

AUCTION

134^{+/-} ACRE BLUEBERRY FARM

CERTIFIED ORGANIC

TERMS AND CONDITIONS

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

Date and Place of Auction: July 31, 2014 @11AM 1 Deep Run Lane, Pemberton, Burlington County, NJ 08068

Terms of Sale: Auction Requirements: A 10% deposit of the contract price is required on 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 \$25,000. 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!

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

A 10% 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. The sale is subject to Seller's confirmation and acceptance. 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 cashier's 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.



Max Spann Real Estate & Auction Co.
P. O. Box 4992
Clinton, New Jersey 08809
A licensed NJ Real Estate Broker



 FARM CREDIT EAST 800-219-9179

AUCTION

134^{+/-} ACRE BLUEBERRY FARM

CERTIFIED ORGANIC



July 31st 11 AM
Pemberton, Burlington County, NJ



134+/- ACRE BLUEBERRY FARM CERTIFIED ORGANIC

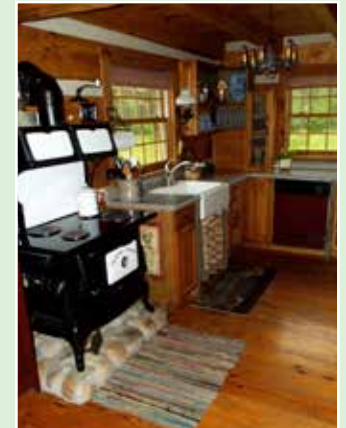
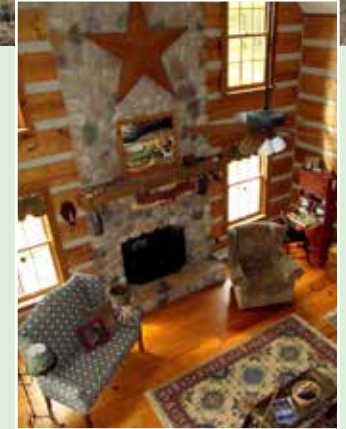
Pemberton, Burlington County

A fantastic opportunity to raise your family in wonderful Pemberton Township. The area boasts strong family values and traditional work ethic. This is your opportunity to own a running organic blueberry farm in the farm belt of New Jersey.

- A wonderful location to raise your family
- Log Cabin home – 2,100+/- sq ft with 3 bedrooms & 2 full baths
- Certified organic Blueberry Farm – Retail & Wholesale Sales
- 22+/- Acres of producing blueberries, 40+/- acres tillable
- 5+/- Acre Cranberry Bog
- Equipment barns for all your storage/Retail sales
- Great opportunity for agri-tourism or family run market
- Borders the Brendan T. Byrne State Forest (34,725 acres, 2nd largest state forest), home to the historic Whitesbog Village
- Close to Routes 70, 206, I-295 and NJ Turnpike

HOW TO BUY AT AUCTION:

- 1) Go online at www.maxspann.com and sign up for a Property Information Package.
- 2) Preview the Farm at the Property Preview.
- 3) Attend the Auction and Bid Your Price.



Auction Date & Location:

Thursday, July 31st 11 AM
On-Site

**1 Deep Run Lane, Pemberton
Burlington County NJ 08068**

Property Previews:

12-2 PM, Thursday, June 26th
12-2 PM, Wednesday, July 9th
12-2 PM, Wednesday, July 16th

**888-299-1438
MAXSPANN.COM**

OVER 50 YEARS OF TRUSTED SERVICE

NEW YORK: 370 Lexington Avenue, Suite 1206, New York, NY 10017
NEW JERSEY: PO Box 4992, Clinton, New Jersey 08809

