

AUCTION

Elegant Country Estate
Historic Village Section of Middletown NJ

October 18th 11 AM



3+/- Acres-Potential to
Subdivide



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

www.maxspann.com



A licensed NJ Real Estate Broker

TERMS AND CONDITIONS

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

Date and Place of Auction: October 18 @ 11 AM; 65 Kings Highway, Middletown, Monmouth County, NJ 07748.

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 \$30,000. 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!**

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. The sale is subject to Seller's confirmation and acceptance. Contract of sale was prepared by Seller's Counsel and should be reviewed prior to the auction. The property is guaranteed to sell at or above minimum bid of \$590,000.

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.

MINIMUM BID \$590,000
PREVIOUSLY ASKING \$1,550,000

AUCTION

ELEGANT COUNTRY ESTATE
HISTORIC VILLAGE SECTION OF MIDDLETOWN NJ

OCTOBER 18TH



AUCTION DATE:
SATURDAY, OCTOBER 18, 2014 11 AM

PREVIEW DATES:

12 noon-2 PM, Wednesday, September 24th
12 noon-2 PM, Sunday, September 28th
12 noon-2 PM, Sunday, October 5th

STYLE AND ELEGANCE

The stately, winding approach to this grand historic home sets the tone for a step back in time. Built in 1700s, this timeless property has hosted majestic parties, raised the families of prominent attorneys and physicians and added to the charm of the historic Village Section of Middletown. Grand in stature but warm and inviting throughout, this 5,600[±] sq ft home sitting on 3 private acres, offers the best that life has to offer.

~ 65 Kings Highway, Middletown, Monmouth County, NJ 07748



Stately foyer and beautiful molding throughout



Six spacious bedrooms



Fireplaces and elegant chandeliers adorn the rooms



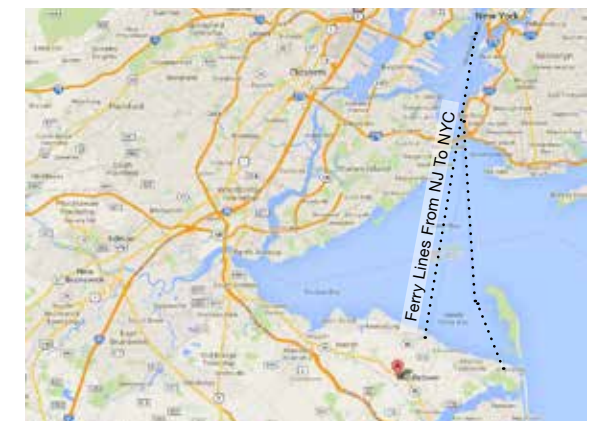
Gourmet country kitchen with Viking six burner range, double oven and granite counter tops



Classic old world charm with Philippine mahogany wrap around porch



Separate entrance to the office space currently utilized as a 2 bedroom guest suite



Minutes to the train station, NYC ferries, beaches and world-class shopping and dining in Red Bank



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OVER 50 YEARS OF TRUSTED SERVICE

NEW YORK: 252 West 37th Street, Suite 200E, New York, NY 10018
NEW JERSEY: PO Box 4992, Clinton, New Jersey 08809

DIRECTIONS:

From Garden State Parkway: Take Garden State Parkway to exit 117 to Route 35 South. Continue on Route 35 South for approximately 4.5 miles. Turn Right onto Kings Highway and continue for 1 mile. Property in on the Left, 65 Kings Highway.

MINIMUM BID \$590,000
PREVIOUSLY ASKING \$1,550,000