

AUCTION

A Preserved Masterpiece
62.3+/- Acres Farmland Mendham Twp NJ

October 17th 11 AM



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

www.maxspann.com



A licensed NJ Real Estate Broker

TERMS AND CONDITIONS

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

Date and Place of Auction: October 17 @ 11AM; 2 Mount Paul Road, Mendham Township, NJ 07945.

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!**

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 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.

AUCTION

"WALNUT BROOK FARM"

62.3+/- ACRE PRESERVED FARM IN THE HISTORIC ROXITICUS VALLEY



BURNETT BROOK AND
NORTH BRANCH OF THE RARITAN
RUN THROUGH THE PROPERTY

MENDHAM TWP, NJ
OCTOBER 17TH



LAND STEWARDSHIP AT ITS FINEST

AUCTION DATE:
FRIDAY, OCTOBER 17, 2014 11 AM

PREVIEW DATES:
11 AM-1 PM, Sunday, September 21st
11 AM- 1 PM, Thursday, October 2nd



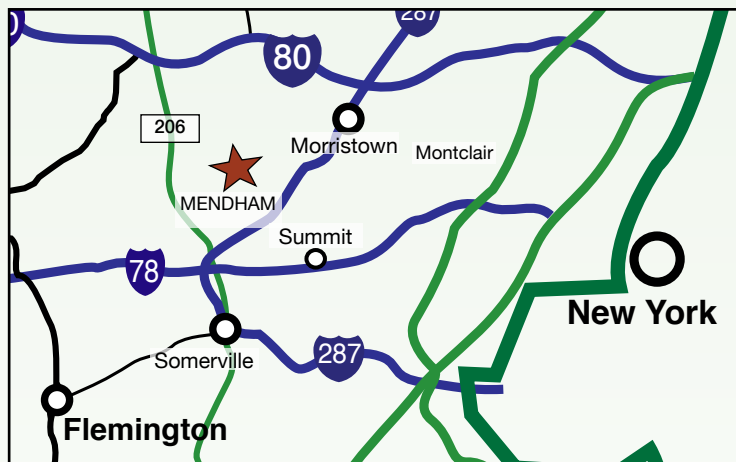
**Build Your
Dream Home**



Existing Four Bedroom

FIELDS, WOODS & STREAMS- THIS FARM HAS IT ALL!

- Surrounded by permanently preserved farmland and natural areas
- Move right into the existing 4 bedroom home or build your dream home with views of the valley and distant hills
- Enjoy your own Maple syrup & 16+/- acre Black Walnut Plantation
- Access to *Patriots Path*, miles of walking and equestrian trails
- Mendham High School chosen by NJ Monthly Magazine as #4 in the state of NJ
- Your choice of Commuter Rail access to NYC via Morristown or Bernardsville



2 MOUNT PAUL RD, MENDHAM TOWNSHIP
MORRIS COUNTY, NJ 07945



Frontage on Burnett Brook



Enjoy your latest novel at the tranquil pond



Walk your Sugarbush grove & Black Walnut plantation



Barn for storage and processing your Maple Syrup

DIRECTIONS:

From New York City: Take Route 78 West to exit 29 toward Route 287 & 202/206 North. Merge onto Route 287 North. Take exit 22B and merge onto Route 202/206 North. Continue for 11 miles. Turn Right onto Fox Chase Rd. At the end of Fox Chase, turn Right onto CR-510. Take second Right onto Mt Paul Rd. Property is on the Left after the Burnett Brook Preserve.

From North: Take 287 South to exit 36 to merge onto Lafayette Ave toward Morris Ave. Turn Right onto Morris Ave. At the Morristown Green turn Right onto E Park Place. Take immediate Left onto N Park Place. Take immediate Right onto Washington Ave/CR-510. The road bends slightly to the the left and turns into Mendham Ave. Continue through the town of Mendham. West Main St turns into Mendham Rd W. Continue for 1.2 mile turn Left onto Mt Paul Rd. Property is on the Left after the Burnett Brook Preserve.

888-299-1438
MAXSPANN.COM

OVER 50 YEARS OF TRUSTED SERVICE

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