MORTGAGEE'S SALE OF REAL ESTATE BY

# PUBLIC AUCTION

## • CHESTER, MASSACHUSETTS •

# ★ (2) PARCELS/ (1) LOCATION ★
# • 1½ STORY SINGLE FAMILY HOME •
# • ±2¼ ACRE VACANT RESIDENTIAL LOT •

## 92 Old State Road & 0 Old State Road
## Chester, MASSACHUSETTS

To be sold in its Entirety & Individually on the Premises of 92 Old State Road & 0 Old State Road

## FRIDAY, DECEMBER 4TH Starting at 11:00 A.M.

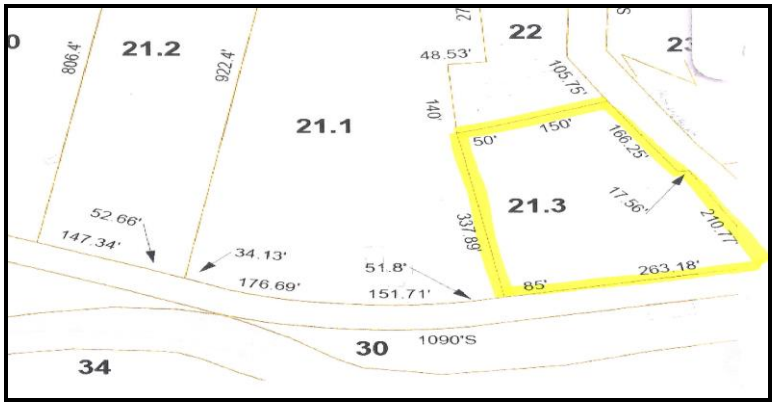
## 92 OLD STATE ROAD at 11:00 A.M.



**Features:**

• 2-Story Single Family Home •
• ±5 1/3 Acres of Land •
• Total of (6) Rooms
w/ (3) Bedrooms & (1½ ) Baths •
• ±1,540 S/F of Living Area •
• Hot Water Heat • Full Basement •
• Private Well & Septic •
• Zoned: AR • Parcel ID: 414-0-21.1 •
★ Two Car Detached Barn ★

## 0 OLD STATE ROAD Immediately following 92 Old State Road




**Features:**

• ±2¼ Acre Vacant Residential Lot •
• ±348 Ft. Frontage on Old State Road •
• Private Well • Septic Required •
• Roughed-In Driveway •
• Zoned: AR • Parcel ID: 414-0-21.3 •

**Terms of Sale**

**Entirety:** $20,000.00 Initial Deposit Cash, Bank or Certified Funds.
**Individually:** $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, per property, Applies.
Other Terms to be Announced at Time of Sale.

Sale Per Order of Mortgagee
Attorney David A. Lavenburg
Of the Firm of Bacon Wilson, P.C.
33 State Street, Springfield, MA
Attorney for Mortgagee

**Inspection:**
**Morning of Sale - 10:00 am to 11:00 am**


**Aaron Posnik**
AUCTIONEERS • APPRAISERS

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