

FOR IMMEDIATE PUBLICATION

**NOTICE OF PUBLIC SALE BY AUCTION
OF 10 CONCORD ROAD, CLINTON TOWNSHIP _____**

**TOWNSHIP OF CLINTON
COUNTY OF HUNTERDON, STATE OF NEW JERSEY**

PLEASE TAKE NOTICE that beginning on Monday, January 24, 2022 at 9 a.m. EST and closing on Wednesday, January 26, 2022 at 11 a.m. EST, the Township of Clinton in the County of Hunterdon, State of New Jersey will hold a public sale by online auction of a ±1.04-acre parcel located at 10 Concord Road and designated on the Clinton Township tax maps as Block 4.01, Lot 17, in the Township's Rural Residential 4 (RR-4) zoning district. The parcel previously contained a single-family dwelling but is currently unimproved.

The online auction will be conducted by Max Spann Real Estate & Auction Co. under its published terms and conditions. For details and to receive a Property Information Package, contact Max Spann Real Estate at 888-299-1438 or www.maxspann.com.

The following minimum terms and conditions will apply to the sale:

1. Only qualified bidders or their authorized representatives will be permitted to participate in the auction; all bidders must pre-register to participate.
2. To qualify, all bidders must deposit five thousand (\$5,000.00) dollars into the Max Spann Real Estate & Auction Co. escrow account at least 24 hours prior to the conclusion of the auction (by 11 a.m. EST on January 25, 2022). The high bidder will be required to deposit the balance of the ten (10%) percent of the total contract amount into Max Spann Real Estate & Auction escrow account by the close of business on the day the online auction concludes, January 26, 2022; all other bidders' deposits will be promptly returned after the conclusion of the auction.
3. At the close of bidding, the successful bidder will be required to execute a sales agreement, in such form as has been reviewed and approved by the Clinton Township Attorney and which will be made available to prospective bidders in advance of the auction. **It is expressly noted that the agreement will not be subject to a three-day attorney review period, nor will it be subject to negotiation.**
4. The property shall be sold to the highest bidder, except that the Township expressly reserves the right to reject all bids if the highest bid is not accepted. The Mayor and Council shall accept the highest bid or reject all bids no later than at its second regularly scheduled meeting following the close of the auction.
5. The balance of the purchase price shall be paid at closing, which shall occur not later than 45 days following the acceptance of the bid by the Township. At closing

of title, purchaser shall also pay a buyer's premium in the amount of ten (10%) percent of the bid amount to the auctioneer conducting the sale.

6. The property shall be sold "AS IS", subject to existing encumbrances, liens, easements, zoning requirements, other restrictions of record, such facts as an accurate survey would reveal, and any present or future assessments for the construction of improvements benefiting said property. **It is expressly noted that the parcel is undersized for the zone in which it is located and may contain other deficiencies. The Township makes no representations as to whether the parcel can be developed as is or whether variance relief would be needed.**
7. No contingencies, including but not limited to obtaining financing to purchase said property and/or obtaining any permits, variances, or other approvals, shall be written into the sales agreement.
8. The sales agreement shall survive closing and shall not merge with the Deed of conveyance.
9. In the event the Township is unable to convey clear and marketable title, insurable at regular rates by a title insurance company licensed to do business in the State of New Jersey, the Township will forthwith return to the purchaser any and all deposit moneys previously submitted by the purchaser, and neither party shall have any further rights against the other.
10. The acceptance of a deed by the purchaser from the Township shall extinguish any claims that said purchaser may have against the Township in connection with the quality of title conveyed.
11. The purchaser shall be entitled to possession immediately following closing of title.
12. In the event the successful bidder fails to close on the property, he shall forfeit the ten percent (10%) deposit.
13. Additional conditions deemed necessary to further the purposes of the sale may also be imposed but will be disclosed to potential bidders in advance of the sale.

Additional information about the property and the terms and conditions of the sale may be obtained by contacting Max Spann Real Estate & Auction Co., 1325 Route 31, Annandale, NJ 08801, (908) 735-9191 or (888) 299-1438, or by clicking on the link posted on the website at www.maxspann.com.

Carla Conner, RMC, Clerk
Township of Clinton

Date: January __, 2022