

DIRECTIONS:

Farm 1: 2834 & 2900 Route 206, Columbus (Springfield Twp), Burlington County, NJ 08022
From NJ Turnpike: Take exit 7 for Route 206/Bordentown/Trenton. Follow exit ramp signs for Route 206 South. Continue on Route 206 South for approximately 5 1/2 miles to property on the left. Across from the Columbus Farmers Market.
From Route 295: Take Route 295 to exit 52A toward Columbus. Merge onto Florence Rd/CR-656. Continue straight onto Columbus Road. In two miles turn Right onto Railroad Ave, and then slight right onto Route 206 South. Continue for approximately 1 1/2 miles on Route 206 South to property on your left. Across from the Columbus Farmers Market.

Farm 2: 2800 Route 206, Columbus (Springfield Twp), Burlington County, NJ 08022
Follow directions for farm 1. Continue on Route 206 south for 1 mile from farm 1. The farm is on the left just after the WAWA located at the signalized intersection of Route 206 & Jacksonville Jobstown Road. The farm is located across from the County Fairgrounds.

Farm 3: Juliustown Road, Columbus (Springfield Twp), Burlington County, NJ 08022
From Farm 2: Continue South on Route 206 from farm 2 for approximately 1.5 miles. Turn left onto Juliustown Road and continue for 1/2 of a mile. The farm will be on the Left.

Farm 4: 1015 Hainesport Mount Laurel Road, Hainesport Twp, Burlington County, NJ 08036
From NJ Turnpike: Take exit 5 toward Mt. Holly. Turn Right onto Burlington-Mt Holly Rd/CR-541 South and continue for 1.7 miles. Turn Right onto Mt Holly Bypass/CR-541 South. Continue for 1.5 miles, turn Right onto CR-537. Continue for 1.6 miles, turn Left onto Hainesport Mt Laurel Road. Continue for 1.6 miles. Property is on the Left.
From Farm 3: Turn Right onto Juliustown Rd. Turn Right onto Route 206 North. At the next light make Left onto Monmouth Road. Continue on Monmouth Road/CR-537 W for approximately 3.5 miles through Mt Holly. Continue straight on CR-537W for 2.6 miles. Turn Left onto Hainesport Mt Laurel Rd. Cross over Route 38. Continue for 1 mile, property is on the Left.

Farm 5: 1149 Route 206, Shamong Twp, Burlington County, NJ 08088
From Route 295: Take Route 295 to exit 34A for Route 70 E/Marlton Pike. Continue East on Route 70 for 13.4 miles. At the traffic circle, take 1st exit onto Route 206 South. Continue on Route 206 South for 6 miles. Property is on the left.
From Farm 4: Turn left back onto Hainesport Mount Laurel Road heading South West and continue for 1.3 miles. Turn Left onto Hartford Road and continue for 2.3 miles. Turn Left onto Route 70 East/Marlton Pike. Continue on Route 70 East for 5.7 miles. At the traffic circle, take 1st exit onto Route 206 South. Continue on Route 206 South for 6 miles. Property is on the left.

AUCTION LOCATION:

RUTGERS EcoComplex
Environmental Research and Extension Center
1200 Florence-Columbus Rd., Bordentown, NJ 08505-4200

From NJ Turnpike: Take Exit 7 to Rt. 206 South. Stay on Rt. 206 S. for about 3.5 miles (Past exit for Hedding) Exit Rt. 206 S. at Columbus-Burlington Exit (Rt. 543). At stop sign make RIGHT onto Rt. 543 West (travel about 2 miles) . EcoComplex is large green building on LEFT, before the second light.

From I-295: I-295 to Exit 52A (Columbus). Stay on Route 543 East. EcoComplex is large green building on RIGHT just past the first light.

TERMS AND CONDITIONS:

Registration: By fax and at open houses

Date and Place of Auction: February 22, 2012 @1PM being held at Rutgers Eco Complex, 1200 Florence-Columbus Road, Bordentown, NJ 08505.

Blizzard Date: February 23rd 2012 1 PM

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 \$15,000 for each farm. 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 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.

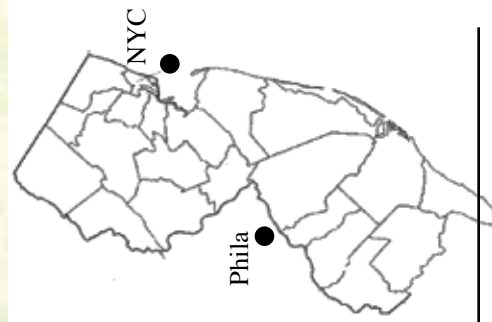
Contract: The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment (earnest money). This is an Auction Sale and is not subject to an attorney review period. Contract of sale was prepared by Seller's 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.

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.



Farm Auction

By Order of The County of Burlington



Wednesday, February 22nd, 2012
Sale Begins at 1 P.M.

5 Preserved Farms
Totaling over 720+/- Acres

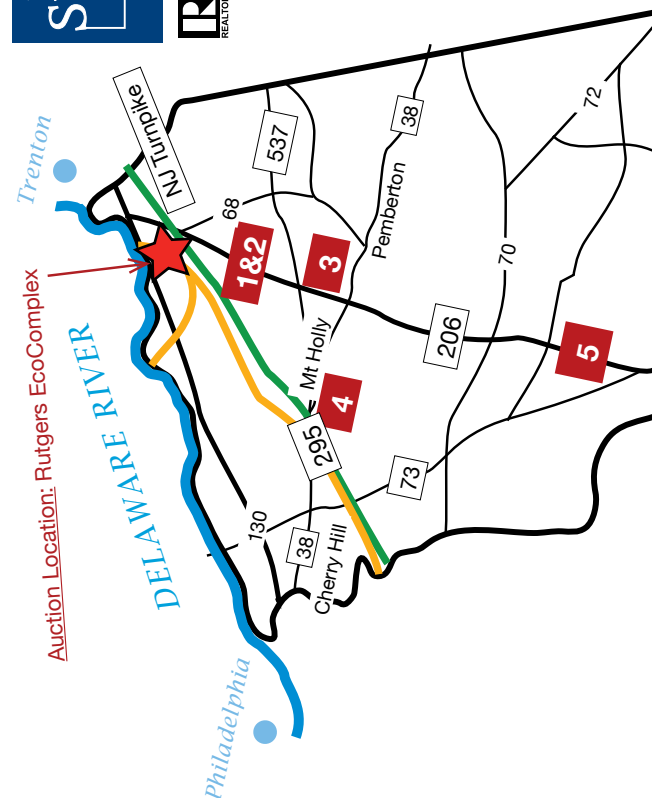
Max Spann Real Estate & Auction Co.

P. O. Box 4992

Clinton, New Jersey 08809

www.maxspann.com

A licensed NJ Real Estate Broker



AUCTION

By Order of
The County of Burlington



In The Heart of New Jersey's Farm Belt

5 Preserved Farms



Burlington County, New Jersey

Wednesday, February 22nd, 2012
Sale Begins at 1 P.M.

Farming at its Best-Buy One or All

720+/- Acres of Rich, Fertile Farmland in New Jersey's Farm Belt

Burlington County enjoys a rich history of agriculture and that tradition continues today as Burlington County leads the way in preserving farmland and open space. More Burlington County acres are devoted to farming than any other county in the state. We present these five opportunities for all farming specialities including equestrian, livestock, winery, farm market, nursery, vegetables, sweet corn, soy bean, etc...



Start your tour at the Auction Information Center at the RUTGERS EcoComplex

Wednesday, February 22nd, 2012 1 PM
Blizzard Date: Thursday February 23rd, 2012 1 PM

PROPERTY PREVIEW:
February 1st 12-3 PM
February 9th 12-3 PM



Farm 3: Ziegler & Walder Farm
140+/- Acres Preserved Farmland
Juliustown Road,
(1/2 mile East of Route 206 & Juliustown Rd intersection)
Columbus (Springfield Twp), Burlington County, NJ 08022

- Block 1101, Lots 4.02, 5.01, 5.02 & 5.04.
- Excellent soils for all crops.
- Build your farmstead in Springfield Township.
- Existing farm leased through 2012.
- Perfect for crops or equestrian use as the proposed Arney's Mount Trail passes through this Property!
- Very useful irrigation pond excellent for crops or nursery stock.



Farm 4: Hainesport Farm 84+/- Acres Preserved Farmland
1015 Mount Laurel Road, Hainesport Twp, Burlington County, NJ 08036

- Block 111, Lots 12.01 & 12.02.
- 3+/- Acre exception area-Ideal for a roadside farm stand!
- Grow your trees or plant your crops on this farm with approximately 80% tillable soils.
- Historic house waiting for renovation or build new!
- Private country setting, perfect for raising a family.



Signalized Intersection



Farm 1: BF&W North Farm
213+/- Acres Preserved Farmland

2834 & 2900 Route 206, Columbus (Springfield Twp), Burlington County, NJ 08022

- Block 803, Lots 5 & 6.
- 3+/- Acre exception area-Ideal for farm market.
- Category 1 stream runs through this farm.
- Excellent farm for hunting with a mix of fields and woods.
- Plenty of room for both livestock and crops.
- Hot corner for a farm market!

Farm 2: BF&W South Farm
123+/- Acres Preserved Farmland

2800 Route 206, Columbus (Springfield Twp), Burlington County, NJ 08022

- Block 1001, Lot 1.
- 3+/- Acre exception area-Ideal for farm market.
- Great for livestock or equestrian use as the proposed Arney's Mount Trail passes through this Property!
- Across from the Burlington County Fairgrounds.
- Build your country home in desirable Springfield Township!



Lake Frontage

Farm 5: Aristone Farm 160+/- Acres Preserved Farmland

1149 Route 206 & 1418 Old Indian Mills Road, Shamong Twp, Burlington County, NJ 08088

- Block 19.01/Lot 37, Block 22/Lot 13, Block 23.01/Lot 10.09.
- Excellent farm for equestrian or livestock use.
- Stud barn with plenty of room for your horses and storage needs.
- Indoor track with 50-60 stalls.
- Frontage on Indian Mills Lake!
- Plant your hay and run your horses as this farm offers a good balance of fields, woods, and lake frontage.
- Caretaker cottage ready for renovation or rebuild for your family farm needs.

Max Spann Real Estate and Auction Company is New Jersey's Premier Preserved Farm Specialist with Over 7,000 Acres Sold!

Call today for pre-registration form and property information package.

888-299-1438 / maxspann.com

