

Minimum Bid

\$900,000

Located in the
Commercial ROM
Reseach, Office &
Manufacturing Zone

Amazing bucolic
property! Amazing
views!

Approx. 1382 +/- Linear
Feet of Road frontage

Property being sold
AS IS - WHERE IS

Buyer responsible for
ALL due diligence

Auction Location

**Frelinghuysen
Municipal Building
201 Main St
Johnsonburg, NJ 07825**

**Frelinghuysen Township
PUBLIC LAND AUCTION**

May 10th 10:00am

720 Rte 94 Frelinghuysen Twp

30.68 Acres

Block 201 Lot 31.01



Mimumum Bid \$900,000

All Bidders must pre-register. Registration on site is permitted.

Registration closes 5 minutes prior to start of bidding.

Brokers/Agents welcome and must register with their client.

**For Detailed Bidding Instructions & Terms of Sale, Bidders Registration,
Information & Questions please contact below.**

Debra Sayer - Broker of Record

201-213-3512 sayerdebbie@ymail.com

149 Main St, Hackettstown, NJ 07840



EXIT REALTY CONNECTIONS
Bidder Registration - PUBLIC LAND AUCTION
To be held at Frelinghuysen Township Municipal Building
210 Main Street, Johnsonburg, NJ 07825
May 10, 2023 – 10:00AM

Please Print Information

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____ Cell Phone: _____

Check here if Bidder is being represented by an agent. See paragraph 3.

Bidder's Acknowledgment

I, the undersigned, agree to the following terms and conditions, should I be the high bidder.

Auction Day Requirements:

1. **Bidders must be present to bid.** This is a PUBLIC AUCTION. Location: Frelinghuysen Township Municipal Building, 210 Main St, Johnsonburg, NJ 07825. Bidding starts promptly at 10:00AM.
2. **All bidders must be pre-registered.** Bidders may pre-register with EXIT Realty Connection or in person day of Auction. Registration closes 5 minutes prior to the start of the Auction.
3. **Bidders represented by an agent/broker must include agent registration prior to Auction.** "Broker Registration for Client for Auction" must be submitted with "Bidder Registration". Agents cannot be registered by Bidder on day of Auction. Agent must be present.
4. **MINIMUM BID \$900,000.** The high bidder is required to enter into an Agreement of Sale immediately at the end of the auction. The Successful Bidder must submit a 10% deposit of the Contract Price to the township at the conclusion of the Auction. Deposit money shall be in the form of money order, or certified/bank check, made payable to the Edward Wacks & Associates LLC Attorney Trust Account. shall not be permitted to withdraw his/her/its bid. The successful bidder shall have until 5:00 PM, day of Auction to deliver the deposit to the Office of the Township Clerk. A 10% Buyer's Premium will be added to the bid price and become the final Contract Price.
5. I have read the terms of this sale posted on the premises, printed in the Property Information Package, Township Resolution #2023-19, and said terms are incorporated herein by reference, as are any public announcements made sale day. I recognize that this is an Auction Sale and is not subject to a three-day attorney review period. I recognize this sale is subject to seller's confirmation and acceptance.
6. If any check for payment is not honored for any reason, I agree, whether said check be signed by me as maker or endorser, that if such check is placed in the hands of any attorney for collection, to pay all reasonable attorney's fees, together with all costs of suit in the event such is instituted. Auctioneer reserves the right to add or delete property from this auction or to alter the order of the sale from that published herein.

7. Successful Bidder's failure to do their due diligence prior to the auction does not relieve purchaser of contractual obligation to purchase. ALL ANNOUNCEMENTS MADE AT THE AUCTION TAKE PRECEDENCE OVER ALL ADVERTISING OR PREVIOUSLY STATED TERMS.
8. Bidder represents warrants and acknowledges that the property is being auctioned by EXIT Realty Connections ("EXIT") in an "AS IS"/"WHERE IS" condition subject to all faults, and specifically and expressly without any warranties, representations or guarantees, either express or implied, of any kind, nature, or type whatsoever from EXIT in its own capacity or as the agent, servant or employee of the seller of the property. Bidder further acknowledges that EXIT has not made any independent investigation of the condition of the property or examined, verified, or confirmed the validity of any information, documents, literature, maps or sketches, pro-forms, or any other written documents provided in the Property Information Packet.
9. Bidder and Bidder's heirs, transferees, administrators, personal representatives, trustees, successors, and assigns, forever waive, release, discharge and hold EXIT harmless, from any claim it has, might have had, or may have against EXIT with respect to:
 - a. The condition of the Premises, either patent or latent, of any nature whatsoever, including environmental contamination.
 - b. Buyer's ability or inability to obtain or maintain building permits, temporary or final certificates of occupancy or other licenses for the use or operation of the Premises, and/or certificates of compliance for the Premises.
 - c. The actual or potential income or profits to be derived from the Premises.
 - d. Any other state of facts which exist with respect to the Premises which at the time of closing were not the subject of actual knowledge on the part of Seller.

By signing below, I agree to terms and conditions.

Signature: _____ Date: _____

**Please Email or Mail Registration Forms to the email or address below.
Please note we are not responsible for delayed mail.
Deadline for email or mail is May 9, 2022 at 5 PM**

**EXIT Realty Connections – 149 Main St, Hackettstown, NJ 07040
844-FOR EXIT
Debra Sayer – Broker of Record
sayerdebbie@ymail.com 201-213-3512**

EXIT REALTY CONNECTIONS
PUBLIC LAND AUCTION
Broker Registration for Client for Auction
To be held at Frelinghuysen Township Municipal Building
210 Main Street, Johnsonburg, NJ 07825
May 10, 2023

Please Print Information

Name of Client: _____ Phone # _____

Address of Client: _____

Name of Real Estate Broker or Salesperson: _____

Agent/Broker's License #: _____ Expiration Date: _____ State of Issue: _____

Phone # _____ Email: _____

Name of Broker/Firm _____ Tax I.D.# _____

Broker Address: _____

The above-named Real Estate Broker or Salesperson is my Agent for this Real Estate Auction.

Client's Signature

Date

BROKER PARTICIPATION TERMS

A 2.0% commission of the bid amount will be paid to the New Jersey licensed Real Estate Broker whose registered buyer pays for, closes title, and settles in full for any property sold in the auction under the following terms and conditions. Broker Must:

- Register the prospective buyer for the specific property. Registration must be received at the office of EXIT Realty Connections (EXIT), 149 Main St, Hackettstown, NJ 07840 or by email sayerdebbie@ymail.com by close of business day **(5:00 p.m.) on Tuesday, May 9, 2023**. Agent may still register Client and Broker on day of Auction. Agent must accompany client to register on Auction Day. Registration closes 5 minutes prior to the start of Auction. Registration Form must be signed by both the prospective buyer and the broker and completed in its entirety.
- **No Broker** will be recognized for a prospect who was previously contacted by or has directly contacted EXIT. Commissions will be paid only upon closing and receipt of commissions by EXIT. A complete registration file on all prospects will be maintained. All Registrations accepted by EXIT Realty Connections will be acknowledged in writing and available at the auction registration desk.
- **No commission** will be paid to any Broker or Agent participating as a principal or on behalf of the Broker/Agent's Principal in the purchase of the Property or by any member of the Agent's immediate family. An Affidavit may be required that the Broker is serving only as a Broker and not as a principal.
- Only the first Agent registering a prospective buyer will be honored.
- Broker acknowledges that they are representing their client as a "Buyers Broker" only.
- There can be no exceptions to the procedure and no verbal registration will be accepted. Procedures for Broker qualifications as here outlined will be strictly enforced. No one is authorized to make exceptions to these rules.

The Broker Registration Form must be completed in its entirety, or it will not be accepted.

Agent/Broker Signature

Date

EXIT Realty Connections – 149 Main St, Hackettstown, NJ 07040
844-FOR EXIT
Debra Sayer – Broker of Record
sayerdebbie@ymail.com 201-213-3512

Land Client Full Report



MLS#: **3825369**
 Status: **A**
 ZIP: **07860***
 RZIP: **07860**
 Block: **201***
 Lot: **31.01***
 #Lots: **1**
 AgeRestricted: **No**
 LotDesc: **Level Lot, Mountain View,
 Open Lot, Possible
 Subdivision, Wooded Lot**
 GSMLS.com: **Yes**

Section: **ROM Zone**
 ZN: **ROM**
 GRS:
 MSJR:
 HS:
 Acres: **30.68***
 MinSz:
 LtSz: **30.68 AC***
 Zoned: **Office/Research,
 See Remarks**

LP: **\$900,000**
 OLP: **\$2,000,000**
 SP:
 LD: **01/20/2023**
 FSD:
 UCD:
 CD:
 ADM: **90**
 DOM: **90**
 SDA: **No**

Directions: **Route 94 Property to the left of Muller Rd**

Remarks: **AUCTION EXTENDED - REDUCED MINIMUM BID! 30.68 Acres located in the Commercial ROM Zoning (Research, Office and Manufacturing) in Frelinghuysen Township. This parcel of land is currently open land with some woodland located in the back of the property. Amazing bucolic property with amazing views. Approximately 1382+/- Linear Feet of road frontage on Rt 94 (a state highway). This is a minimum bid auction. Bids will start at \$900,000. Property being sold "AS IS/WHERE IS". Buyers are responsible for ALL due diligence on this property prior to Auction. Zoning information can be found on the Frelinghuysen Township website.**

GENERAL INFORMATION

Curruse: **Field/Meadow**
 Bldgs: **No Building**
 Dcmnt: **Subdivision Map**
 Develop: **Raw Land**

Locat: **Rural Lot, See Remarks**
 RdFront: **1382**
 RdSurf: **Blacktop/Asphalt Road**

ADDITIONAL INFORMATION

LndImp: **No Land Improvements**
 Onsite: **Cleared Land - Part, Wetlands - Some, Wetlands - Unknown**
 RdDesc: **Blacktop/Asphalt Road**

Restr: **Unknown**
 Topo: **At Road Level**
 Trees: **Partly Wooded**

UTILITIES

Sewer: **Septic System Required**

Water: **Well Required**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$5,324 / 2022**
 AssnFee: **\$ /**

TaxRt: **2.449 / 2022**
 FarmAsm: **No**

BldAsmt: **\$00**
 Easement: **Unknown /**

LndAsmt: **\$217,400**

TotAsmt: **\$217,400**



Aerial
Approx. 1382+/- Linear Road Frontage on State Highway Route 94



Aerial
Plenty of Road Frontage for future driveways for the property



Aerial
Property is on the straight away section of Route 94.



30.68 Acres
Newly Commercial Zoned ROM (Research, Office & Manufacturing) in Frelinghuysen Township



Aerial
Muller Rd - Private lane - lower side of property



Open Land
Amazing Views - Plenty of opportunity for Research, Office and/of Manufacturing



Mostly level land
Topography is conducive to future excavation



Bucolic Views
Road level property in a commercial zone of Route 94



Back view Aerial



Aerial
Nice open space - some woods on the back side



Aerial



Straight Run of Road Frontage



On a State Highway
Great opportunity!



5199512

Subdivision
Yellow section is said property. There is possible future subdivisions that can be made to this lot

Legend

-  Municipal Boundary
-  Parcels
-  Block 201, Lot 31.01



R:\GIS\GISPROJECTS\Municipal\HVR\B\FRB-0075\20804a.pb_B201_L31-01_Aerial.mxd



0 150 300
Feet
1 inch = 300 feet

**Aerial of
Block 201, Lot 31.01**
Township of Frelinghuysen
Warren County, New Jersey



August 2022

Sources: NearMap 4/11/2022 Aerial, NJDOT, and NJGIN

