

P.O. Box 7127, Rochester, MN 55903-7127 USA

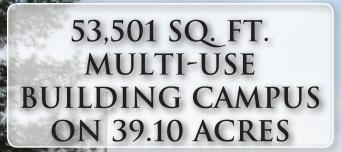
Phone: 507.285.1444 Fax: 507.285.0034 www.maascompanies.com © 2013 Maas Companies Inc. • This solicitation void where prohibited by law.











www.maascompanies.com

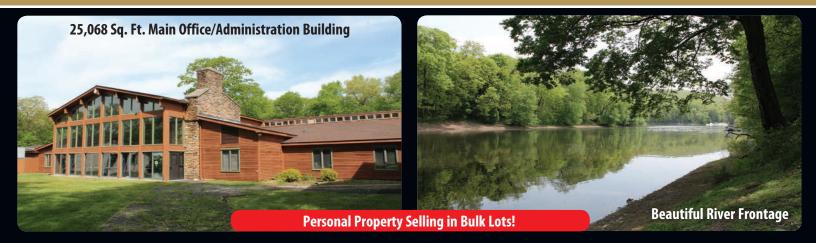
WEDNESDAY, JULY 10 - 11:00 AM

Former Shawnee Academy 114 Academy Drive

East Stroudsburg, PA 18301



# LENDER OWNED AUCTION



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 ÁS-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.

EQUIPMENT TERMS: 10% Buyer Premium. 13% Internet Buyer Premium. All funds due and payable on day of sale via cash, wire transfer (posting within 24 hours). No equipment can be removed from the site without full payment. Sales tax may apply. Buyers with exemption status must document this AT OR BEFORE REGISTRATION. Equipment is selling AS-IS, WHERE-IS WITH NO WARRANTIES, GUARANTIES, EXPRESS OR IMPLIED. Items must be removed within 7 days. Items left past July 17 are subject to forfeiture. Removal, packaging and transportation costs are the responsibility of buyer. All sales are final. In all transactions, Auctioneer is acting as an Agent for the Seller. Buyers are urged to inspect items prior to purchase. Seller and Auctioneer are not responsible for items. All information received from reliable sources believed to be correct but not guaranteed by the Auction Company. Any announcement made at the Auction takes precedence over any material published about this event. In the event of a dispute, Auctioneer has final decision. Valid Government Issued Photo ID required to obtain bidding number.

# www.maascompanies.com

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



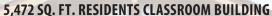
WEDNESDAY, JULY 10 - 11:00 AM

# **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

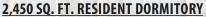
Extensive Office Space • Dining Room • Commercial Kitchen 2 Dormitory Wings • Utility Area • Maintenance Garage **Loading Dock** 



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



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



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 REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!

Live Online Bidding 877-505-7770

Powered By:



**AUCTION DIVISION** Rochester. Minnesota







