

**AUCTION INFORMATION, NOTICES AND TERMS AND CONDITIONS
REGARDING:**

**24 Green Street [APN 129-020-0000]
26 Green Street [APN 129-021-0000]
Reds Road Private Way [APN 129-017-0000]**

AUCTION TO OCCUR: March 10, 2021 at 11:00 AM
 Ellington Town Hall, Meeting Hall
 55 Main Street
 Ellington, CT 06029

COVID REQUIREMENTS:

All attendees shall, at all times, remain six 6 feet apart, wear appropriate masks covering their mouths and noses, limit contact with shared surfaces, and obey all other COVID-19 safety guidelines posted or announced at the auction. Attendance at the sale is prohibited by anyone with fever, cough, fatigue, respiratory distress or other COVID-19 related symptoms or anyone who is known to have been exposed to a person who tested positive for COVID-19 within the 14 day period immediately prior to the auction.

Bring your own pen.

LEGAL DESCRIPTION OF PROPERTY TO BE AUCTIONED:

24 Green Street: A certain tract of land situated in the Town of Ellington, County of Tolland and State of Connecticut as shown on plan of land of William J. Bowler of Crystal Lake, Connecticut, Surveyed 1920-1921 - C.H. Bancroft, Surveyor, bounded and described as follows:

Beginning at iron pin at the northwest corner of land herein conveyed and bounded on the north by Lot No. 60; thence runs east seventy (70) feet to an iron pin, bounded on the east by Lot No. 82; thence runs south sixty (60) feet to an iron pin, bounded on the south by Lot No. 62; thence runs west seventy (70) feet to an iron pin, bounded on the west by a roadway; thence runs north sixty (60) feet to the first mentioned bound, being Lot No. 61 as shown on the above plan of land.

26 Green Street: Those certain pieces or parcels of land with all the buildings and improvements thereon, situated in the Town of Ellington, County of Tolland, and the State of Connecticut, bounded and described as follows:

FIRST PARCEL: shown on Plan of land of William J. Bowler of Crystal Lake, Connecticut, surveyed 1920-1921, situated in the Town of Ellington, County of Tolland, and State of Connecticut, Scale 60' = 1"/C.H. Bancroft, Surveyor.

BEGINNING at an iron pin at the North-West corner of land herein conveyed, and bounded North by Lot #61; thence running East Seventy (70) feet to an iron pin, bounded on the East by Lot #81; thence running South Sixty (60) feet to an iron pin, bounded on the South by Lot #63; thence running West Seventy (70) feet to an iron pin, bound on the West by a roadway; thence running North Sixty (60) feet to an iron pin.

Being Lot #62 as shown on said plan, also a right-of-way over all streets as shown on said plan, and also a right to take water from a well as shown on said plan, also a right-of-way to cross and re-cross over a contemplated highway at the South-East corner of Sandy Beach to Crystal Lake, Ellington, Connecticut.

Said premises are conveyed subject to the provisions that no buildings placed thereon shall be used for mercantile purposes.

SECOND PARCEL: Lot #81 on a map now on file in the Town Clerk's Office in the Town of Ellington entitled, "Land of Ambrose F. Tolisano, formerly of Wm. J. Bowler, Crystal Lake, Conn. Said map drawn by C.H. Bancroft, Surveyor, dated Sept. - Oct. 1944.

The roads on said map are subject to the rights of the owners of the various lots in use of same for access to and from their properties. This relates to owners of lots prior to the Tolisano ownership.

RESTRICTION: Except that said land or any buildings erected thereon shall not be used for mercantile or business purposes.

Reds Road Private Way: A certain piece or parcel of land situated in the Crystal Lake section of the Town of Ellington, bounded and described as follows:

Lot #82 on a map now on file in the Town Clerk's Office in the Town of Ellington, entitled "Land of Ambrose F. Tolisano, formerly of Wm. J. Bowler, Crystal Lake, Conn." Said map drawn by C.H. Bancroft, Surveyor, dated Sept. - Oct. 1944.

The roads on said map are subject to the rights of the owners of the various lots in use of same for access to and from their properties. This relates to owners of lots prior to the Tolisano ownership.

RESTRICTION: Except that said land or any buildings erected thereon shall not be used for mercantile or business purposes.

ASSESSOR'S CARDS: See Attached

FOR PERMISSION TO ENTER THE PROPERTY TO PERFORM VISUAL, NON-
INTRUSIVE INSPECTIONS ONLY, CONTACT:

First Selectman's Office
55 Main Street
Ellington, CT 06029
860-870-3100

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2015.

Government



Information on the Property Records for the Municipality of Ellington was last updated on 1/22/2021.

Parcel Information

Location:	24 GREEN ST	Property Use:	Vacant Land	Primary Use:	Municipal Vacant
Unique ID:	00350400	Map Block Lot:	129 020 0000	Acres:	0.10
490 Acres:	0.00	Zone:	LR	Volume / Page:	0134/0078
Developers Map / Lot:	61	Census:	5352		

Value Information

	Appraised Value	Assessed Value
Land	2,970	2,080
Buildings	0	0
Detached Outbuildings	0	0
Total	2,970	2,080

Owner's Information

Owner's Data

ELLINGTON TOWN OF
55 MAIN ST
ELLINGTON, CT 06029

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Valid Sale	Sale Price
ELLINGTON TOWN OF	0134	0078	09/25/1985		No	\$0

Information Published With Permission From The Assessor

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Government



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Parcel Information

Location:	26 GREEN ST	Property Use:	Residential	Primary Use:	Residential
Unique ID:	00350500	Map Block Lot:	129 021 0000	Acres:	0.19
490 Acres:	0.00	Zone:	LR	Volume / Page:	0496/0552
Developers Map / Lot:	62 + 81	Census:	5352		

Value Information

	Appraised Value	Assessed Value
Land	54,740	38,330
Buildings	16,920	11,840
Detached Outbuildings	0	0
Total	71,660	50,170

Owner's Information

Owner's Data

ELLINGTON TOWN OF
55 MAIN ST
ELLINGTON, CT 06029

Building 1

Photo Not Available

Sketch Not Available

Building Use:	Single Family	Style:	Ranch	Living Area:	1,032
Stories:	1.00	Construction:	Wood Frame	Year Built:	1940
Total Rooms:	6	Bedrooms:	3	Full Baths:	1
Half Baths:	0	Fireplaces:	0	Heating:	Hot Water
Fuel:	Oil	Cooling Percent:	0	Basement Area:	0
Basement Finished Area:	0	Basement Garages:	0	Roof Material:	Asphalt

Siding:

Wood on Sheath

Units:

Special Features

Basement

1032

Attached Components

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Valid Sale	Sale Price
ELLINGTON TOWN OF	0496	0552	10/10/2018	Warranty Deed	No	\$31,544
PRENTISS EDWARD C 1/2 + LORRAINE 1/2	0455	1027	01/22/2014	Quit Claim	No	\$0
PRENTISS EDWARD C 1/2 + LORRAINE EST 1/2	0239	0555	03/04/1998	Warranty Deed	No	\$4,000
PRENTISS JAMES J JR + EDWARD 1/2 +	0209	0575	05/20/1994	Warranty Deed	No	\$0
HARDING IRENE+ PRENTISS LORRAINE EST	0208	0743	04/19/1994	Quit Claim	No	\$0
HARDING IRENE L + PRENTISS LORRAINE	0071	0538	09/24/1965		No	\$0

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Government



Information on the Property Records for the Municipality of Ellington was last updated on 1/22/2021.

Parcel Information

Location:	REDS RD PRIVATE WAY	Property Use:	Vacant Land	Primary Use:	Municipal Vacant
Unique ID:	00350100	Map Block Lot:	129 017 0000	Acres:	0.10
490 Acres:	0.00	Zone:	LR	Volume / Page:	0213/0752
Developers Map / Lot:	82	Census:	5352		

Value Information

	Appraised Value	Assessed Value
Land	400	320
Buildings	0	0
Detached Outbuildings	0	0
Total	400	320

Owner's Information

Owner's Data

ELLINGTON TOWN OF
55 MAIN ST
ELLINGTON, CT 06029

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Valid Sale	Sale Price
ELLINGTON TOWN OF	0213	0752	12/19/1994		No	\$2,841

Information Published With Permission From The Assessor

AUCTION NOTICES

The auction will take place as stated above unless the First Selectman chooses to adjourn the sale to another date, time, or place. The auction will be open to the public, and any member of the public may submit a bid in accordance with the rules stated herein and at the auction. Bring a valid, government issued picture ID. You will also need the social security number for any individual who may take title to the property or the federal tax identification number for any entity that may take title to the property.

The property will be sold “as is” in all respects. It is not guaranteed buildable under current zoning regulations, and any improvements are not guaranteed habitable. The property may be subject to rights, restrictions, easements, and covenants of record may appear, as well as building lines, if established, all applicable laws, ordinances or governmental regulations or rules including but not limited to zoning regulations, Inland-Wetlands Act and regulations, State Health Code and regulations, Solid Waste Disposal Act and regulations, and federal, state and local laws, regulations, ordinances and rules relating to the environment. Absolutely no representations whatsoever are made as to the character, quality, usability, value, or suitability of the property or any interests therein.

The property will be sold as one consolidated parcel and the buyer will be required to accept title subject to the following condition in the deed:

“It is a condition of this conveyance that the multiple pieces or parcels of land described herein are to be combined into one single lot and shall hereafter be held under common ownership as a single lot and shall never be severed into parts, never conveyed except as a whole, and shall never be construed as anything but a single lot for zoning, building and tax purposes unless and until approved for resubdivision by the Ellington Planning and Zoning Commission.”

Interested bidders MUST attend the sale in person, or by representative, and tender a deposit of \$5,000.00 in cash or certified funds payable to “Kahan, Kerensky & Capossela, LLP, Trustee.” The successful bidder must pay the balance of the sales price within five (5) days thereafter or forfeit this deposit; in the First Selectman’s discretion, the second-highest bid might then be accepted. Title will pass immediately upon payment of the balance of the sales price.

You are advised to consult an attorney if you have any questions with regard to this auction. Procedural inquiries should be directed to Dorian R. Famiglietti, Esq., at Kahan, Kerensky & Capossela, LLP, 45 Hartford Turnpike, Vernon, CT 06066, (860) 646-1974.

AUCTION TERMS AND CONDITIONS
(to be signed by bidders on date of auction)

1. There will be a minimum bid of \$7,500.00. Bids must start at that amount.
2. All bidders must sign in prior to participating and obtain a number. All bidders are required to use the number issued to them for all purposes associated with this auction.
3. When you would like to make a bid, please state your bidding number and the amount of the bid you are making. The auctioneer will then write down your bid on a sheet and ask for the next bid.
4. The auction will close when there are no other bids. Upon the fall of the gavel, the high bidder shall sign a bid acknowledgement form as provided in their bid packet.
5. The accepted high bid is a binding contract which cannot be rescinded, withdrawn, disavowed, or canceled.
6. If you are the high bidder, you must immediately provide to the auctioneer a non-refundable deposit check in certified funds in the amount of \$5,000.00, made payable to Kahan, Kerensky & Capossela, LLP as Trustee. You will be provided with a receipt. In addition, you must provide the social security number of any individual who will take title to the property or the federal tax identification number of any entity that will take title to the property.
7. Within five days after the auction, if you are the high bidder, you will be required to pay the balance of your bid to Kahan, Kerensky & Capossela, LLP. Payment must be in the same form as the deposit and must be received no later than 5pm on March 15, 2021. If such payment is not received by that time, you will have materially breached your agreement and forfeited your entire deposit, your rights under this agreement and any right to the property.
8. If the high bidder breaches its obligations, the next highest bid will then be accepted. If you are the next highest bid, you will be contacted by the Town and you must pay your full bid in certified funds by the deadline specified by the Town.
9. The property will be sold "as is" in all respects. It is not guaranteed buildable under current zoning regulations, and any improvements are not guaranteed habitable. The property may be subject to rights, restrictions, easements, and covenants of record may appear, as well as building lines, if established, all applicable laws, ordinances or governmental regulations or rules including but not limited to zoning regulations, Inland-Wetlands Act and regulations, State Health Code and regulations, Solid Waste Disposal Act and regulations, and federal, state and local laws, regulations, ordinances and rules relating to the environment. Absolutely no representations whatsoever are made as to the character, quality, usability, value, or suitability of the property or any interests therein.
10. You acknowledge that the attorney conducting the auction represents the Town and not you.
11. You hereby release the Town from any and all liability associated with the property or this auction.

Bidder hereby acknowledges that he/she has received a copy of these Terms and Conditions and Bidding Packet.

Bidder's name (print)

Date_____

Bidder's signature