

MORTGAGEE'S SALE OF REAL ESTATE BY

A PUBLIC AUCTION

• SHUTESBURY, MASSACHUSETTS •

±4.40 ACRES SINGLE STORY RANCH STYLE HOME WITH STUDIO APARTMENT

42 Weatherwood Road SHUTESBURY, MASSACHUSETTS
a/k/a 42 Weatherwood Road AMHERST, MASSACHUSETTS
To be sold on the Premises

THURSDAY, NOVEMBER 6TH at 1:00 P.M.



Features:

- Single Story Ranch Style Home • ±4.40 Acres of Land • Total of (5) Rooms w/ (2) Bedrooms & (2) Baths •
- ±1,866 S/F of Gross Living Area Above Grade • Oil FWA Heat • Central Air Conditioning •
- Vaulted Ceilings • Wood Exterior • Fireplace • Patio/Deck • Private Well & Septic •
- 2 Car Attached Garage • Zoned: RB • Assessor's ID: V-19 & 20 •

Partial Finished Basement: (2) Bedrooms, Full Bath & Kitchen (±1,365 S/F) • Radiant Floor Heat •

Studio Apartment: One Room w/ Full Bath & Kitchenette (±504 S/F) •

Terms of Sale: \$10,000.⁰⁰ Initial Deposit Cash,
Bank or 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.

Inspection: Day of Auction – 11:00 a.m. to 1:00 p.m.

Aaron Posnik

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.
Established 1932

Sale Per Order of Mortgagee
Attorney Joseph J. Lange
Of the Firm of Lyon & Fitzpatrick, LLP
14 Bobala Road, Holyoke, MA
Attorney for Mortgagee

Corporate Office
31 Capital Drive
West Springfield, MA 01089
413-733-5238 Fax 731-5946
MA Auc. Lic. #161

Branch Office
P.O. Box 247
Malvern (Philadelphia), PA 19355
610-853-6655 Fax 853-6633
PA Auc. Lic. #AY000241L

• www.posnik.com • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: info@posnik.com •