

December End of Year **AUCTIONS**



Great Meadows NJ



Ocean Twp., NJ



Hudson River

Palisades Interstate Park

Alpine NJ

POT OF GOLD TO PICK FROM

**Residential and Commercial Development Sites,
Farmland, Warehouses, Professional Buildings,
Mixed Use, and a Former Firehouse**



LAND AUCTIONS

1

5.78^{+/-} Acre Residential Lot in Desirable Alpine

By Order of the Estate



- Alpine, A top 10 address
- 702^{+/-} Feet of road frontage
- Steps to the footbridge giving you direct access to hike the picturesque Palisades Interstate Park
- Minutes to Palisades Parkway, Route 80 and George Washington Bridge

**Auction: December 11, 1 PM. Sheraton Edison Hotel Raritan Center
433 & 437 Route 9W, Alpine, Bergen County NJ 07620**

Great Meadows Hidden Lake Subdivision

2

Minimum Bid \$810,000



- Be in market for Spring '14
- 27 1+ Acre finished lots, ready to go
- Picturesque setting in a valley off Marble Hill Road overlooking Liberty Lake
- Minutes to Route 80 and Hackettstown
- Ready to begin construction of homes



**Auction: December 11, 1 PM
Sheraton Edison Hotel Raritan Center
Marble Hill Road, Great Meadows (Liberty), Warren County, NJ 07838**

2 Preserved Mercer County Farms

3

4



13.5^{+/-} Preserved Acres

- Historic Zymont farm house, circa 1741, has new roof and ready for you to complete the renovation
- Mercer County-A great place to Live, Work and Play



30.9^{+/-} Preserved Acres

- Fantastic Central location, situated midway between New York City and Philadelphia
- Convenient access to Routes 130, I-195 and NJ Turnpike

**Auction: December 11, 1 PM. Sheraton Edison Hotel Raritan Center
130 Uncle Petes Road, Hamilton, Mercer County, NJ 08691**

5

27.94^{+/-} Acres Farmland-2 Lots

By Order of the NJ Superior Court



- Potential Subdivision
- All tillable - Rich soils
- 500^{+/-} Feet to Route 206
- Frontage on 4-way intersection
- Pinelands credits included

Auction: December 10, 1 PM On-Site

217 Tuckerton Road, Shamong Township, Burlington County, NJ 08088

100^{+/-} Acres in Middlesex County

6

ABSOLUTE AUCTION! To be Sold Regardless of Price



- Great Hunting Property
- Walking Distance to Sondek Park
- Convenient to Princeton Rail, Routes 1, 130, and NJ Turnpike
- Fantastic Central NJ Location! Convenient to the Corporate hubs of Princeton and New Brunswick
- Download the Information Package and then Preview the Property when convenient

Auction: December 11, 1 PM. Sheraton Edison Hotel Raritan Center

New Road, South Brunswick Middlesex County, NJ 08852

BUILDING AUCTIONS

2,678^{+/-} SF Former Medical Office on Large Lot

7

Minimum Bid \$150,000



- Building configuration is for 2-3 Doctors with 2 full waiting rooms, 2 Nurses stations, Private Offices, X-Ray room Suite, Several Examining Rooms, 3 Bathrooms, Plaster/Surgical Room, Rehabilitation Room, etc..
- Directly across from Lower Bucks Hospital
- Large parking lot to accommodate 20+ vehicles
- Potential to subdivide this large lot and redevelop for residential homes

900 Old Orchard Lane, Bristol, PA 19007

Auction: December 10, 10 AM

Auction Location: On-Site

6,588^{+/-} SF Warehouse/Office

2.5^{+/-} Acre Commercial Lot on Asbury Rd

8

By Order of Ocean Township



- Grow your Business at one of the Busiest Intersections in Ocean Twp
- Directly between the Garden State Parkway and Route 18
- Parcel 8 Building: 4,900^{+/-} SF Warehouse with 25^{+/-} ceiling height, 2 loading docks and 1,688^{+/-} SF Office
- Parcel 9 Land: 2.5^{+/-} Acre Lot ready for your commercial development vision
- O-1/20 Office Zoning allows for Medical, Dental, Professional, Laboratory, Research, Indoor Recreation Facility, etc.

9



Auction: December 11, 10 AM

Auction Location:

**Ocean Township Municipal Building
399 Monmouth Road, Oakhurst NJ 07755**

1 Freehold Street, Ocean Township, Monmouth County, NJ 07712

**2-Story 3,750^{+/-} SF Commercial Building with
3 Overhead Drive-In Doors**

10



- Former Firehouse
- Potential residential conversion opportunity
- Ample parking spaces with additional parking lot included in this sale
- Quick to all the major roadways-South Broad Street (Route 206), Routes 29/129, I-295 and I-195
- Directly off Route 206

Auction: December 11, 1 PM. Sheraton Edison Hotel Raritan Center

10 Rennie Street, Hamilton, Mercer County, NJ 08610

2 Adjacent Warehouses Totaling 10,000^{+/-} SF

11

ABSOLUTE AUCTION! To be Sold Regardless of Price



- 2 Warehouses, each approximately 5,000^{+/-} SF to be auctioned as one
- 12' to 14'^{+/-} Ceiling height
- Close Proximity to Newark Airport and Seaports
- Fantastic location to service New York City, Staten Island, and New Jersey

Auction: December 11, 1 PM. Sheraton Edison Hotel Raritan Center

1057 Pennsylvania Avenue, & 1 West Baltimore Avenue, Linden, NJ 07036

3,300^{+/-} SF Mixed Use in Downtown Washington Borough

12

By Order of The Bank



- 2 Apartments & Commercial space
- First Floor 2 Units: 450^{+/-} SF Office & 1,000^{+/-} SF Apartment
- Second Floor: Spacious 3 bedroom apartment
- Adjacent to public parking lot plus 6^{+/-} cars on-site

Auction: December 11, 1 PM. Sheraton Edison Hotel Raritan Center

21 Broad Street, Washington, Warren County, NJ 07882

PROPERTY PREVIEWS

12-2 PM, Tuesday, November 26th

12-2 PM, Tuesday, December 3rd

888-299-1438
maxspann.com



NEW YORK: 370 Lexington Avenue, Suite 1206, New York, NY 10017

NEW JERSEY: P. O. Box 4992 Clinton, New Jersey 08809

**BONUS
PROPERTY
Nov 21, 10 AM**

2,060^{+/-} SF Former Bank Branch

ABSOLUTE AUCTION!



- Signalized Intersection
- .358^{+/-} Acre full block wide property
- Across from the Pathmark Shopping Center

PREVIEWS DATES

12-2 PM, Wednesday, November 13th

Auction: On-Site, November 21, 10 AM

5301 Wellington Ave, Ventnor, Atlantic County, NJ 08406

In cooperation with Auction Management Corporation

**BONUS
PROPERTY
Dec 7, 1 PM**

**Grand 88^{+/-} Acre Country Estate
To be sold as 3 Separate Parcels**

1. Spectacular Custom 4,500^{+/-} SF Log Home on 10.1^{+/-} Acres
2. 67.3^{+/-} Acre Preserved Farm
3. 7.4^{+/-} Acre Building Lot



1350 Mays Landing Road, Folsom, Atlantic County, NJ 08037

Auction: On-Site, December 7th 1 PM

PREVIEWS DATES

12-2 PM, Sunday, November 17th

12-2 PM, Sunday, November 24th

Hammonton Blueberry Soils



Terms and Conditions for December 10 & 11, 2013 Auctions

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

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 \$15,000 for each Property. 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 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.



**ON-LINE BIDDING
AVAILABLE ON AUCTION DAY
WWW.MAXSPANN.COM**

**Auction Location for
December 11
1 PM Properties**

NEW JERSEY: Alpine, Great Meadows, Ocean Twp, Linden, South Brunswick, Hamilton, Shamong Twp, Washington Borough, Ventnor, Hammonton (Folsom)

PENNSYLVANIA: Bristol



**Auction Location for December 11 1 PM Properties:
Sheraton Edison Hotel Raritan Center
125 Raritan Center Pkwy, Edison, NJ 08837**

HOW TO BUY AT AUCTION:

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

888-299-1438 / maxspann.com



AUCTIONS

14 OPPORTUNITIES NJ, PA

NEW JERSEY: Alpine

Great Meadows, Ocean Twp, Linden,
South Brunswick, Hamilton,
Shamong Twp, Washington Borough,
Ventnor, Hammonton (Folsom)

PENNSYLVANIA: Bristol



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

A licensed NY, NJ, PA Real Estate Broker
Robert L. Dann Auctioneer Lic # AU005609

