

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

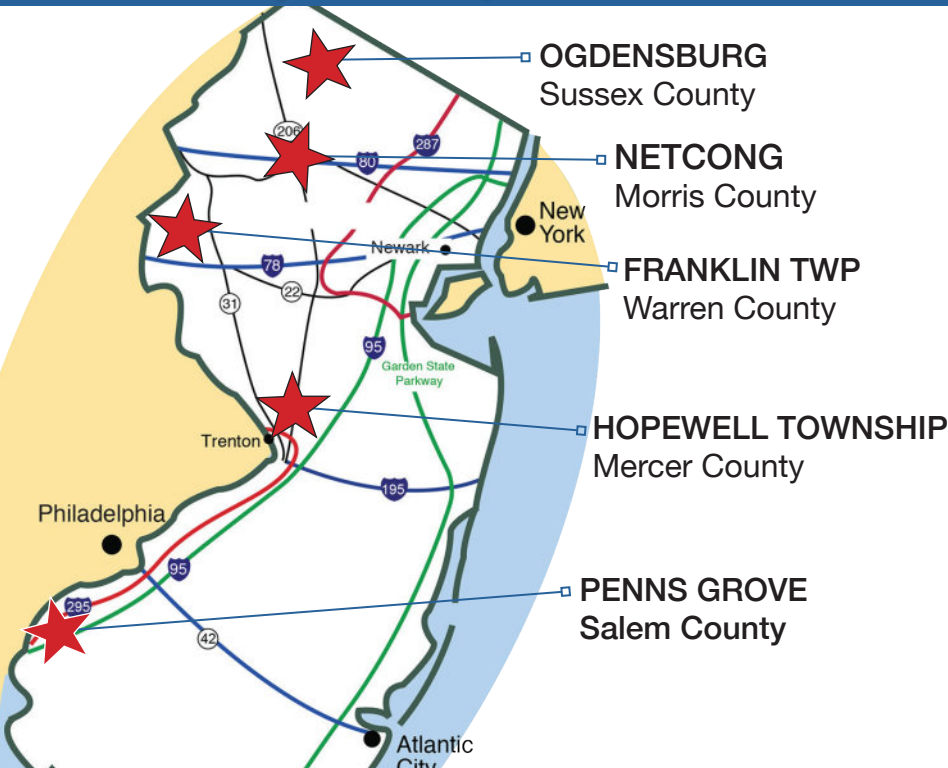


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AUCTIONS

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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



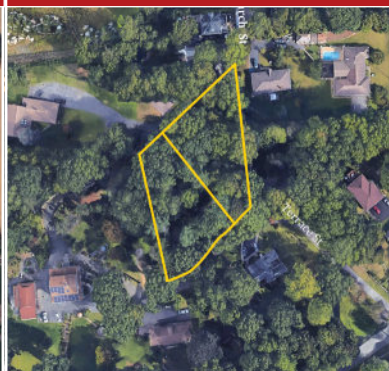
Development Site of 25[±] Acres
Hopewell Township

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

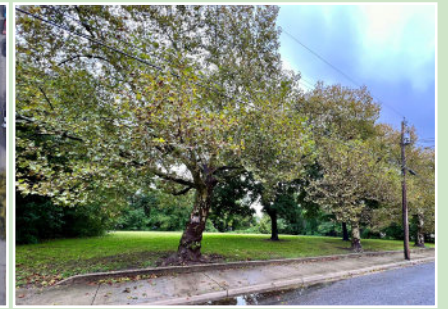
0.856^{+/-} Acre 37,266^{+/-} sf Site

- 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

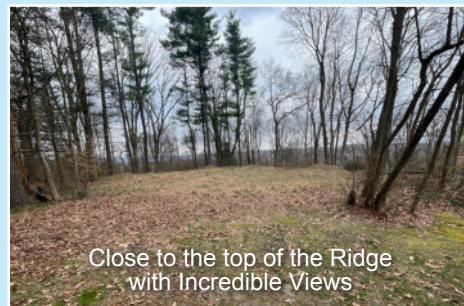
**Two Approved Building Lots Sold Together
Totaling 0.81^{+/-} Acres**

- 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.



By Order of the Borough of Ogdensburg

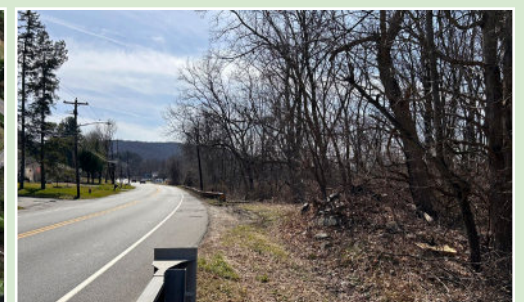
**One Commercial Main Street Lot and
Six Residential Lots-Sold Separately**

- 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

