

# PUBLIC AUCTION

• MONTGOMERY, MASSACHUSETTS •

★ (3) PARCELS ★

20 CHAMBERLAIN ROAD

• ± 132 ACRES •

1 3/4 STORY

# CAPE STYLE HOME

WITH

## (2) DETACHED BARN



★ To be sold in its Entirety on the Premises of 20 Chamberlain Road ★

# THURSDAY, MAY 10<sup>TH</sup> AT 11:00 A.M.

★ WATCH FOR AUCTION SIGNS ★

### LAND:

- ±132 Acres of Land (20 Chamberlain Road) • (Parcel #1) •
- ±101 Acres of Land (Carrington Road) • (Parcel #2) •
- ±2 1/2 Acres of Land (Carrington Road) • (Parcel #3) •
- Private Well & Septic • Zoned: Residential/Agricultural •
- Parking for ± 10 Vehicles •

### IMPROVEMENTS:

- 1 3/4 Story Cape Style Home •
- Total of (7) Rooms with (4) Bedrooms & (2) Baths •
- ±3,370 S/F of Gross Building Area •
- Electric Baseboard Heat • Full Basement •
- One Car Attached Garage • 200 AMP Electric Service •

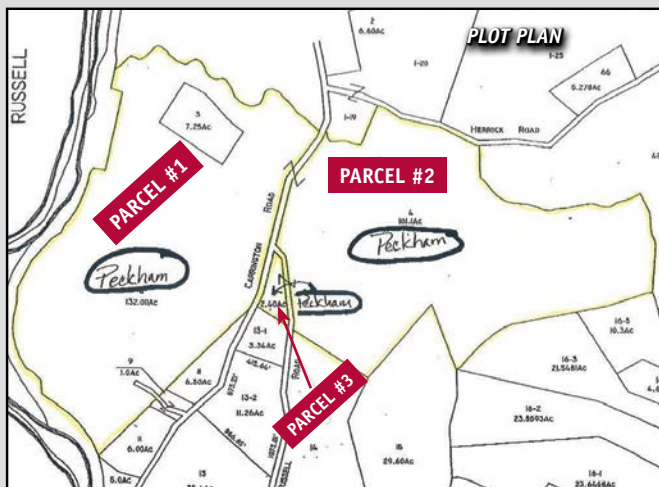
**BARN #1:** • ± 34' x 30' & 25' x 73' •

### BARN #2:

- ± 38' x 183' with ± 40' x 19" & ± 24 x 11' Additions •



CAPE STYLE HOME



CARRINGTON ROAD

• ± 101 ACRES •

### VACANT RESIDENTIAL/AGRICULTURAL LAND

★ ACROSS FROM 218 CARRINGTON ROAD ★



CARRINGTON ROAD

• ± 2 1/2 ACRES •

### VACANT RESIDENTIAL/AGRICULTURAL LAND

★ ACROSS FROM 218 CARRINGTON ROAD ★

### Terms of Sale:

- \$10,000.00 Deposit Cash or Certified Funds.
- 5% Buyer's Premium Applies.
- Other Terms to be Announced at Time of Sale

Sale Per Order of Mortgagee

Attorney Thomas G. Griffin

Of the Firm of Resnic, Beauregard, Waite & Driscoll

330 Whitney Avenue, Holyoke, MA

Attorney for Mortgagee

## Aaron Posnik

AUCTIONEERS • APPRAISERS

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330 Whitney Avenue, Holyoke, MA  
Attorney for Mortgagee

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**



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

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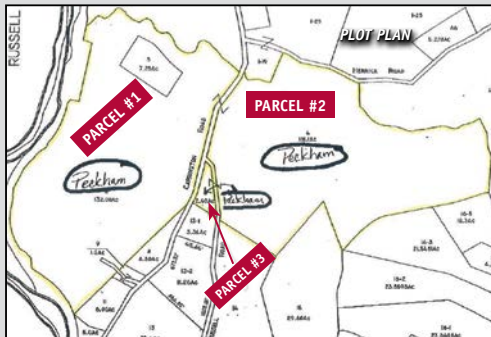
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31 Capital Drive  
West Springfield, MA 01089

RETURN SERVICE REQUESTED

## THURSDAY, MAY 10<sup>TH</sup> AT 11:00 A.M. MONTGOMERY, MASSACHUSETTS



CAPE STYLE HOME



★ (3) PARCELS ★

PARCEL #1

• ± 132 ACRES •

1 3/4 STORY CAPE STYLE HOME

PARCEL #2

• ± 101 ACRES •

VACANT RESIDENTIAL/AGRICULTURAL LAND  
★ ACROSS FROM 218 CARRINGTON ROAD ★

PARCEL #3

• ± 2 1/2 ACRES •

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★ ACROSS FROM 218 CARRINGTON ROAD ★

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Attorney Thomas G. Griffin

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5 % Buyer's Premium Applies.

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