PUBLIC

±9 ACRE VEGETABLE & HERB FARM

215A CHAPLIN ROAD EASTFORD, CONNECTICUT

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

- 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

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 5班 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.

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Aaron Posnik **AUCTIONEERS • APPRAISERS**

PUBLIC

VEGETABLE & HERB FARM

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

SHELDON FARMS ACQUISITION, LLC EASTFORD, CONNECTICUT 215A CHAPLIN ROAD

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 ONLINE PURCHASES

13% BUYERS PREMIUM APPLIES ON ALL ONLINE PURCHASES

REAL ESTATE: \$15,000.0º 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

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

Est. 1932

Visit our Website @ www.posnik.com Toll Free 1-877-POSNIK-1 (767-6451) Aaron Posnik & Co., Inc. 31 Capital Drive West Springfield, MA 01089

RETURN SERVICE REQUESTED

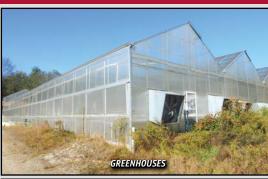
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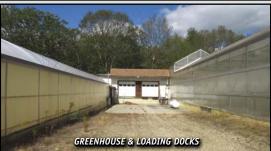
LIVE ONSITE & LIVE INTERNET **BIDDING AVAILABLE**

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

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

31 Capital Drive • West Springfield, MA 01089





REAL PROPERTY SALE BY ORDER OF OWNER

1% BROKER INCENTIVE OFFERED!!!

REAL ESTATE ±9 ACRES LAND • BUILDING • **VEGETABLE & HERB FARM**

GREENHOUSES
 WOOD FRAMED BUILDING

Aaron Posnik & Co., Inc.

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

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

- 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 CONJUCTION WITH CHESTNUT OAK REALTY, LLC REB 0790365

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