

# AUCTION

2 Land Parcels 1,051<sup>+/-</sup> Acres & 512<sup>+/-</sup> Acres

TURNER BROOK RESERVE

June 30<sup>th</sup> 1 PM  
Forestburgh, Sullivan County, NY



Max Spann  
Real Estate & Auction Co.  
P. O. Box 4992  
Clinton, New Jersey 08809  
auctions@maxspann.com



A Licensed NY  
Real Estate Broker

## TERMS AND CONDITIONS

**Registration:** By fax, on-line and at open houses

**Date and Place of Auction:** June 30, 2015 @ 1PM, Westchester Marriott, 670 White Plains Rd, Tarrytown, NY

**Terms of Sale: Auction Requirements:** A 10% deposit of the contract price is required auction day upon execution of the contract. All bidders must be pre-registered and are required to have a bank cashier's check in the amount of \$50,000. This check should be made payable to yourself and endorsed to Escrow Holder after completion of auction. A second check is required in the form of a personal check for the balance of the 10% deposit. NO EXCEPTIONS PLEASE!

The escrow deposit will be held in a non interesting bearing account.

**A Buyer's Premium** will be added to the final bid and be included in the total contract price. Auctioneer reserves right to deny admittance to any person. Auctioneer may alter terms of sale through announcement on Auction Day.

**Contract:** The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment (earnest money). This is an Auction Sale and is not subject to an attorney review period. Contract of sale was prepared by Seller's Counsel and should be reviewed prior to the auction.

**Closing:** Will be on or before 30 days following the Auction Date. Payment of the balance of purchase price by certified check or bank cashiers check.

**Broker Participation:** Invited, call for details.

**Disclaimer:** THE PROPERTY IS SOLD "AS IS". All information regarding the properties for sale are from sources deemed reliable, but no warranty or representation is made by the Seller, Auctioneer, Realtor, Affiliates or Employees of the Realtor as to the accuracy or reliability thereof and same is subject to errors, omissions, other conditions, or withdrawal without notice. Prospective Purchasers must rely solely upon their own investigations and due diligence.

**Financing:** Available to qualified buyers, purchase is not contingent on purchaser financing.

# AUCTION

## TURNER BROOK RESERVE

### Catskills Mountain Area

2 Land Parcels 1,051<sup>+/-</sup> Acres & 512<sup>+/-</sup> Acres  
Possible Development Opportunities

June 30<sup>th</sup> 1 PM  
Forestburgh, Sullivan County, NY



By Order of the Estate of Ben Wechsler



By Order of the Estate of Ben Wechsler

# DRAMATIC WOODS & STREAMS

**Auction Date: June 30<sup>th</sup> 1 PM**

**Location: Westchester Marriott**

670 White Plains Rd, Tarrytown, NY 10591

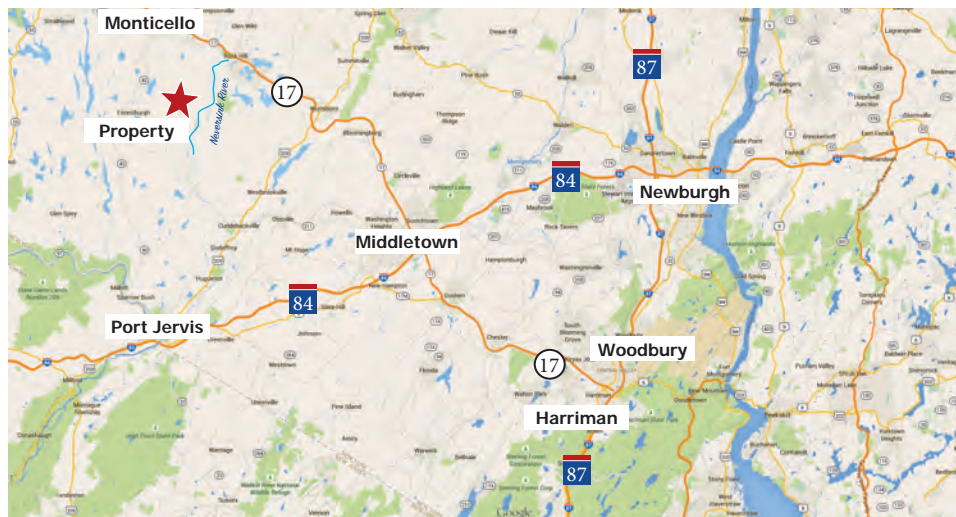
**Preview Dates:**

Sunday, June 7th 12-2 PM

Thursday, June 18th, 12-2 PM



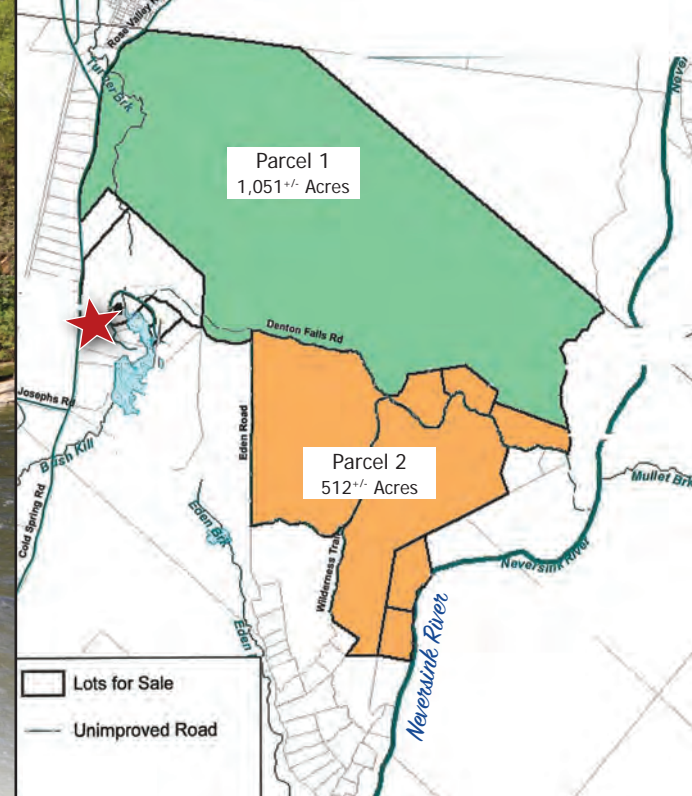
*"The Jewel of the Neversink" – Max Spann is pleased to present 2 forestland parcels part of the Benjamin Wechsler Estate. Ben Wechsler loved the region and spent his lifetime acquiring parcels and preserving others to ensure a pristine paradise which can be enjoyed by all. These remaining 2 parcels are available in various acreages with streams, forests, and varying topography. Choose the parcel to match your dream-secluded & private or development possibilities*



## PROPERTY DIRECTIONS:

**From New York and New Jersey:** Take the New York State Thruway to Route 17 West toward Monticello. In Monticello, take Route 42 South to St. Josephs Road East. Turn North on Cold Spring Road/Route 101N and follow to the entrance of Turner Brook Reserve on unmarked Bradford Road on the right.

**From Pennsylvania:** From Port Jervis, NY take Route 42 North to Forestburgh. Continue for 14 miles on Route 42N. Turn Right onto Hartwood Rd/48 East and continue for 3.8 miles. Turn Left onto Cold Spring Road/Route 101N. Pass St. Josephs Road to the entrance to Turner Brook Reserve on unmarked Bradford Road on the right.



Adjacent to the Neversink River Unique Area

**Property Preview Location:**  
Cold Spring Road & Bradford Road,  
Forestburgh, Sullivan County, NY

- Own a piece of Catskills Mountain Region
- To be sold in 2 Parcels:
  - Parcel 1: 1,051 +/- Acres as 1 Lot
  - Parcel 2: 512 +/- Acres as 7 Lots
- Neversink River Unique Area encompasses nearly 4,500 acres of one of the most significant wilderness tracts in New York State, providing outstanding primitive outdoor recreational opportunities including a remote sport fishery. Access the western trail system from Cold Spring Road
- Potential to subdivide and develop into several beautiful private enclaves. Build your log home in the woods for privacy and tranquility
- Close to multiple recreational attractions in the area, Bethel Woods Center for the Arts and Monticello Motor Club

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OVER 50 YEARS OF TRUSTED SERVICE

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