



# AUCTION

**ABSOLUTE AUCTION – To be Sold Regardless of Price**

## POTENTIAL 50 SINGLE FAMILY DEVELOPMENT SITE ON 45.5<sup>+/-</sup> ACRES

**JUNE 17<sup>TH</sup>**

**WASHINGTON BOROUGH, WARREN COUNTY, NJ**

**DISCOVER THE UNPARALLELED OPPORTUNITY  
TO OWN A STUNNING 45.5<sup>+/-</sup> ACRE PARCEL  
IN PICTURESQUE WASHINGTON BOROUGH,  
NJ, IDEAL FOR A POTENTIAL RESIDENTIAL  
DEVELOPMENT OR PRIVATE ESTATE!**



**PROPERTY ADDRESS:**  
NUNN AVE, WASHINGTON,  
WARREN COUNTY, NJ 07882



- Nearby Amenities: Located minutes from Washington Borough's vibrant main street filled with boutique shops, restaurants, and local services.
- Recreational opportunities within reach: Access to parks, hiking trails, and sports facilities for outdoor enthusiasts. Enjoy activities such as hiking, fishing, and biking right in the vicinity.
- Convenient access and proximity to major highways, Routes 31, 57, 46 and Interstates 78 & 80.

**LIVE AUCTION  
WITH SIMULCAST BIDDING**  
TUESDAY, JUNE 17, 2025 AT 11 AM  
**AUCTION LOCATION: COURTYARD BY MARRIOTT,  
300 CORPORATE DRIVE, LEBANON, NJ 08833**

**DON'T MISS OUT ON THIS  
EXCEPTIONAL OPPORTUNITY!  
CONTACT US TODAY TO SCHEDULE  
A VIEWING AND DISCUSS THE  
MYRIAD POSSIBILITIES THIS 45.5<sup>+/-</sup>  
ACRE PARCEL HAS TO OFFER.**

OFFICES: NEW YORK - NEW JERSEY - FLORIDA  
**888-299-1438 | maxspann.com**

In Cooperation with  
Higgenbotham Auctioneers

