

AUCTION

49^{+/-} Acres Farmland (Non-Preserved)

PROPERTY PREVIEWS

12-2 PM, Friday, July 11th
12-2 PM, Wednesday, July 16th



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

A licensed NJ Real Estate Broker



TERMS AND CONDITIONS

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

Date and Place of Auction: 262 Upper Sarepta Road, White Twp., NJ July 30, 2014 @1PM

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 interesting 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 45 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.

 FARM CREDIT EAST 800-219-9179

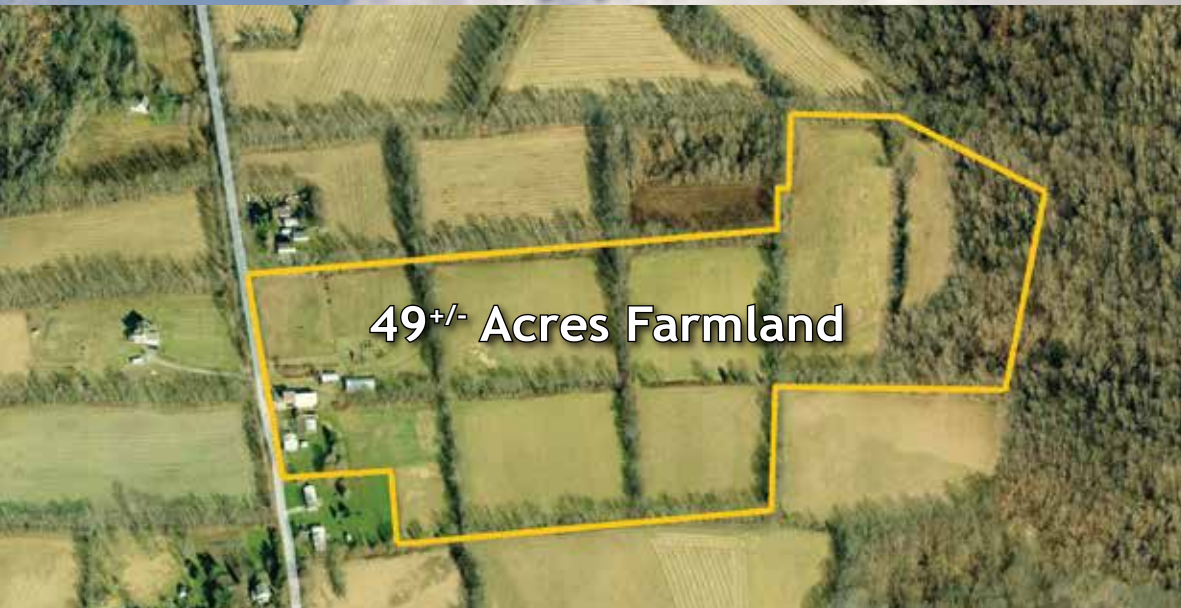
AUCTION

July 30th 1 PM

49^{+/-} Acres Farmland (Non-Preserved)
White Township, Warren County, NJ



Your opportunity to run a family farm!



49+/- Acres Farmland

Auction Date: July 30th 1 PM
On-Site

A truly picturesque
countryside location!

Property Location: 262 Upper Sarepta Rd, White Township, Warren County, NJ 07823



Classic Country Farmhouse



Barns ready for renovation



Morton storage building



- Subdividable 1.5 acre Residential zoning
- This is the family run farm you have been dreaming of
- Classic Farmhouse with 4 bedrooms, country kitchen, and plenty of charm
- Just up the road from 3 wonderful locations for hiking and riding: Beaver Brook Wildlife Management Area, Jenny Jump State Forest, and Worthington State Forest at the Delaware Water Gap
- Minutes to Routes I-80, 46, and 31



PROPERTY DIRECTIONS:

From Northeast: Take Route 80 West to exit 12 for CR-521/Hope. At the end of the exit turn Left onto Hope Blirstown Rd/CR-521 South. In the town of Hope turn Right onto High Street. High Street turns into Delaware Rd, Continue for approximately 4 Miles. Turn Left onto Sarepta Rd and continue for 1 mile. Property is on the Left.

From Route 78: Take Route 78 to exit 17 for Route 31 North. Pass through Washington Boro and continue on 31 North. Turn Left onto Route 46 West. In 1.4 miles, turn Right onto N Bridgeville Rd and continue for 1.4 miles. Turn Left onto Sarepta Rd (CR-618). Take first Right onto Mutton Hill Rd. In 1/4 mile, continue Straight onto Upper Sarepta Rd.

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