



SWINGING BRIDGE AUCTIONS

REAL ESTATE AUCTION!!

A gem of an antique home and acreage located in the hills of Cummington, Mass.!

SATURDAY, JUNE 25TH AT 11:00 AM

5 MOUNT ROAD, CUMMINGTON MASS. (ACREAGE ALSO ON MOUNT ROAD)

PREVIEW AND REGISTRATION AT 9:00 AM TO AUCTION TIME. OR PREVIEW BY APPOINTMENT

DAVID BAILLARGEON • AUCTIONEER MASS. LIC # 2755 • GALLERY PHONE 413-667-4163

Go to auctionzip.com for pictures etc.

or www.Swingingbridgeauctions.com and click the link for more pictures.

We will be auctioning a real gem located in the beautiful hills of Cummington, Mass. 5 Mount Rd., Cummington, Mass. Just minutes from Rte 9 in Cummington and approx 35 min. to Pittsfield, Mass. Or 45 min to Northampton, Mass. Lovely home in a beautiful country setting. Antique 3 bedroom home on 4.27 acres with 2 car garage and abutting acreage with road frontage!! Both abutting parcels total approx. 22.938 acres and along with the parcel with the house and garage totals approx 27.2406 acres!!! All three parcels have combined road frontage of approx 2,707 feet!!! The home and the land being sold together!! Bidding will start at \$145,000 (One hundred and forty five thousand dollars!) There will be a 10% buyer premium.



This antique salt box style home has a total of 7 rooms – 3 bedrooms, office, living room with fireplace, kitchen and dining room. Beautiful wide floor boards, screened in porch off back with slate floor. Newer metal roof. Don't miss out on this opportunity!! The bidding will start at \$145,000 (One hundred and forty five thousand dollars) – well below the 2016 tax assessed value!! Beautiful landscaping and field surround this lovely home. **Please call 413-667-4163 for more information and terms for auction.** Please call for appointment for preview of property. A certified check in the amount of \$7,000 (Seven thousand dollars) is required to register to bid. Please make out check to include both names!!! Make out exactly as follows "your name" "or" "Swinging Bridge Auctions". Please include the word "or" between the two names!

Passed the Mass Title Five on 5/24/2016

Property being sold as is with no contingencies!!!

**David Baillargeon, Auctioneer
Mass License #2755**

Gallery phone 413-667-4163 or cell 413-207-1301

This is not a foreclosure!!!! Property is being sold at auction at request of owner! This property has great potential. All you need is imagination or just leave everything as is!! Beautiful landscaping surrounds this home along with rolling fields. Potential buyers are welcome to have inspection of property at their own expense! Please call for appointment.

AUCTIONEER DISCLAIMER – Terms: Real estate sold as is where is with faults. Real estate to be sold at auctioneers discretion. Auctioneer not held responsible for any oral or written description. Any and all materials used to sell or advertise the property oral or written in flyers, newspapers, word or mouth or any other form of marketing, used by auctioneer and or the sellers does not offer a representation, guarantee or warranty of any kind to the completeness or accuracy of any information.

**BUYERS ARE STRONGLY URGED TO
RELY COMPLETELY ON THEIR OWN JUDGEMENT.**