

AUCTION

July 26TH 1 PM

Farm Previews

Saturday, July 14th 12-2 PM

Thursday, July 19th 12-2 PM

TERMS AND CONDITIONS

Registration: By fax and at open houses. 190 River Road, Franklin Twp (Annandale), Hunterdon County, NJ 08801.

Date and Place of Auction: July 26, 2012 @1 PM, 190 River Road, Annandale, NJ 08801. Franklin Township, Hunterdon County.

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. 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 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.



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A licensed NJ Real Estate Broker



190 River Road, Franklin Township,
Hunterdon County, NJ



FARM CREDIT EAST: 800-787-3276

AUCTION

JULY 26TH 2012

91.9^{+/-} Acre Farm
Along the South Branch
of the Raritan River



Hunterdon's Famous Sunnyside Valley!



AUCTION DATE

Thursday, July 26th, 1 PM

PROPERTY PREVIEWS

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- Outstanding country valley views.
- Non-Preserved; 5 Acre zoning.
- Excellent choice to develop as a family compound.
- Minutes to downtown Clinton & Route 78.
- 1,000+ Feet river frontage on the South Branch of the Raritan River.

Surrounded by fertile farmland and historic sites yet minutes away from the shopping and cultural attractions of Frenchtown, Flemington, and Bucks County, PA.

DIRECTIONS TO PROPERTY:

190 River Road, Franklin Twp (Annandale), Hunterdon County, NJ 08801.

From Route 78: Take Route 78 to exit 17 for Route 31. Follow exit signs for Route 31 South toward Flemington. Continue on Route 31 South for approximately 3 miles. Turn Right onto Payne Rd. Turn Left onto Lilac Drive. Continue for 1 mile. Take Right onto Kiceniuk Road, continue for 3/4 miles. Take Right onto River Road. Property is on the Left.

From Flemington: Route 31 North for 5 miles. Right exit toward Stanton Station Rd. Cross over Route 31, continue on Stanton Station Road for 1/2 mile. Cross over Lilac Rd, Continue straight on Stanton Station Road for 1/2 mile. Turn Right onto Old Clinton Rd. Continue onto Hamden Rd. Hamden turns into River Rd. Continue on River Rd for 1.2 miles. Property will be on the left.

AUCTION LOCATION: ON-SITE

190 River Road, Franklin Twp (Annandale), Hunterdon County, NJ 08801.



HOW TO OWN THIS FARM:

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



888-299-1438
www.maxspann.com

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