

AUCTION DATE: OCTOBER 26TH

11 AM Auction-Property 1

29 Bayberry Road, Princeton (Hopewell Twp), Mercer County, NJ 08540

Directions From Princeton: Take Route 206 South through downtown Princeton. Take Right onto Elm Rd and continue for 1/2 mile. Take Left onto Rosedale Rd and continue for 2.5 miles. Turn Right onto Carter. In 1 mile slight Left onto Bayberry Road (Carter bends to the Right). Continue 1 mile on Bayberry Rd to property on the Right.

2 PM Auction-Property 2

520 Pattenburg Road (CR-614), Union Township, Hunterdon County, NJ 08802

Directions From East/NYC: Take Route 78 West to exit 11 for Route 173/W Portal/Pattenburg. Take Left onto Route 173 West. At the traffic circle take the 2nd exit onto Pattenburg Road heading to CR-614/Pattenburg. Continue approximately 1 mile on Pattenburg Rd to property on the Right.

AUCTION LOCATIONS: On-Site at each property.

888-299-1438

www.maxspann.com

NEW YORK: 370 Lexington Avenue, Suite 1206, New York, NY 10017

NEW JERSEY: P. O. Box 4992 Clinton, New Jersey 08809



Terms and conditions:

Registration: By fax, on line and at open houses

Date and Place of Auction: October 26, 2013 @11AM at 29 Bayberry Road, Hopewell Township, New Jersey and 2PM at 520 CR614 Pattenburg Road, Union Twp., New Jersey

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 \$20,000 for each property. **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.

2 AUCTIONS

"Chimney Lodge" Log Cabin House on 22^{+/-} Acres: 11 AM
Country Home with Private Pond on 6.2^{+/-} Acres: 2 PM

Auction Date: October 26th

PREVIEWS DATES

12-2 PM, Sunday, October 6th

4-6 PM, Thursday, October 17th

2 Beautiful Settings Each with a Private Pond-Princeton & Hunterdon Locations



Max Spann Real Estate & Auction Co.

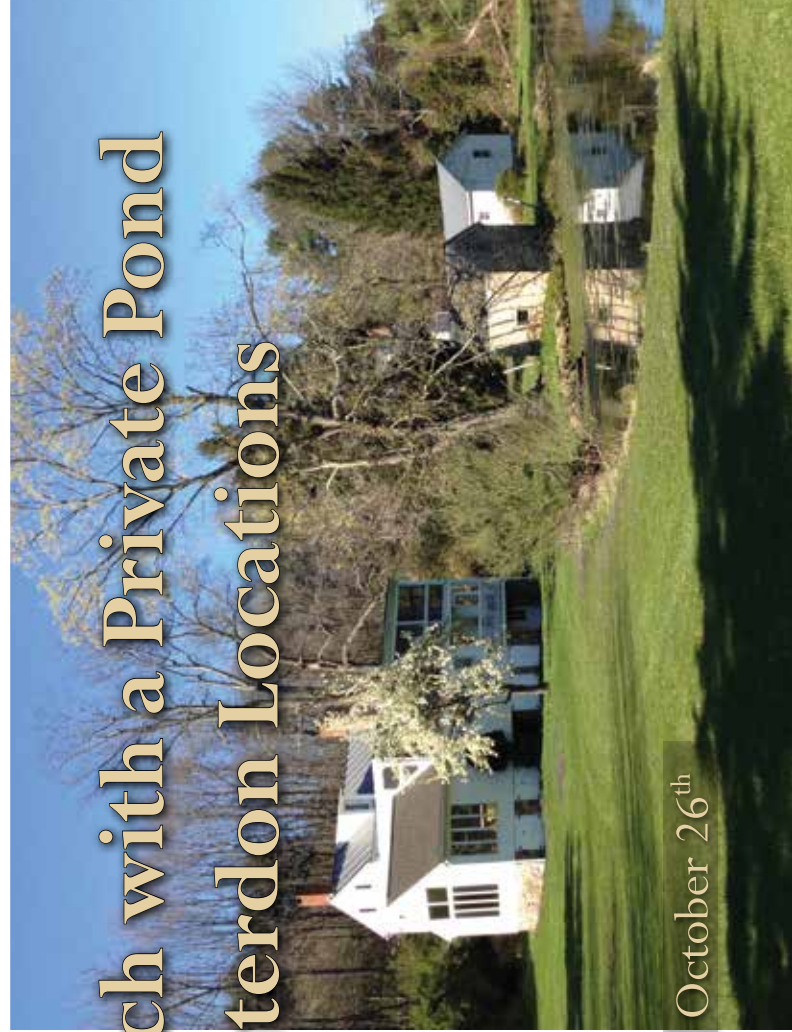
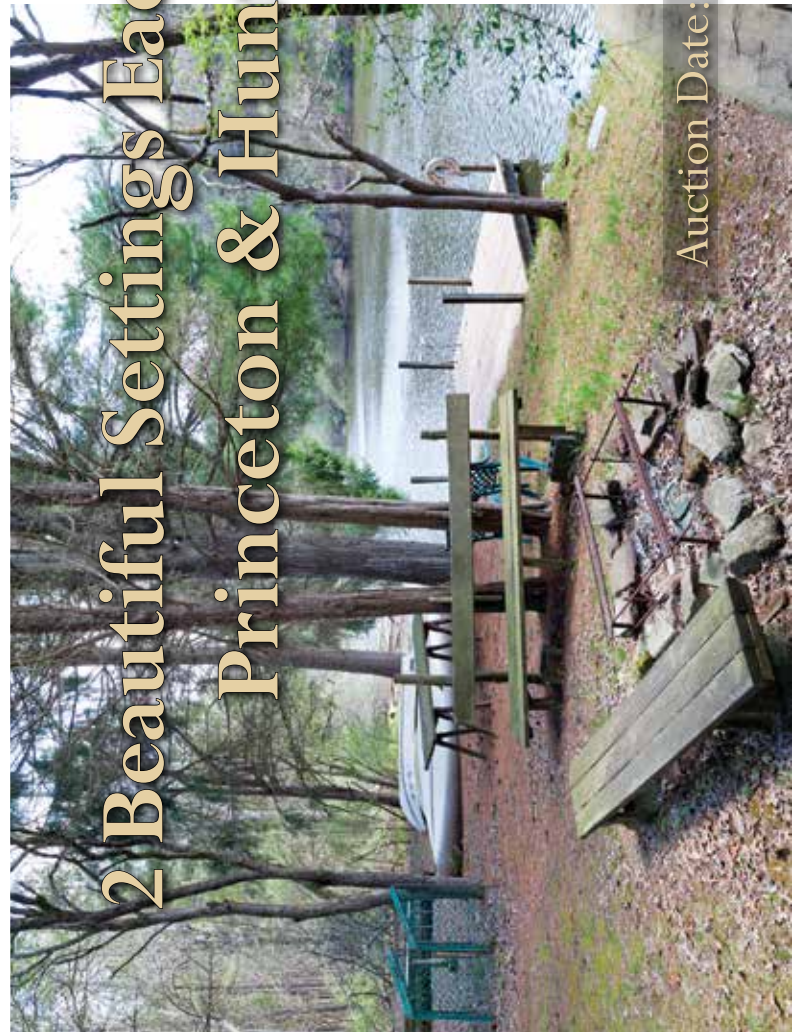
P. O. Box 4992

Clinton, New Jersey 08809

A licensed NJ Real Estate Broker



AUCTIONS



2 Beautiful Settings Each with a Private Pond Princeton & Hunterdon Locations

Auction Date: October 26th

1

11 AM AUCTION

“Chimney Lodge” Log Cabin House on 22^{+/-} Acres with Private Pond

29 Bayberry Road, Princeton (Hopewell Twp), Mercer County, NJ 08540



A Perfect Princeton Hideout for the Outdoor Enthusiast

- Hand crafted stone and log house on a very private 22^{+/-} acre setting
- 2^{+/-} Acre private pond with dock for fishing, storage shed and benches with fire pit
- Manicured lawn with flowerbeds, stone patios and deck perfect for entertaining friends and family
- Rustic interior featuring a 26'x26' great room with cedar walls, tall peaked ceiling and huge stone fireplace
- Master bedroom with walls of pecky cypress, four closets and a private bath
- Upstairs a large loft great as a fourth bedroom or large hobby room and downstairs two additional bedrooms
- The lower level features a full-service bar and fireplace great for entertaining and creating lasting memories
- Large antique barn offers plenty of storage space or utilize as a studio
- Close to Princeton, Routes 31 and I-295/I-95

Property 1 and 2 Preview Dates

12-2 PM, Sunday, October 6th
4-6 PM, Thursday, October 17th

in cooperation with

2

2 PM AUCTION

Minimum Bid \$300,000 - Previously Asking \$733,000

Country Home with Private Pond on 6.2^{+/-} Acres

520 Pattenburg Road (CR-614), Union Township, Hunterdon County, NJ 08802



Country Charm with Commercial Possibilities

- Live Here! Enjoy all the amenities of Hunterdon County
- 1820's Country classic spacious 4 bedroom home
- Country setting with stream, 1^{+/-} acre pond “William Pond” and stone spring house
- Master bedroom with french doors to a screened porch with picturesque views
- Large 2-story barn with wood working shop
- Morton style building with office area, shop, and 3-bay garage
- Attractive Zoning-Perfect for the hobbyist, local contractor, or rental income
- Minutes to Route 78
- Convenient to Spruce Run Recreation Area, Downtown Clinton, Phillipsburg shopping, and Flemington Outlets



HOW TO BUY AT AUCTION:

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