeder •
- **Bouldin & Lawson 9'** Vert. Soil Return Conveyor, M/N 12611 •
- **Bouldin & Lawson 14' x 4'** Incline Belt Conveyor, 1Ph. •
- (2) Soil Topping Hoppers, 5' Watering Tunnel w/ Infeed & Outfeed Conveyors •

LABELER

- **LZ** Wrap Around S.S. Labeler, Touch Screen Control, M/N LZ300, S/N 81108, w/ Table Top Infeed & Outfeed Conveyor •

POWDER FILLER

- **LZ** Auger Type Semi-Auto Powder Filling Machine w/ S.S. Hopper, Digital Weight & Pulse Display, Read-Outs & Port. Scale •

SUPPORT EQUIPMENT

- **2005 Central Boiler** Classic Outdoor Wood Furnace, 6' x 6' x 7' •
- **Onan Red Seal Continental** LPG Generator, 575 Volt, M/N 75HR •
- **Excell 200 PSI** Pressure Washer • Hyd. Pallet Jacks •
- Hand & Platform Trucks • Ladders • Shop Vacs • Hand Tools •
- Space Heaters • Shop Fans • Dock Plate • S.S. Sink •
- Metal Shelving • Workbenches • Desks • Chairs •
- File Cabinets • Brother MFC All-In-One Mach. • Printers • Etc. • Etc. •

TRACTOR

- **2001 Longtrac** Utility Tractor, 65 H.P., Diesel, ROPS, PTO, Fork Attachment, M/N LG680DTCSD, S/N 683U0702, •

VAN TRAILERS

- **1982 Trailmobile** 45' T/A Trailer, Dual Wheels, Swing Door •
- **1976 Budd** 45' T/A Trailer, Dual Wheels, Roll-Up Door •

GREENHOUSES

Gutter Connected Greenhouse #1 (Built 1994):

- ±150'x120' Galvanized Hoop Structure (±18,000 S/F) •
- Poured Concrete Foundation • Radiant Heat •
- Double Layer Polyethylene Sides & Sheathing •
- Evaporative Cooling Pad •

Gutter Connected Greenhouse #2 (Built 2000):

- ±98'x156' Galvanized Hoop Structure (±15,288 S/F) •
- Polyacrylic (Dynaglass) Roof • Polycarbonate Panels •
- Radiant Heat (75%) • Ceiling Mounted Space Heaters •

Greenhouse Building #4 (Built in 1995):

- ±26'x96' (±2,495 S/F) •
- Double Polyethylene Covering (Replaced in 2015) •
- Polycarbonate Panels (Each End) •

Greenhouse Building #5 (Built in 1999):

- ±26'x144' Arch Frame Structure •
- Double Polyethylene Covering •
- Polycarbonate Panels (Each End) •
- Oil Fired Heat •

GREENHOUSE EQUIPMENT

- (20) Ass't. Metal Frame Rolling Growing Benches, 120'-150' •
- (28) Ass't. Metal Frame Rolling Growing Benches, 72' x 5' •
- (4) **Siebring** Oil Fired Heaters w/ Oil Tank •
- **ESS** Port. Spraying Sys. • (30) Hanging Fans • Nursery Carts •
- Irrigation Tubing • Steel Mesh Top Tables & Frames •
- Plastic Pipe • Garden Hose • Plant Pots & Trays • Etc. • Etc. •

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 **WEDNESDAY, NOVEMBER 5TH** to set up the details •
 - **INTERNET BID:** Visit posnik.com or 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 or
www.bidspotter.com

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GREENHOUSES



BOULDIN & LAWSON 2.5 YARD SOIL FEEDER



BOULDIN & LAWSON SOIL TOPPING HOPPERS



BOULDIN & LAWSON WATERING TUNNEL



VIRTIS FREEZE DRYER



BOULDIN & LAWSON BATCH MIXER

Visit our Website @ www.posnik.com

Aaron Posnik

AUCTIONEERS • APPRAISERS

PUBLIC AUCTION

±9 ACRE

VEGETABLE & HERB FARM

• GREENHOUSES •

- FREEZE DRYERS • SOIL MIXING & FILLING STATION •
- POWDER FILLER • LABELER • TRACTOR •
- GREENHOUSE & SUPPORT EQUIPMENT •

• LAND • BUILDING •

SHELDON FARMS ACQUISITION, LLC

215A CHAPLIN ROAD EASTFORD, CONNECTICUT

TO BE SOLD ON THE PREMISES AND BY LIVE INTERNET BIDDING

FRIDAY, NOVEMBER 10TH AT 11:00 A.M.

PERSONAL PROPERTY SALE BY ORDER OF SECURED PARTY

JOEL N. SABLE, ESQ.

OF THE FIRM OF ROGIN NASSAU LLC, 185 ASYLUM STREET, HARTFORD, CT
ATTORNEY FOR SECURED PARTY

REAL PROPERTY SALE BY ORDER OF OWNER

TERMS OF SALE:

PERSONAL PROPERTY: 25% DEPOSIT CASH OR CERTIFIED CHECK

10% BUYERS PREMIUM APPLIES ON ALL ONSITE PURCHASES

13% BUYERS PREMIUM APPLIES ON ALL ONLINE PURCHASES

REAL ESTATE: \$15,000.00 INITIAL DEPOSIT BANK, CASHIER'S OR CERTIFIED CHECK

5% BUYERS PREMIUM APPLIES

DEPOSIT TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS

OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

INSPECTION: MORNING OF SALE - 8:30 A.M. TO 11:00 A.M. OR UPON REQUEST

Aaron Posnik

AUCTIONEERS • APPRAISERS

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

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

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(413) 733-5238 (Fax) 731-5946

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31 Capital Drive
West Springfield, MA 01089

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Springfield, MA

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**LIVE ONSITE & LIVE INTERNET
BIDDING AVAILABLE**

FRIDAY, NOVEMBER 10TH AT 11:00 A.M.
215A CHAPLIN ROAD EASTFORD, CONNECTICUT



GREENHOUSES



GREENHOUSE & LOADING DOCKS

REAL PROPERTY SALE BY ORDER OF OWNER

1% BROKER INCENTIVE OFFERED!!!

- REAL ESTATE**
- ±9 ACRES LAND • BUILDING •
 - VEGETABLE & HERB FARM
 - GREENHOUSES • WOOD FRAMED BUILDING •

LAND:

- ±9 Acres of Land • ±50' Frontage on Western Side of Chaplin Road •
- Assessor's Map 46/25/7A • Legal Description: Volume 59, Pg. 235 •

IMPROVEMENTS:

- ±5,600 S/F Wood Framed Building (Main Building) •
- ±1,630 S/F of Basement Area w/ Walk-Out •
- (3) Boilers (Main Building & Greenhouses) Computerized Control System •
- Texture 1-11 Siding • Metal Roofing (Installed 2015) •
- Several Work Areas • Clean Room • Grow Room •
- Bottle Room • Shipping & Receiving Areas • (2) Overhead Doors •
- 1,000 Amp Electrical Service (Underground) •

BOILER HOUSE:

- ±24'x24' Wood Framed Building • Full Basement •
- Concrete Slab Floor • Oil Fired Heat & Wood Furnace •
- Center Chimney • Radiant Heat •

★ POTENTIAL SUBDIVISION ★

TERMS OF SALE:

REAL ESTATE: \$15,000.00 INITIAL DEPOSIT BANK, CASHIER'S OR CERTIFIED CHECK
5% BUYERS PREMIUM APPLIES

DEPOSIT TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

INSPECTION: MORNING OF SALE - 8:30 A.M. TO 11:00 A.M. OR UPON REQUEST
IN CONJUNCTION WITH CHESTNUT OAK REALTY, LLC REB 0790365

Aaron Posnik

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