

PUBLIC AUCTION

Perfect Family Home 🌿 *“Move-In Condition”*

Saturday, November 13th at 10:00 A.M.
9 Valley Street, Hatfield, Massachusetts 01038

Inspection:



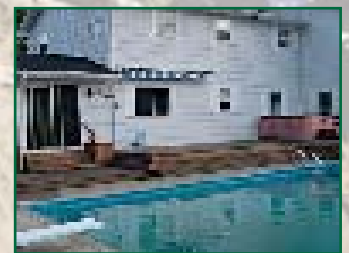
2,520 Sq. Ft. Single-Family Home on 3.5 Acres
Complete With In-Ground Pool & Barn!

Property Features

- Built in 1972
- (4) bedrooms, master bedroom, w/Jacuzzi and dressing room
- (2-1/2) baths
- Hardwood floors
- Modern kitchen
- Formal living room, w/wood stove
- Large family room
- Game room
- Screened front porch
- Large deck, w/spa
- Gazebo
- In-ground pool
- 31' x 105' barn
- 3-car garage
- Town water and sewers



- Walk to brand new grammar and jr./sr. high schools



- 2005 est. taxes: \$4,276.31
- 2005 assessment: \$345,700

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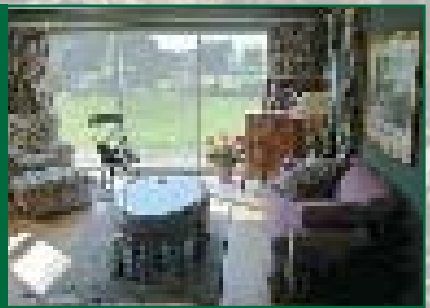
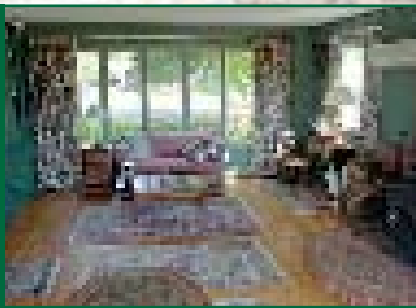
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TERMS OF REAL ESTATE

5% Buyer's Premium applies. A deposit of \$50,000 shall be required to be paid by certified check, cash or bank cashier's check at the time and place of sale. Successful bidder shall be required to tender an additional deposit within 24 hours to be equal to 10% of the successful bid. The balance is to be paid in certified check or bank cashier's check. All other terms are set forth in the bidder's prospectus and at the time of sale. 2% Broker's participation.

TERMS OF PERSONAL PROPERTY

T/C

IMPORTANT NOTICE: The information described in this brochure is correct to the best of our knowledge, but we cannot guarantee same. It is for this reason that buyers should avail themselves of the opportunity for inspection prior to the sale.

DIRECTIONS

From : T/C

Can't Attend? Online Bidding Available.
Go to www.crgauction.com