

PUBLIC AUCTION

• WILLIAMSBURG, MASSACHUSETTS •

☆ (2) PARCELS / (1) LOCATION ☆

±197 ACRE

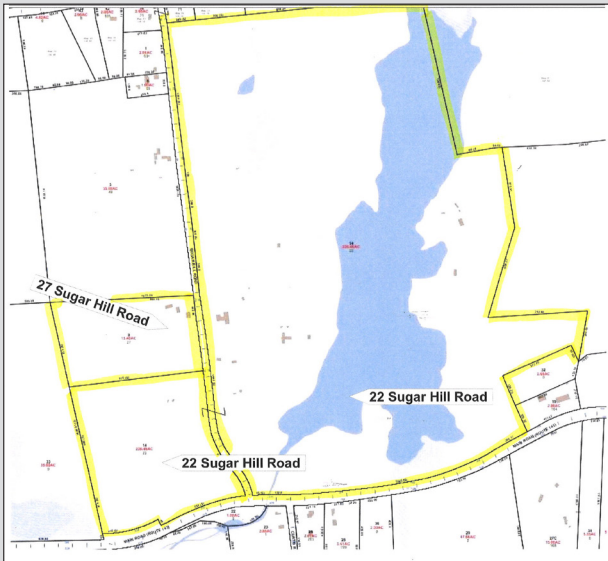
RECREATIONAL EVENT VENUE

22 & 27 SUGAR HILL ROAD

WILLIAMSBURG, MASSACHUSETTS

TO BE SOLD IN ITS ENTIRETY ON THE PREMISES OF 22 SUGAR HILL ROAD

FRIDAY, OCTOBER 3RD AT 11:00 A.M.



LAND AND BUILDING DESCRIPTION

LAND:

22 Sugar Hill Road:

- ±184 Acres • Parcel ID: 27-14-0 •
- Legal Reference: BK13067 / Pg. 57 • Zoned: AR-1 & AR=2 •

Caretaker's Home (27 Sugar Hill Road):

- Single Story Ranch • ±1,305 S/F • (6) Rooms w/ (3) Bedrooms & (1) Bath •
- Oil Forced Hot Air Heat • ±13 Acres • Parcel ID: 27-9-0 •
- Legal Reference: BK13067 / Pg. 57 • Zoned: AR-1 & AR=2 •

BUILDINGS:

Training Lodge:

- ±1,148 S/F • (4) Rooms • Oil Hot Air Heat • (1967) •

Health Office:

- ±864 S/F • (6) Rooms • (1) Bathroom • (1962) •

Director's Cabin:

- ±440 S/F • (4) Rooms • (1) Bathroom • Gas Hot Air Heat • (1958) •

Dining/Events Hall:

- ±5,191 S/F • Commercial Kitchen • Walk-In Cooler • Storage Rooms • (1958) •

Cook's Cabin:

- ±864 S/F • (4) Rooms • (1) Bathroom • (1966) •

Magee Dormitory Lodge:

- (7) Large Rooms • (1) Large Storage Room • Several Fireplaces • (1960) •

Scout Craft Cabin:

- ±600 S/F • (1) Room • Wood Stove • (1981) •

Lower Showers: ±704 S/F • (1965) • Upper Showers: ±489 S/F •

Warren Chase Lodge: ±1,152 S/F • (2) Rooms • Equipment Garage: ±960 S/F •

Shooting/Rifle Pavilion: ±1,728 S/F • (2) Rooms • Equipment Barn: ±1,440 S/F •

1% BROKER INCENTIVE OFFERED!!



RANCH STYLE HOME

TERMS OF SALE:

\$25,000.00 Initial Deposit is Required at Time of Auction in Certified Funds.
Deposit to be Increased to 10% of Purchase Price Within 5 Business Days
5% Buyer's Premium Applies.
Other Terms To Be Announced At Time Of Sale.

Aaron Posnik

AUCTIONEERS • APPRAISERS

SALE PER ORDER OF MORTGAGEE
ATTORNEY FRANCIS R. MIRKIN
OF THE FIRM OF BACON WILSON, P.C.
33 STATE STREET, SPRINGFIELD, MA
ATTORNEY FOR MORTGAGEE

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

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Est. 1932

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

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West Springfield, MA 01089

RETURN SERVICE REQUESTED

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(610) 853-6655 (Fax) 853-6633

FRIDAY, OCTOBER 3RD AT 11:00 A.M.
22 & 27 SUGAR HILL ROAD WILLIAMSBURG, MASSACHUSETTS



MAIN OFFICE - HEALTH LODGE



MAGEE LODGE



SCOUT LAKE



STAFF CABIN



WATERFALL



DIRECTOR'S CABIN

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