



# ONLINE ONLY REAL ESTATE AUCTION

**Seller Ordered Auction**  
**8.51 +/- Acres in Residential Agricultural Zoning District**  
**Online Only Bidding**  
**Bidding Closes on Wednesday, August 5<sup>th</sup> at 10:15 am**

53 East Avenue, Woodstown, NJ 08098  
For information contact: Richard G. Warner, Auction Coordinator  
Warner Real Estate & Auction Co.  
Office: (856) 769-4111  
On the web at: [www.warnerrealtors.com](http://www.warnerrealtors.com)  
Contact us by E-mail at: [auctions@warnerrealtors.com](mailto:auctions@warnerrealtors.com)

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## ***Why use Warner Real Estate & Auction to sell your property?***

Warner Real Estate & Auction Company is a full service real estate brokerage and auction marketing firm headquartered in Woodstown, New Jersey. We are a licensed real estate broker in New Jersey and Pennsylvania with a [proven performance record](#) selling all types of real estate including residential, commercial, farms, land, and investment properties throughout New Jersey. We work with all of our clients as partners, creating winning solutions which address our clients' most pressing real estate related needs and goals.

Our sales associates have extensive backgrounds in home building, agribusiness, hotel and restaurant management, marketing and public relations, retail, environmental, site selection and construction budget and management. Our clients include financial institutions, estates and trusts, and local, state and federal government agencies, as well as thousands of individual sellers.



**Property Location**

**244 Fort Dix Road  
Pemberton Township, NJ 08068**

**Description**

ONLINE ONLY BIDDING. 8.51 +/- Acres in the AR (Agricultural Residential District) in Pemberton Township. Bidding Closes on Wednesday, August 5<sup>th</sup>, 2020 at 10:15 am—Bid NOW.

The seller has ordered the immediate sale of this surplus property and has contracted us to sell at ONLINE ONLY auction. This property is located at **244 Fort Dix Road, Pemberton Township, NJ.**

This property will be offered via ONLINE ONLY AUCTION. Please bid early and often and understand that bidding begins to close on Wednesday, August 5<sup>th</sup>, 2020 at 10:15 am Eastern.

- 8.51 +/- acres (Block 803 Lot 2.01)
- Utilities: Electric, Telephone
- Zoning: AR (Agricultural Residential District)
- Water Source: Private
- Sewer Source: Private
- Assessed \$300,400 – Taxes \$7,068.41 - 2020
- **Only \$10,000 Starting Bid!**
- **Sale Subject to Seller Approval**

**Date & Time**

**ONLINE ONLY AUCTION. Please bid early and often and understand that bidding begins to close on Wednesday, August 5<sup>th</sup>, 2020 at 10:15 am Eastern.**

**Property Inspection**

View at Your Leisure

**Earnest Money**

**\$10,000 non-refundable down payment, by wire transfer or cashier's check due within 24 hours following close of auction.**

**Closing**

Settlement is to take place within 30 days of the auction bidding closing and sale approval on August 5<sup>th</sup>, 2020.

Purchaser Initials \_\_\_\_\_

**Closing Title Agency**

Foundation Title, LLC. has performed a title search on the property. **You can use your own to review the documents, however Foundation Title, LLC. will be the closing title company.**

**Broker Participation**

Although not required, if a buyer has been working with a Realtor, the Realtor must complete the broker participation form. In order for the Realtor to be compensated, broker forms must be completed and submitted **no later than 5 pm on 8/4/2020, and all terms adhered to.**

**Auctioneers Note**

All information and dimensions were derived from sources believed to be correct but are not guaranteed. Buyers shall rely on their own information, judgment, and inspection of the property. All auction day announcements take precedence over any previously printed material or any other oral statements made.

**Notes**

- 1.
- 2.
- 3.

Purchaser Initials \_\_\_\_\_

# Terms and Conditions

Thank you for your interest in this property. Contact Richard Warner if you need additional information (856-769-4111).

**This online auction is a cash sale not contingent on or subject to financing, appraisal, survey, study period or inspections of any kind, as agreed to by bidders at registration prior to bidding, and specified in the Agreement for Sale of Real Estate. Property is sold in "AS-IS" condition with no warranties or guarantees of any kind.**

Per the contract, "TIME IS OF THE ESSENCE," and you should proceed to closing immediately. You must close the transaction within 30 days of auction bidding closing and seller approval.

If your closing is delayed for any reason, by you, as purchaser, or other parties working on your behalf, including any lender you involve – you may be declared in breach of the contract, forfeit all deposits made, and could be additionally liable for any and all court costs, any price difference in a subsequent resale of the property, and all future auction costs incurred by the seller and Warner Real Estate & Auction Co.

Bid with confidence, but please do not delay your closing!

## Terms & Conditions

Contract for Sale of Real Estate: This property is offered under the specific terms provided in the contract. The Contract for Sale of Real Estate is available at [www.WarnerRealtors.com](http://www.WarnerRealtors.com) in the property information packet located from within the "**DOCUMENTS**" section. Please read and review the contract thoroughly prior to bidding on any property. **If you have not read and reviewed the Contract for Sale of Real Estate, DO NOT BID!**

Foundation Title, LLC has performed a title search on the property. **You can use your own to review the documents, however, Foundation Title, LLC will be the closing title company.**

Warner Real Estate & Auction Co. has the sole authority to resolve any bidding disputes that may arise.

Bidder Verification: The identity of all bidders will be verified, bidding rights are provisional, and if complete verification is not possible, Warner Real Estate & Auction Co. will reject the registration, and bidding activity will be terminated.

Online Terms: At the close of the auction, the successful bidder will be emailed the contract package to execute and return to Warner Real Estate & Auction Co. **The successful bidder will deposit a \$10,000 non-refundable down payment in the form of wire transfer or cashier's check to Foundation Title, LLC.** The entirety of the remaining balance is due at closing. Purchaser shall be responsible for all wire transfer fees.

Purchaser Initials \_\_\_\_\_

Buyer's Premium: A 10% buyer's premium will be added to the final bid price to determine the total contract price. 10% Buyer's Premium Example: Bid Price: \$100,000 Plus 10% Buyer's Premium: \$10,000  
Total Contract Price: \$110,000

Contracts: Contract Packages will be sent by e-mail to the high bidder, who must execute and email, fax or overnight mail back to Warner Real Estate & Auction, Co., within 24 hours of receipt. **If the successful bidder does not execute and return their contract with earnest money deposit within 24 hours of receipt they will be considered in default and subject to legal action. This is a legal binding contract.**

Auction Administrative Fee: **In the event a winning bidder fails to submit the signed 'Contract for Sale of Real Estate' and deposit earnest money as provided in the pre-stipulated Auction Terms, the winning bidder will be charged an administrative fee of \$5,000.00 on the credit card provided at auction registration.** Additional default remedies are reserved by Warner Real Estate & Auction Co., and the Seller as provided in the Auction Terms & Conditions and the 'Contract for Sale of Real Estate'. All administrative fees are non-refundable.

Closing: Time being of the essence, this sale shall be closed on or before 30 days from the auction bidding closing and seller approval on August 5<sup>th</sup>, 2020.

Agency Disclosure: In all transactions, the auctioneer is acting as agent for the seller, not as buyer's agent. Warner Real Estate & Auction, Co. reserves the right to remove or cancel the bids and or bidding rights and privileges of any party, deemed not to be in the best interest of the seller, at any time.

Disclaimer: All information contained herein is believed to be correct to the best of the auctioneer's knowledge. The information is being furnished to bidders for the bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete.

Any reliance on the contents shall be solely at the recipient's risk. Bidders must conduct and rely solely upon their own investigations and inspections. The property is being sold 'AS IS' with any and all faults. Please review all information supplied and seek appropriate assistance prior to bidding.

Broker Participation: Pre-approved (no later than 5 pm (Eastern) 8/4/2020) broker participation is well compensated. **Broker must fill out and submit broker participation form by time stated above and adhere to all rules in order to be compensated.**

Technical Issues: Neither the company providing the software nor the auction company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. The online bidding will begin to close on Wednesday, August 5<sup>th</sup>, 2020 @ 10:15 am (Eastern Time). If there is bidding in the last few minutes before the auction closes, extended bidding will commence. If there are no bids within 3 minutes, the auction will end. This procedure prohibits any last second 'sniping' from taking place. Please contact Richard Warner @ 856-769-4111 if you need assistance with registering and the online bidding platform.

**Purchaser:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Witness:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Purchaser Initials \_\_\_\_\_