

PUBLIC AUCTION

• NORTHAMPTON (LEEDS), MASSACHUSETTS •

CLUBHOUSE CONDOMINIUM UNIT

INCLUDING:

- ALL RIGHTS FOR THE USE OF 9 HOLE GOLF COURSE •
- BANQUET HALL • PRO SHOP • MAINTENANCE BUILDING •
- BAR, LOUNGE, KITCHEN & BANQUET FURNISHINGS & EQUIPMENT •
- GROUNDS KEEPING & MAINTENANCE EQUIPMENT •



WALKO MANAGEMENT, INC.
135 Main Street
NORTHAMPTON, MASSACHUSETTS

TO BE SOLD IN ITS ENTIRETY ON THE PREMISES

THURSDAY, MARCH 8TH AT 1:00 P.M.



VIEW OF GREEN

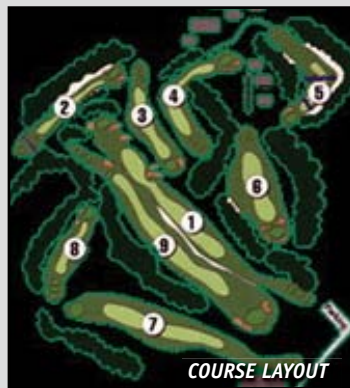
- 3-LEVEL MASONRY CONTEMPORARY STYLE CLUBHOUSE •
- ±12,000 S/F • ±150 PERSON BANQUET FACILITY •
- OIL-BASEBOARD HOT WATER HEAT • CENTRAL AIR CONDITIONING •
- CARPET & CERAMIC TILE FLOORS • 19TH HOLE BAR & LOUNGE •
- FULL SERVICE INDUSTRIAL KITCHEN • GOLF PRO SHOP •
- MEN'S & WOMEN'S LOCKER ROOM • CART STORAGE AREA •
- OFFICE • CUSTOM DESIGNED SWIMMING POOL •
- WOOD FRAMED MAINTENANCE BUILDING •



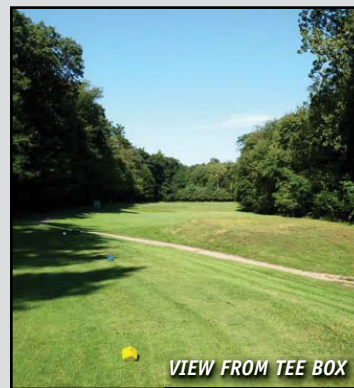
VIEW OF GREEN



CLUBHOUSE



COURSE LAYOUT



VIEW FROM TEE BOX



SWIMMING POOL



VIEW OF PRO SHOP



VIEW OF GREEN



VIEW OF GREENSIDE BUNKER

2% BROKER INCENTIVE OFFERED!!!

SEND for BIDDERS INFORMATIONAL PACKAGE
or Visit our Website at WWW.POSNIK.COM

SALE PER ORDER OF MORTGAGEE
 ATTORNEY MARK A. TANNER
 OF THE FIRM OF **BACON WILSON, P.C.**
 31 TRUMBULL ROAD, NORTHAMPTON, MA
 ATTORNEYS FOR MORTGAGEE

TERMS OF SALE: \$50,000.00 DEPOSIT CASH OR CERTIFIED FUNDS.
 DEPOSIT TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS.
 5% BUYERS PREMIUM APPLIES.
 OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

Aaron Posnik

AUCTIONEERS • APPRAISERS

PUBLIC AUCTION

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SALE PER ORDER OF MORTGAGEE
MARK A. TANNER, ESQ. OF THE FIRM OF BACON WILSON, P.C.
31 TRUMBULL ROAD, NORTHAMPTON, MA, ATTORNEY FOR MORTGAGEE
SECURED PARTY SALE OF PERSONAL PROPERTY
JERRY B. PLUMB, ESQ. OF THE FIRM OF O'CONNELL, PLUMB & MACKINNON, P.C.
75 MARKET PLACE, SPRINGFIELD, MA, ATTORNEY FOR SECURED PARTY

TERMS OF SALE
REAL ESTATE: \$50,000.00 INITIAL DEPOSIT CASH OR CERTIFIED CHECK
DEPOSIT TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS
5% BUYERS PREMIUM APPLIES.

PERSONAL PROPERTY: (To be Sold in its Entirety & Individual Lots)
25% DEPOSIT CASH OR CERTIFIED CHECK. 10% BUYERS PREMIUM APPLIES.
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

INSPECTIONS: SAT., MARCH 3RD - 10:00 A.M. TO 3:00 P.M. &
MORNING OF SALE - 8:30 A.M. TO 1:00 P.M. OR UPON REQUEST

Aaron Posnik

AUCTIONEERS • APPRAISERS

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

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

Aaron Posnik & Co., Inc.
83 State Street • Springfield, MA 01103
(413) 733-5238 (Fax) 731-5946

Aaron Posnik & Co., Inc.
83 State Street
Springfield, MA 01103

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

THURSDAY, MARCH 8TH AT 1:00 P.M. 135 MAIN STREET NORTHAMPTON, MASSACHUSETTS

SECURED PARTY SALE OF PERSONAL PROPERTY

GOLF COURSE & MAINTENANCE EQUIPMENT

- Toro Top Dresser 1800 • Ryan Greensaire II Aerator •
- Toro Sand Pro 2000 Riding Bunker Rake, Gas •
- MS Utility Sprayer, 100 Gal., 5 1/2 H.P., Gas •
- Lely 3' x 4' Tag-A-Long Seeder/Spread • Lesco Seeder/Spread •
- SDI Sprayer, Skid Mt. • Agway Leaf Blower, Gas • Toro Blower •
- ★ Toro Workman 3100 Utility Cart, 4' x 5' Hyd. Dump Body ★
- ★ Club Car Turf II Carry All Utility Cart, 4 x 4 Dump Body ★
- (2) 4' Tag-A-Long Equipment Trailers • Ball Washers •
- Tee & Yardage Markers • Flags • Bunker Rakes • Shovels •
- Delta D.E. Bench Grinder • Battery Chargers • Ass't. Hand Tools •
- Toolboxes • Hyd. Service Jack • Workbenches • Storage Cab's • Etc. •



BANQUET HALL



19TH HOLE LOUNGE



19TH HOLE BAR AREA

Terms of Sale: (to be Sold in its Entirety & Individual Lots)
25% Deposit Cash Or Certified Check
10% Buyers Premium Applies
Other Terms to be Announced at Time of Sale
Inspections: Sat., March 3rd - 10:00 A.M. To 3:00 P.M. &
Morning of Sale - 8:30 A.M. to 1:00 P.M. or Upon Request

MOWERS

- Toro Reelmaster 4500D, 5 Reel, Fairway Mower, Diesel, 1,500 Hrs. •
- Toro Groundmaster 325D Rotary Mower, 6' Deck, Diesel, 3,500 Hrs. •
- (3) Toro Greensmaster 1000, Walk-Behind Greens Mowers, Gas •
- Jacobson Greens King IV 3 Reel Mowers •

FURNISHINGS

- ★ Kohler & Campbell Baby Grand Piano ★
- Mitsubishi 60" Flat Screen TV • Visio 32" Flat Screen TV •
- Poker Vending Machine • P.O.S. System w/ (3) Dell PC's & Printers •
- (10) 5' x 6' Banquet Folding Tables • (10) 3' x 3' Cherry Tables •
- (40) Cherry & Uph. Side Chairs • (22) Cherry & Uph. Bar Chairs •
- (150) Uph. Stack Chairs • 6' Marble Top Wood Buffet •
- 8' Vanity w/ Mirror • Framed Mirrors & Wall Prints •
- Love Seats • Arm Chairs • Coffee Tables • (2) 8' Picnic Tables •
- Lockers • Tables • HP AMP PC • Etc. • Etc.

S.S. KITCHEN & BAR EQUIPMENT

- Port. Walk-In Freezer 5' x 9' x 7' w/ Blower & Compressor •
- Traulsen 2D Reach-In Refrig. • Frigidaire 4' Chest Freezer •
- Kenmore & Amana 2D Refrig./Freezer • (3) Undercounter Refrig. •
- (2) Scotsman & Queen Ice Mach's • 2D Soda Cooler •
- Bev-Air Beer Cooler • 12' Hood, w/ Fire Safety Sys. •
- (2) Blodgett 2D Convection Ovens, Gas • 4' S.S. Steam Table •
- Garland 10B Gas Range w/ Oven • Southbend 6B Gas Stove w/ Oven •
- 30 Qt. Dough Mixer • HB Food Processor • Sharp Microwave •
- ★ Hobart & Diversity S.S. Dishwashers ★
- Bev Air 4' Port. Sandwich Prep. Unit • Cress-Cor Port. Proof Box •
- Coffee Makers • S.S. Prep. Tables • S.S. Sinks • Metro Shelving •
- Ass't. Pots, Pans, Trays, Utensils, Dishware, Glassware, Etc., Etc. •

Sale Per Order of Secured Party
Jerry B. Plumb, Esq. of the firm of O'Connell, Plumb & MacKinnon, P.C.
75 Market Place, Springfield, MA, Attorney for Secured Party

Aaron Posnik

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