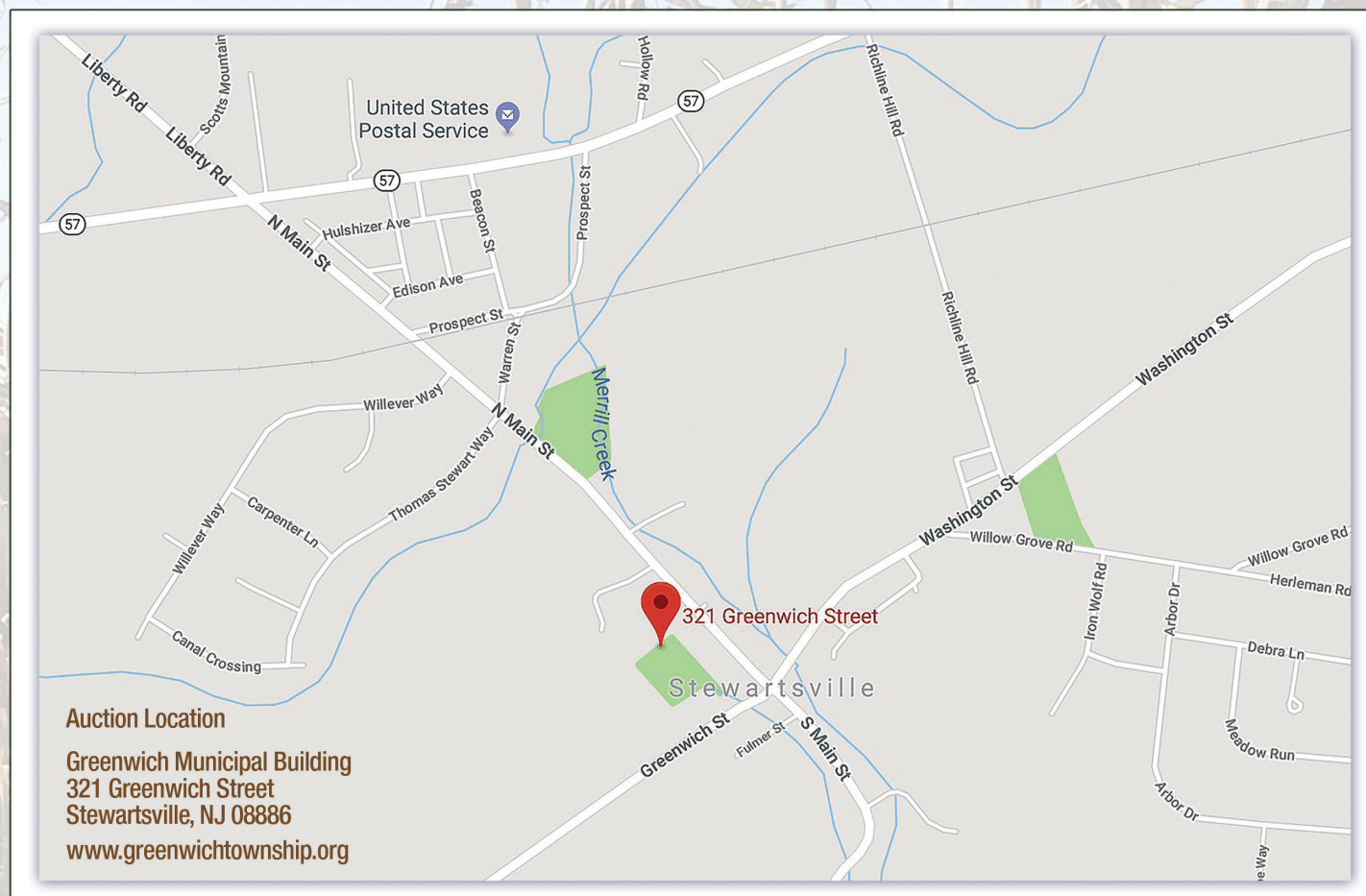




THE PROPERTY IS SOLD "AS IS". All information regarding property for sale is from sources deemed reliable but no warranty or representation is made by any party of Fiedler Realty, LLC or Fiedler Real Estate. Buyers must rely on their own independent inspection and evaluation of the property and related documents and assume all risks associated with the purchase prior to bidding.

1. To receive a bid package, Bidder must register online at www.frebac.com/auction
2. NO ATTORNEY REVIEW. The auction purchase agreement was prepared by the seller's attorney and should be reviewed by your attorney prior to attending the auction; it is a binding contract upon signing.
3. To bid, interested parties must preregister the day of auction inclusive of a \$25,000 Cashier's Check payable to Fiedler Realty Trust Account.
4. A Six (6%) percent buyer's premium will be added to the high bid price and included in the final contract price.

5. The High Bidder must sign an auction purchase agreement immediately after successful winning bid and provide a personal check for balance of 10% of contract price.
6. Closing within 45 days of Live Auction. Balance of contract price paid by certified funds.
7. Financing is available to qualified buyers; however, the auction purchase agreement is not subject to the buyer obtaining a mortgage.
8. Sale subject to seller approval.
9. The Auctioneer may alter the terms and conditions of the sale through announcement prior to starting of the auction.
10. The property is sold strictly in "as is" condition. The buyer is responsible for obtaining all necessary approvals including, but not limited to, a certificate of continued occupancy (if applicable), a certificate of occupancy (if applicable), and all other necessary approvals and certificates prior to occupancy.

Fiedler Realty, LLC d.b.a. Fiedler AM and Fiedler Real Estate is a licensed NJ Real Estate Broker.

Broker Participation is invited, please call for details.

Jeffery J. Fiedler, Broker of Record
Fiedler Real Estate • 227 Main Street • Hackettstown, NJ 07840
(908) 852-2200 Office • (908) 852-2587 Fax • auction@frebac.com
www.frebac.com

AUCTION

Former O'Dowd Farms

Auction by order of Warren County Freeholders

112.3 +/- Acres and 92.8 +/- Acres

Two Deed Restricted Farms Located in Warren County

Property Location:
North Main Street & Richline Hill Road in Greenwich Twp
Washington Street & Stewartsville Road in Franklin Twp

908.852.2200 www.frebac.com/auction

Former O'Dowd Farms:
Auction by order of Warren County Freeholders
Two Farms Totalling 205.1+/- Acre (Deed Restricted)
Located in Greenwich and Franklin Townships.
Warren County, New Jersey

Open House Previews:

Saturday, January 19th
10AM – 12PM

Saturday, January 26th
10AM – 12PM

Saturday, February 9th
10AM – 12PM

Saturday, February 16th
10AM – 12PM

Auction Date & Time:
Saturday, February 23rd
at 11AM Sharp

Snow Date
Sunday, February 24th,
at 2 PM



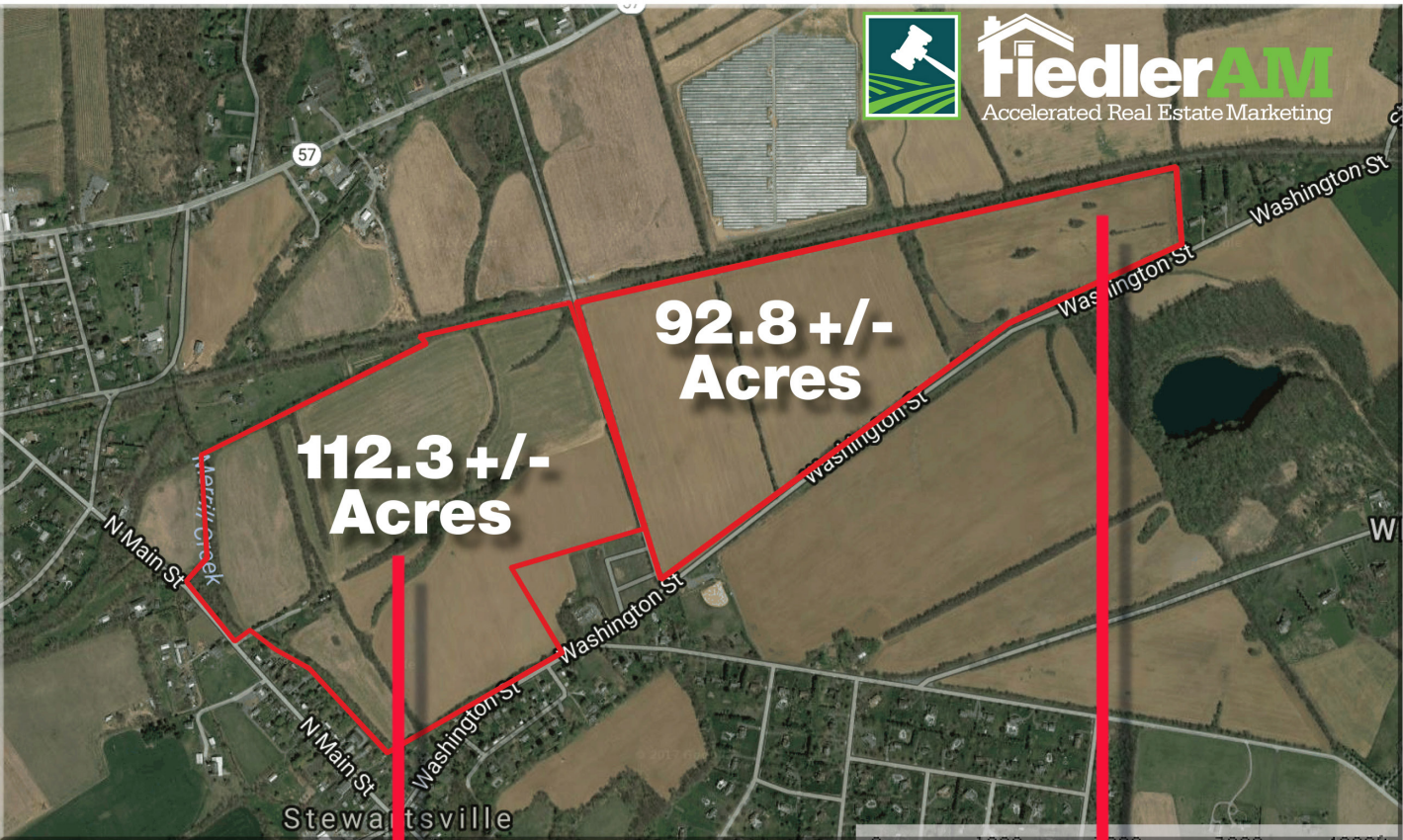
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(908) 852-2587 Fax

auction@frebac.com
www.frebac.com

Auction Location:
Greenwich Township Municipal Building
321 Greenwich Street • Stewartsville, NJ 08886
www.greenwichtownship.org



West Farm:
Greenwich Twp.
B16, L6 - 106.2 Acres
+ 1 Acre Residential Exception Area
+ 5.09 Acre Exception Area
(Walking Trail)

West Farm
Total Acreage: 112.3 Acres +/-

Soil	Soil Description	Total Acres
WafB	Washington silt loam, 3 to 8 percent slopes	63.6 Acres 56.7% of Total Acres
HdxAb	Hazen-Hoosic complex, 0 to 3 percent slopes, very stony	33.2 Acres 29.5% of Total Acres
WafC	Washington silt loam, 8 to 15 percent slopes	15.5 Acres 13.8 % of Total Acres

East Farm:
Franklin Twp.
B40, L1 - 15.13 Acres
Greenwich Twp.
B17, L1 - 32.96 Acres
B17, L2 - 44.77 Acres
1 Acre Residential Exception Area

East Farm
Total Acreage: 92.8 +/-

Soil	Soil Description	Total Acres
WafC	Washington silt loam, 8 to 15 percent slopes	15.2 Acres 16.4% of Total Acres
WafB	Washington silt loam, 3 to 8 percent slopes	77.6 Acres 83.6% of Total Acres

Bid Package
To receive a complete bid package please register at:
www.frebac.com