

PUBLIC
AUCTION

• CONWAY, MASSACHUSETTS •

★ (2) PARCELS / (1) LOCATION ★

±127 ACRE

RECREATIONAL

RETREAT / CAMPGROUND

1%
BROKER
INCENTIVE
OFFERED!!

1076 ROARING BROOK ROAD

CONWAY, MASSACHUSETTS

TO BE SOLD IN IT'S ENTIRETY ON THE PREMISES

THURSDAY, MARCH 12TH AT 11:00 A.M.

BANQUET/DINING HALL



VIEW OF KITCHEN

LAND & BUILDING DESCRIPTION

LAND (2) PARCELS:

- ±127 Total Acres • ±1,312 Ft. Frontage on Roaring Brook Road •
- Parking for ±20 Vehicles • Private Well & Septic •
- Zoned: 1A • Parcel ID: Map 417, Block 24 • Private Brook •

BANQUET/DINING HALL:

- ±2,216 S/F of Building Area • Oil Baseboard Heat • Office •
- (2) Restrooms (Handicap Accessible) • Tile Floor • Full Kitchen •
- Smoke Detectors • Wood Deck • Mechanical Room • Vaulted Ceiling •
- Double Hung Windows • Covered Entry Overhang •

Cabin #1:

- ±288 S/F • Electric • Storm Windows • Wood Plank Floor •

Cabin #2:

- ±522 S/F • Electric Baseboard Heat • Double Hung Windows •
- Smoke Detectors • Plywood Floor • Front & Rear Entry/Exit •

Cabin #3:

- ±255 S/F • Electric Baseboard Heat • Storm Windows •
- Wood Plank Floor • Smoke Detectors • Front & Rear Entry/Exit •

Cabin #4:

- ±272 S/F • Electric • Wood Plank Floor • Front & Rear Entry/Exit •

Bathhouse (Handicap Accessible):

- ±900 S/F • (8) Stalls • (8) Showers • Oil Heat • Concrete Floors •
- Walkout Basement w/ (1) Car Garage, Laundry & Mechanical Rooms •

Chapel:

- ±1,040 S/F • Electric • Plywood Floor • Double Hung Windows •
- Ceiling Fans • Pews/Benches • Front & Rear Entry/Exit •

Administration Building:

- ±192 S/F • Electric • Double Hung Windows • Wood Plank Floor •

First Aid Building:

- ±288 S/F • Electric • (1) Room • Bathroom w/ Shower •
- Tile Floor • Double Hung Windows • Smoke Detectors •
- Front & Rear Entry/Exit •

KITCHEN EQUIPMENT:

- Hobart Refrigerator & Freezers • Southbend Gas Stove • S.S. Sinks •
- Amana Chest Freezer • Ass't S.S. Prep Tables • Ass't S.S. Shelving • Etc.

INSPECTION: Saturday, March 7TH – 10:00 a.m. to 2:00 p.m.TERMS OF SALE:

\$25,000.00 Deposit is Required at Time of Auction in Cash, Bank or Certified Funds.

6% Buyer's Premium Applies

Other Terms To Be Announced At Time Of Sale.

Aaron Posnik

AUCTIONEERS • APPRAISERS

SALE PER ORDER OF OWNER

OWNER'S SALE OF REAL ESTATE BY

PUBLIC AUCTION

• CONWAY, MASSACHUSETTS •

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MA Auc. Lic. #161
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
(413) 733-5238 (Fax) 731-5946

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West Springfield, MA 01089

RETURN SERVICE REQUESTED

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Springfield, MA

1% BROKER INCENTIVE OFFERED!!

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

**THURSDAY, MARCH 12TH AT 11:00 A.M.
1076 ROARING BROOK ROAD, CONWAY, MASSACHUSETTS**



CABIN #1



CABIN #2



CABIN #3



CABIN #4



BATHHOUSE



CHAPEL

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