

# Real Estate AUCTION

By Order of USDA, Farm Service Agency

Offered Separately & Together

## 22.15± AC Former Nursery & Two Homes

Friday, August 19 • Quinton, NJ



22± AC Nursery

**Warner**  
Real Estate & Auction Company, Inc.

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3 BR Rancher



3 BR Brick Rancher

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## 22.15± Acre Former Nursery & Two Ranch Style Homes

On-Site Friday, August 19 @ 11 AM • Quinton, NJ

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3BR, 2BA Brick Rancher

61 Telegraph Road



3BR, 1BA Rancher

55 Telegraph Road



22.15± AC Nursery

59 Telegraph Road

Property Inspections: Sunday, July 31st from 12-2 PM • Tuesday, August 9th from 12-2 PM

For complete terms and details visit our website!



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## 22.15± AC Former Nursery & Two Ranch Style Homes

On-Site Friday, August 19 @ 11 AM  
61 Telegraph Road, Quinton NJ



Awesome Road Frontage



Ground View Nursery

### 59 Telegraph Road

Former Nursery with Farm Buildings, Private Well and Pond. Block 58, Lot 22.01, Downer Loamy Sand Soils (DocB), PBR Zoning, 489± ft Road Frontage



Great Fixer-Uppers!

55 Telegraph Road  
3 Bedroom, 1 Full Bath, 1248± SF  
Rancher on 2± Acres. Built in 1993.



61 Telegraph Road  
3 Bedroom, 2 Full Bath, 1428± SF Brick Ranch Style  
Home on 3.02± Acres. Built in 1965.

## Property Inspections

Sunday, July 31<sup>st</sup> from 12-2 PM & Tuesday, August 9<sup>th</sup> from 12-2 PM

**Terms & Conditions:** All properties are being sold "as is, with all faults". Buyer is guaranteed good insurable title. The Government reserves the right to reject any and all bids.

**Disclaimer:** Information contained herein is believed to be correct to the best of auctioneer/agent's knowledge but is subject to inspection and verification by all parties relying on it. Sellers, their representatives and auctioneer/agent shall not be liable for inaccuracies, errors, or omissions. All square footage and other dimensions are approximate. Any announcements made the day of the auction take precedence

over previously distributed information regardless of medium.

**Buyer's Premium:** A 7.5% Buyer's Premium will be added to the high bid to determine the final contract price.

**Deposit Amount:** A ten percent (10%) deposit, (\$5,000 in the form of cashier's or certified check for each property), remainder of the 10% deposit in cash or personal/business check due immediately upon conclusion of the auction.

**Closing:** Closing will take place within 45 days of the auction event.

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