

# AUCTION

*“Twin Ponds Farm”*

*Far Hills (Mendham Twp), NJ*

July 30<sup>th</sup> 11 AM



# A TRUE PRIVATE ENCLAVE



Storage Barn 2,500<sup>+</sup> SF



Guest Cottage



"Man Cave" with Work Shop



## ROXITICUS VALLEY COUNTRY ESTATE

- Serene setting with 2 spring fed ponds for year round enjoyment - Fish, Canoe, Skate, Skip Stones
- Main house is a 3 bedroom country colonial home with bright and open living room and breakfast area with wonderful views of the countryside
- Guest cottage with 2 bedrooms perfect for visiting family members or friends
- Several outbuildings: Morton building, 4-bay detached garage (in addition to 2 car attached), and barn with loft-perfect as game room, artistic studio, or hobbyist workshop
- Tennis Court
- Refresh, Expand, Build New - Ready for Redevelopment with NJDEP Letter of Interpretation and approved soil logs
- Mt. Paul Parkland setting with convenient access to Patriots' Path trail system
- Mendham Twp High School is proud to be ranked #4 in the State of New Jersey (New Jersey Monthly Magazine)
- Convenient to NYC trains, major highways I-287 & I-78 and a variety of dining options from local country pub to renowned gourmet restaurants

**888-299-1438**  
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**Auction Date July 30<sup>th</sup> 11 AM**

**PROPERTY PREVIEWS:**

Sunday, July 12<sup>th</sup>, 12-2 PM

Sunday, July 19<sup>th</sup>, 12-2 PM



**Property & Auction Location:**

71 East Fox Chase Road, Far Hills  
(Mendham Twp) Morris County, NJ 07931

**HOW TO BUY AT AUCTION:**

- 1) Go online at [www.maxspann.com](http://www.maxspann.com) and sign up for a Property Information Package.
- 2) Preview the Estate at the Property Preview.
- 3) Attend the Auction and Bid Your Price.



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A licensed NJ Real Estate Broker



# AUCTION

**July 30 11 AM**

**17+/- Acre Estate with 2 Private Ponds  
 Mendham Twp, NJ**

**PROPERTY PREVIEWS:**

Sunday, July 12<sup>th</sup>, 12-2 PM

Sunday, July 19<sup>th</sup>, 12-2 PM

**Terms and conditions:**

**Date and Place of Auction:** July 30, 2015 @ 11 AM, 71 East Fox Chase Road, Mendham, NJ 07931.

**Terms of Sale: Auction Requirements:** A 10% deposit of the contract price is required 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 \$75,000. 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 PLEASE!**

**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. Final Contract Price is subject to Seller's Confirmation and acceptance.

**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. Contract of sale was prepared by Seller's Counsel and should be reviewed prior to the auction.

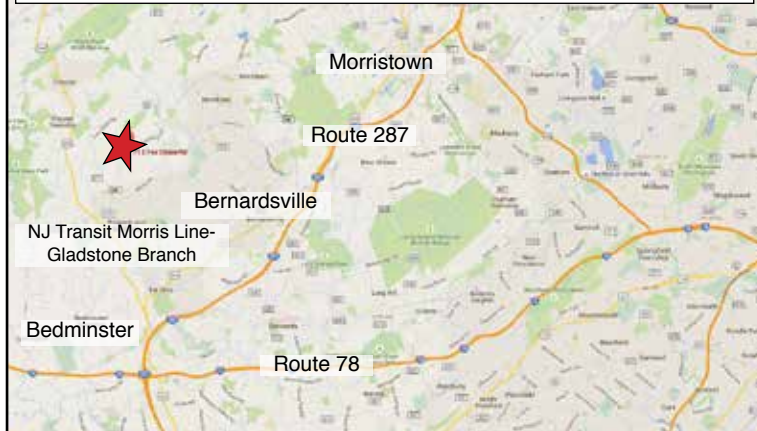
**Closing:** Will be on or before 30 days following the Auction Date. Payment of the balance of purchase price by certified check or bank cashiers check.

**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.

**Property & Auction Location:  
 71 East Fox Chase Road, Far Hills (Mendham Twp),  
 Morris County, NJ 07931**



**Property Directions:**

**From NY Metro:** Take Route 78 West to exit 29 for Route 287 North toward Morristown. Take Route 287 North for 1 mile, take exit 22B for Bedminster to merge onto Route 202 North/206 North. Keep Left and continue on Route 206 North for 2.5 miles. At the light after the Sunoco, turn Right onto Holland Avenue. At the end of Holland Ave, turn Left onto Main Street and through Peapack-Gladstone. Main Street turns into Mendham Road, continue for 2.5 miles and take Left onto E Fox Chase. Property is the second house on the Right, 71 East Fox Chase Rd.