

AUCTION

LOW MEADOW FARM

128^{+/-} ACRE MAJESTIC EQUESTRIAN ESTATE



CREAM RIDGE, MONMOUTH COUNTY, NJ

JUNE 12TH 2 PM



A MAJESTIC EQUESTRIAN ESTATE



AUCTION

METICULOUSLY DESIGNED 128^{+/-} PRESERVED ACRE EQUESTRIAN ESTATE

- Grand Manor Home perfectly placed for privacy and views of the pond and rolling pastures
- Master bedroom features a fireplace, dressing room, and a master bathroom with step-up whirlpool tub
- Entertain friends on the slate patio surrounded by lush perennial flower gardens
- Finished basement offers a den with bar, sauna, and exercise room
- Equestrian dream farm with all the right features
 - ~ 24 Stall cypress sided horse barn with matted stalls, feed room, office, an apartment and an interior training area
 - Miles of four rail fencing and a half mile racetrack ready for you to raise your champions





ESTATE PREVIEWS:

AUCTION DATE:
WEDNESDAY, JUNE 12TH, 2:00 PM

Sunday, May 19 12-2PM
Wednesday, May 29 4-6PM
Sunday, June 2 12-2PM

Low Meadow Farm-A majestic Southern Colonial Manor and working thoroughbred horse farm. Situated on 128 private acres with 24 stall barn, lush pastures, mature woods and pond.

LOCATION: ON-SITE 36 EMLEY'S HILL ROAD, CREAM RIDGE, MONMOUTH COUNTY, NJ 08514



HOW TO BUY AT AUCTION:

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

888.299.1438 / maxspann.com

NEW YORK: 370 Lexington Avenue, Suite 1206, New York, NY 10017 / **NEW JERSEY:** P. O. Box 4992 Clinton, New Jersey 08809





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JUNE 12TH, 2 PM

PROPERTY PREVIEWS

Sunday, May 19th 12-2 PM

Wednesday, May 29th 4-6 PM

Sunday, June 2nd 12-2 PM

AUCTION LOCATION: ON-SITE

From NJ Turnpike: Take NJ Turnpike to exit 7A for Route 195 East. Continue on Route 195 for 10 miles, take Exit 16A for CR-537 W/ Monmouth Road. At the end of the ramp take Right onto Monmouth Road and continue for 3.3 miles. Turn Right onto Emley's Hill Road. In approximately half a mile take Right to stay on Emley's Hill Road. Continue for half a mile, property is on the Left.



Terms and conditions:

Registration: On-line, by fax and/or at open houses.

Date and Place of Auction: Saturday, June 12, 2013 @ 2 PM being held at 36 Emley's Hill Road, Cream Ridge, Monmouth County, NJ 08514.

Terms of Sale: 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!**

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.

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.

