

5 Fantastic Waterfront Salem County Properties

ABSOLUTE AUCTION

DECEMBER 15TH 2011 1 PM

PROPERTY PREVIEWS

Thursday, December 1st 12-2 PM

Thursday, December 8th 12-2 PM

TERMS AND CONDITIONS

Registration: At open houses December 1st & 8th and day of Auction beginning at noon.

Date and Place of Auction: December 15th, 2011 @1pm on-site, 744 West Quillytown Road, Carneys Point Twp., Salem County, NJ 08069.

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 for Parcel #1 and \$10,000 each for Parcels #2-5. 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.

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.

Broker Participation: Invited, call for details.



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A licensed NJ Real Estate Broker

ABSOLUTE AUCTION

5 Fantastic

Waterfront Properties

In picturesque Salem County New Jersey



December 15th 2011, 1 PM

Perfect for Hunting, Fishing, Farming, Family Compound Or Development Opportunities

5 Fantastic Carneys Point Properties
With River Frontage, Lakes, and Ponds!

AUCTION DATE:
Thursday, December 15th 2011, 1 PM
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Auction to be held on-site at Parcel #1

744 W. Quillytown Rd, Carneys Point Twp., Salem County, NJ 08069



Parcel 1 117[±] Acre Site with Approvals for 114[±] Lots

744 W. Quillytown Rd, Carneys Point Twp., Salem County, NJ 08069

- Complete engineering and preliminary approvals for 114[±] building lots on an incredible piece of land with frontage on 28 acre Laytons Lake and 3 ponds.
- Ready for tenant farmer with irrigation available. Collect rent now!
- Possible solar farm or sand quarry.
- Deer, geese, turkey a plenty! Use as your retreat today and develop the land in the future.

Parcel 2 42[±] Acre Wooded Site

800 W. Quillytown Rd, Carneys Point Twp., Salem County, NJ 08069

- Develop as additional buildable lots to Parcel 1 or stand alone.
- Great wooded site. Filled with wild turkey and deer.
- Low taxes under active woodland management plan.

Parcel 3 1.59[±] Acre Lot

732 W. Quillytown Rd, Carneys Point Twp., Salem County, NJ 08069

- Beautiful private setting with views of ponds.
- Perfect for building a custom home.
- Preserved farm adjacent.

Parcel 4 22,000[±] SF lot

760 W. Quillytown Rd, Carneys Point Twp., Salem County, NJ 08069

- Great as a model/spec home site for developers of the larger parcel.
- Build your dream custom home and enjoy the serenity.



Parcel 5 34[±] Acre Site with 1,000[±] of frontage on the Delaware River

81 7th Avenue, Carneys Point, Salem County, NJ 08069

- Affords many riverfront development opportunities.
- Incredible location, directly on the Delaware River!
- Enjoy as wildlife retreat adjacent to fish & wildlife area.
- Low taxes under active woodland management plan.

Directions

Take Route 295 to exit 4 for Penns Grove/Woodstown/Rt 48. Take Route 48/Harding Highway East to first light and make left onto CR-551 North/N Pennsville Auburn Road. Proceed one mile and turn right onto W. Quillytown Rd. Properties will be 1/4 mile ahead on the right. 744 W. Quillytown Road.



HOW TO BUY AT AUCTION:

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

888-299-1438 / maxspann.com

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