



# JOURNEYS END FARM

“A TRUE GENTLEMAN’S ESTATE”

12.62<sup>+/-</sup> ACRES IN THE HEART OF  
HUNTERDON COUNTY, NJ

FEBRUARY 22, 1 PM

## AUCTION LOCATION: ON-SITE

79 OLD CLINTON ROAD, FLEMINGTON (RARITAN TWP)  
HUNTERDON COUNTY NJ 08822

# CLASSIC COLONIAL ESTATE

## WHAT EVERYONE DREAMS ABOUT

COMPLETELY AND TASTEFULLY RESTORED

- 5 Bedroom Colonial Manor Home, circa 1793, with 3 ½ bathrooms and 4 fireplaces
- Gourmet kitchen featuring hand crafted custom cabinetry, farm sink, Subzero refrigerator, Wolf range, and granite countertops
- Living room with custom mural of the grounds, fireplace to set the mood and radiant heat wide pine floors throughout
- Separate guest house provides ample space for visitors with a bedroom loft, private bathroom, full kitchen and living room
- For your horses or livestock a 5 stall barn with tack room and hay loft, plus 2 paddocks to exercise and graze
- Approximately 1/2 mile to the Stanton Station Trail System for hiking and riding
- 2 Additional barns feature a workshop, 2 car garage, 3 bays for farm equipment and oversized storage lofts
- A top rated school system
- Close to Flemington Outlet Shopping, Dining in Clinton, and Routes 31 & I-78



OUTDOOR SUMMER KITCHEN





**AUCTION DATE:**  
SATURDAY, FEBRUARY 22, 1 PM

**PROPERTY PREVIEWS:**  
12-2 PM, SATURDAY, JANUARY 25<sup>TH</sup>  
12-2 PM, SATURDAY, FEBRUARY 1<sup>ST</sup>  
12-2 PM, SATURDAY, FEBRUARY 8<sup>TH</sup>  
12-2 PM, WEDNESDAY, FEBRUARY 12<sup>TH</sup>



*Jorneys End Farm*-The classic colonial farmstead you have dreamed of owning in desirable Hunterdon County. The manor home exudes country charm as the completely restored main house boasts hand crafted deep well windows and door hardware accentuating the craftsmanship of the era. The grounds are meticulously kept and patio perfect for poolside lounging or entertaining friends and family.



CULINARY GOURMET KITCHEN



ELEGANT LIVING ROOM WITH GRAND FIREPLACE



GRACIOUS BACK YARD WITH POOL



BEAUTIFULLY RENOVATED GUEST HOUSE/OFFICE



HISTORIC BARN FOR YOUR HOBBIES OR LIVESTOCK

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# AUCTION

12.62<sup>+/-</sup> ACRE HUNTERDON COUNTY FARM

FEBRUARY 22<sup>ND</sup> 1 PM

## Preview Dates:

- 12-2 PM, Saturday, January 25<sup>th</sup>
- 12-2 PM, Saturday, February 1<sup>st</sup>
- 12-2 PM, Saturday, February 8<sup>th</sup>
- 12-2 PM, Wednesday, February 12<sup>th</sup>



### Terms and conditions:

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

**Date and Place of Auction:** February 22, 2014 @1PM,  
 79 Old Clinton Road, Flemington (Raritan Twp), NJ 08822.

**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 45 days following the Auction Date. Payment of the balance of purchase price by certified check or bank cashier's check.

**Disclaimer:** 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 Location: On-Site

79 Old Clinton Road, Flemington (Raritan Twp), Hunterdon County NJ 08822  
 Directions: From Route 78: Take Route 78 West to exit 17 for Route 31. Follow signs for Route 31 South. Continue on Route 31 South for 6.8 miles. Turn Right onto River Rd. In 1 mile, take Right onto Old Clinton Rd. Property is on the Left, 79 Old Clinton Rd.

