



P.O. Box 7127, Rochester, MN 55903-7127 USA
Phone: 507.285.1444 Fax: 507.285.0034 www.maascompanies.com

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Diane Maas, President. Zettlemoyer Auction Co., LLC – AY000131L, Sherwood Zettlemoyer AU001237L, Eric Zettlemoyer AU005210



53,501 SQ. FT. MULTI-USE BUILDING CAMPUS ON 39.10 ACRES

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WEDNESDAY, JULY 10 - 11:00 AM

Former Shawnee Academy

114 Academy Drive

East Stroudsburg, PA 18301



LENDER OWNED AUCTION

25,068 Sq. Ft. Main Office/Administration Building



Personal Property Selling in Bulk Lots!



Beautiful River Frontage

REAL ESTATE TERMS: 10% Buyer Premium. Persons must show \$20,000 Certified Funds at time of registration to obtain a bidding number. \$20,000 Certified Deposit due on day of Sale. If the deposit amount is less than 20%, an additional deposit is due within 2 business days to bring the total non-refundable deposit to 20%. Balance due at closing within 30 days. Real Estate Selling Subject to Owner Confirmation. Pepper Hamilton LLP is overseeing the closing. Funds are payable to Investors Abstract Inc, agent for Fidelity National Title Insurance Company. Real Estate is selling AS-IS, WHERE IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. See Bidder Kit for complete terms. In all transactions, Auctioneer is acting as an Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by Auction Company. Any announcement made at the Auction takes precedence over any material published about this event. Valid Government Issued Photo ID required to obtain bidding number. Subject to prior sale.

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LENDER OWNED AUCTION

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Auction will be held On-Site! Personal Property Selling in Bulk Lots

WEDNESDAY, JULY 10 - 11:00 AM

FORMER SHAWNEE ACADEMY

114 Academy Drive, East Stroudsburg, PA 18301

53,501 SQ. FT. MULTI-USE BUILDING CAMPUS ON 39.10 ACRES

PERSONAL PROPERTY SELLING IN BULK LOTS

25,068 SQ. FT. MAIN BUILDING

**Extensive Office Space • Dining Room • Commercial Kitchen
2 Dormitory Wings • Utility Area • Maintenance Garage
Loading Dock**

5,472 SQ. FT. RESIDENTS CLASSROOM BUILDING

**2 Stories • 3 Classrooms per Floor • Staff Lounge • Bathrooms
Storage Space • Activity Room • Offices**

7,372 SQ. FT. DAY STUDENTS CLASSROOM BUILDING

**2 Stories • 4 Classrooms per Floor • Bathrooms • Lounge • Offices
Activity Room • Conference Room • Library**

2,450 SQ. FT. RESIDENT DORMITORY

**1 Story Building • 6 Bedrooms • Office • Bathroom • Lounge
Storage Space**

13,139 SQ. FT. GYMNASIUM

2 Connected Brick Buildings

Bldg 1: Equipment • Storage • Classrooms

Bldg 2: Gymnasium • Activity Room • Weight Room • 3 Classrooms

PERSONAL PROPERTY SELLING IN BULK LOTS

**Mobile Classrooms • Playground Equipment • Vans • Tables/Chairs
Computers • Furniture • Musical Instruments • Kiln & More!**

See Equipment Catalog for Complete Details



History: The property was built in 1986; Shawnee Academy opened in 2004 as a private alternative school for 140 students. The school operated as a residential treatment facility and private academic day school. The school closed its doors in 2011. The property is beautifully situated along the river in the Poconos Area with extra land suitable for expansion or subdivision.

Directions: (Property addresses are not mapping software compatible; see our website for a map.) The property is located .8 miles northeast of I-80 at exit 310. Head east on Logging Road. Bear right as Logging Road becomes River Road. The Shawnee Academy is located in the 200 block of River Road on the south side.

INSPECTIONS:

**Wednesday, June 5
Wednesday, June 19**

**11 AM - 4 PM
11 AM - 4 PM**

**Tuesday, July 9
Wednesday, July 10**

**11 AM - 4 PM
9 AM - 11 AM**

Other Times By Appointment

**TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
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Rochester, Minnesota