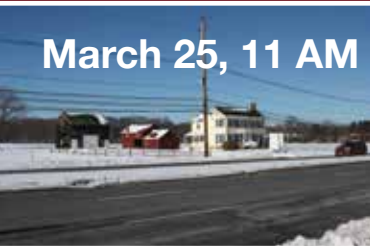


AUCTION

135^{+/-} Acres Farmland with Outstanding Frontage on US Route 9
Manalapan, Monmouth County NJ

March 25, 11 AM



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

A licensed NJ Real Estate Broker

TERMS AND CONDITIONS

Registration: On line, by fax and at open houses March 4 & 15 and auction day beginning at 10AM.

Date and Place of Auction: March 25, 2015 @ 11AM at The Radisson Hotel of Freehold
50 Gibson Place, Freehold, N.J. 07728.

Terms of Sale: Auction Requirements: 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. 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

135^{+/-} Acres Preserved Farmland with Outstanding Frontage on
US Route 9 Manalapan, Monmouth County NJ

March 25, 11 AM



THIS FARM HAS IT ALL!

**1,700[±] FEET OF FRONTAGE ALONG US ROUTE 9
FIELDS, COMMERCIAL BUILDING, FRONTAGE ON MAJOR
HIGHWAY, BILLBOARD, RENTAL HOUSE AND BARN!**

March 25, 11 AM

Auction Location:

The Radisson Hotel of Freehold
50 Gibson Place, Freehold, NJ 07728

PROPERTY PREVIEWS:

Wednesday, March 4th, 12-2 PM

Sunday, March 15th, 12-2 PM



*135[±] Acres Farmland
with Outstanding Frontage on US Route 9
Manalapan, Monmouth County NJ*



4 Bedroom Income Producer



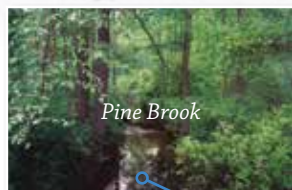
Commercial Building and Barns with Fantastic US Route 9 Frontage



Billboard Rental Income



30'x24' Workshop/Garage



525 US Route 9 South, Manalapan, Monmouth County, NJ 07726

*A Fantastic Opportunity as
a Real Estate Investment, Farm Stand,
Nursery, an Agritourism Destination, etc.*

- + 1,792[±] SF COMMERCIAL BUILDING WITH INCREDIBLE US ROUTE 9 FRONTAGE PLUS 2 FRAME BARN, 1,640[±] SF AND 1,056[±] SF
- + INCREDIBLE HIGH TRAFFIC LOCATION WITH AN AVERAGE 63,515 VEHICLES PER DAY
- + BILLBOARD SIGN INCOME- \$5,200 PER YEAR
- + 4 BEDROOM RENTAL HOUSE WITH A 30'x24'[±] WORKSHOP/GARAGE AND SEVERAL OUTBUILDINGS FOR ADDITIONAL EQUIPMENT STORAGE
- + CLOSE TO THE SHOPS AT OLD BRIDGE SHOPPING CENTER, ROUTES 9, 18 AND 33
- + SEWER & WATER AT SITE



888-299-1438
maxspann.com

OVER 50 YEARS OF TRUSTED SERVICE

NEW YORK: 252 West 37th St, Suite 200E, New York, NY 10018
NEW JERSEY: 1325 Route 31 South Annandale, New Jersey 08801
Mailing Address: P.O. Box 4992 Clinton, New Jersey 08809

Property Directions:

525 US Route 9 South, Manalapan, (GPS: Englishtown), NJ 07726
From NY Metro: Take Garden State Parkway South Local lanes to exit 123 for Route 9 South. Continue through Old Bridge and cross over Route 18. Continue for approximately 3 1/2 miles, to property on the Right, 525 US Route 9 South.