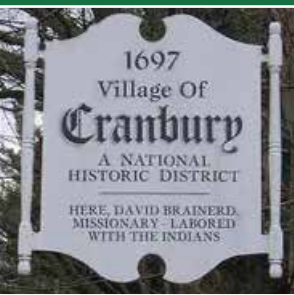


AUCTION

206.5+/- Prime Preserved Acres



PROPERTY PREVIEWS

12-2 PM, Wednesday, June 11th
12-2 PM, Wednesday, June 18th



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



A licensed NJ Real Estate Broker

TERMS AND CONDITIONS

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

Date and Place of Auction: June 24, 2014 @1PM, 64 Old Trenton Road, Cranbury, NJ

Terms of Sale: Auction Requirements: A 10% deposit of the contract price is required on 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 \$40,000. 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!**

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. 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.

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

206.5+/- Prime Preserved Acres

Equidistant to NYC & Philly Markets
Cranbury Twp New Jersey

June 24th 1 PM



206.5^{+/-} Prime Preserved Farmland Acres Cranbury, New Jersey

- Preserved Farmland
- Prime Rated Soils
- Irrigation on-site! No worries about a dry summer
- Directly off New Jersey Turnpike exit 8A
- Close to Routes 1, 130, and I-95 (NJ Turnpike)

June 24th 1 PM

Property & Auction Location: On-Site

64 Old Trenton Rd, Cranbury Twp,
Middlesex County NJ 08512

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Easy access directly on CR-535



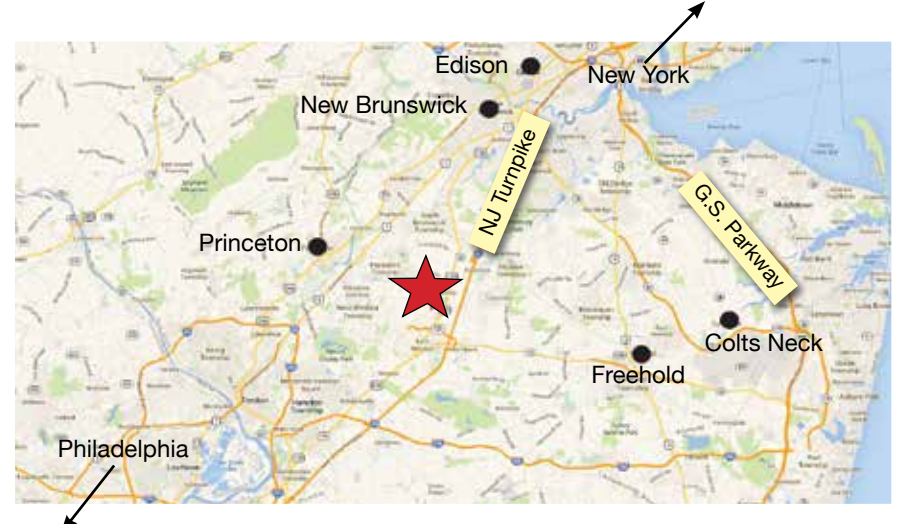
Prime Location to reach all Markets:
New York-Princeton-Philadelphia



Irrigation + Tillable Acres = Fantastic Yield
on What You Sow



Convenient to Route 130 & NJ Turnpike



Property Directions:

60 Old Trenton Rd, Cranbury Twp, Middlesex County, NJ

From North/NJ Turnpike: Take NJ Turnpike South to exit 8A for Cranbury/Route 130. Follow signs to Route 130 South. Take Left onto Route 130 South and continue for 2 miles. Take Right onto Old Trenton Rd/CR-535. Property is on the Right in 1 mile.

From South/Philadelphia/Cherry Hill: Take NJ Turnpike North to exit 8 toward Hightstown. Merge onto the Hightstown Bypass/Route 133 West and continue for 6.7 miles. Take Right onto Route 130 North and continue for 2.8 miles. Take Left onto S. Main Street/CR-539 and continue 3/4 of a mile. Take Left onto Old Trenton Rd/CR-535 South. In 1/2 mile the property is on the Right.



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