

AUCTIONS

11 Properties Throughout New Jersey

April 30, 1 PM



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

A licensed NJ Real Estate Broker

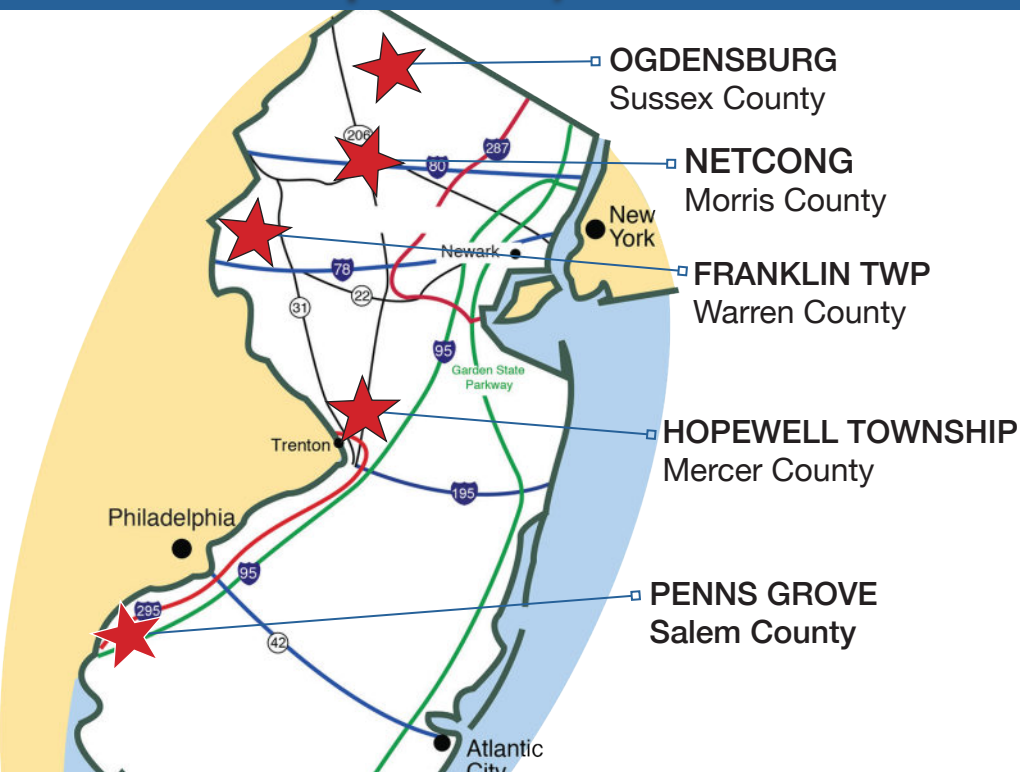


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AUCTIONS

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April 30

By Order of Penns Grove
Carneys Point Board of Ed



0.856[±] Acre 37,266[±] sf Site
Penns Grove

By Order of the Estate



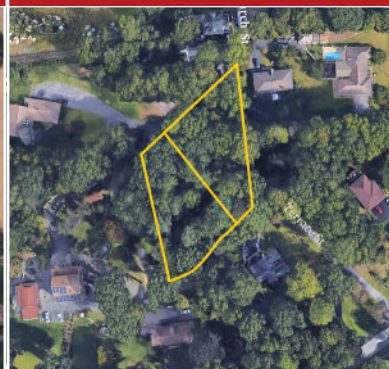
Development Site of 25[±] Acres
Hopewell Township

By Order of the Township of
Franklin, Warren County



40[±] Acres Land
Franklin Twp

By Order of the Borough of
Netcong, Morris County



2 Building Lots
Netcong

By Order of the Borough of
Ogdensburg, Sussex County



1 Commercial & 6 Residential Lots
Ogdensburg

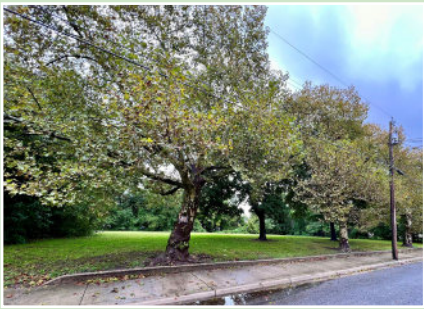
By Order of Penns Grove - Carneys Point Board of Education

0.856^{+/-} Acre 37,266^{+/-} sf Site

- R-2 Medium Residential Density Zoning
- 205^{+/-} Feet of Frontage
- Penns Grove is situated on the banks of the Delaware River with views of the Delaware Memorial Bridge and the Wilmington skyline.

Online Auction: Bidding Concludes Tuesday, April 30, 2024 at 1 PM

Property address: 113 West Harmony Street, Penns Grove, Salem County, New Jersey 08069
Go to maxspann.com to download the property information package and then drive-by when convenient to preview the parcel.



By Order of the Estate

Development Site of 25^{+/-} Acres On Route 31

Two Lots Sold Together - Commercial & Residential

- Commercial parcel directly on Route 31 with excellent frontage and 19,984^{+/-} AADT.
- Back lot is zoned residential.
- In Hopewell Township, life unfolds amidst scenic landscapes, friendly neighbors, and a sense of harmony.

Online Auction: Bidding Concludes Tuesday, April 30, 2024 at 1 PM

Property Address: 68-70 Route 31, Hopewell Township, Mercer County, NJ
Go to maxspann.com to download the property information package and then drive-by when convenient to preview the parcel.



By Order of the Township of Franklin, Warren County

40^{+/-} Acres Land on Route 57

Locate your Homestead on this 40^{+/-} Acre Land Parcel

- RC-Rural Conservation Zoning
- 400^{+/-} ft Frontage on Route 57
- Between Washington and Phillipsburg, Franklin Township's scenic landscapes, historic architecture, and tight-knit community create a tranquil environment away from the hustle and bustle of city life.

Online Auction: Bidding Concludes Tuesday, April 30, 2024 at 1 PM
Property Address: 2636 Route 57, Franklin Twp (Stewartsville), Warren County, NJ 08886
Go to maxspann.com to download the property information package and then drive-by when convenient to preview the parcel.



By Order of the Borough of Netcong, Sussex County

Two Approved Building Lots Sold Together
Totaling 0.81^{+/-} Acres

- Within an existing residential community.
- Enjoy Shopping and Dining at the International Trade Zone or at the local establishments in the quaint towns of Netcong & Stanhope.
- Convenient to Route 46 & I-80.

Online Auction: Bidding Concludes Tuesday, April 30, 2024 at 1 PM
Property Address: [GPS: Use #44] Center Street, Netcong, Morris County, NJ 07857
Go to maxspann.com to download the property information package and then drive-by when convenient to preview the parcel.



Close to the top of the Ridge
with Incredible Views



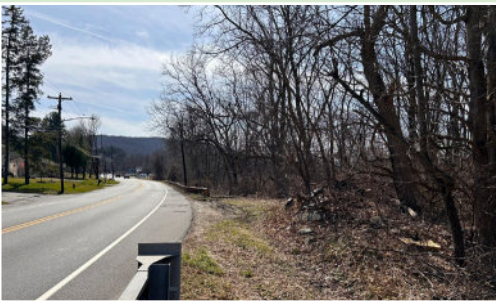
R3, R3A Zoning

By Order of the Borough of Ogdensburg

One Commercial Main Street Lot and
Six Residential Lots-Sold Separately

- The commercial parcel offers fantastic main street visibility.
- The six residential lots are adjacent to one another – bid on one, two or several!
- Ogdensburg is convenient to Routes 23, 15 and 94.

Online Auction: Bidding Concludes Tuesday, April 30, 2024 at 1 PM
Property Address: Property Addresses: 314 Main Street (Commercial Parcel) and Yurchak Rd (Residential Parcels), Ogdensburg, Sussex County, NJ 07439
Go to maxspann.com to download the property information package and then drive-by when convenient to preview the parcel.



314 Main Street-Commercial Lot

