

AUCTION

State of the Art Equestrian Facility • May 7th 2015 1 PM



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

A licensed PA Real Estate Broker
Robert L. Dann Lic#AU005609

TERMS AND CONDITIONS

Registration: By fax, on-line and at open houses

Date and Place of Auction: May 7, 2015; 4506 New Hope Road, Buckingham Twp., Furlong, PA 18925

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 \$50,000. 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! The escrow deposit will be held in a non interesting bearing account.

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. 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. Final contract price is subject to Seller's confirmation and acceptance.

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.

AUCTION

Hidden Pond Farm
A 57⁺ Acre Equestrian Facility

BANK DIRECTED SALE
May 7th, 1 PM

Furlong, Bucks County, PA



BANK DIRECTED SALE

State of The Art Equestrian Facility

Preview Dates:

12 noon-2 PM, Saturday, April 18th
12 noon-2 PM, Wednesday, April 22nd
12 noon-2 PM, Saturday, May 2nd

Auction Date: May 7th 1 PM
Location: On Site

- 57.68+/- Unpreserved Acres with 10 Miles of Four-Rail 6 PVC High Tensile Steel Flex Fence
- New Custom Barn with 54 Stalls, Oversized Indoor Riding Arena, Hot/Cold Wash Bays, 6 Tack Rooms, Commercial Sprinkler System, ADA Compliant
- 4 Run-In Sheds & Additional 12 Stall Barn
- 200' x 200' Lighted Outdoor Arena
- Multiple Wells Providing Irrigation to Paddocks
- Possible Uses Include Riding Academy, Boarding, Breeding, Rehab/Therapy, Race Horse Training, etc.
- Build your Family Compound, Dream Home, or Subdivide



4506 New Hope Road, Furlong (Buckingham Twp),
Bucks County, PA 18925

PROPERTY DIRECTIONS:

From Route 202: At the intersection of Route 263 and Durham Road/Route 413 (in Buckingham, PA) follow Route 413 East 3.5 miles to New Hope Road. Turn right and follow 1 mile to property on right.

HOW TO BUY AT AUCTION:

- 1) Go online at www.maxspann.com and sign up for a Property Information Package.
- 2) Preview the Property at the Open House.
- 3) Attend the Auction and Bid Your Price.

888-299-1438 / MAXSPANN.COM

OVER 50 YEARS OF TRUSTED SERVICE

NEW YORK: 252 West 37th Street, Suite 200E, New York, NY 10018

NEW JERSEY: 1325 Route 31 South Annandale, New Jersey 08801

Mailing Address: P.O. Box 4992 Clinton, New Jersey 08809

