

GENERAL INFORMATION

TIME & PLACE OF AUCTION:

The auction shall be conducted at the property located at 700 Fairview Lane in Forked River, NJ 08731 on WEDNESDAY OCTOBER 20, 2021 AT 1:00 PM. Sale will be held outside, live on the lawn, in person and following all social distancing requirements. Open house previews will be held on Sunday October 3rd from 10am to 2pm, Wednesday October 13th from 9am to 3pm, and Sunday October 17th from 10am to 2pm.

PROPERTY TO BE AUCTIONED: 700 FAIRVIEW LANE – FORKED RIVER, NJ 08734

The subject property is a colonial style, two-story, single-family home on a peninsula corner lot that is approximately .91 acres. This 6,054 square foot home was built in 1985 and consists of 5 bedrooms, 4 bathrooms, 2-car attached garage and circular driveway. Located on a peninsula, this property has panoramic water views of the Barnegat Bay. HP wood shingle roof, block/concrete foundation. Outside has a covered bar area, dock and 553 LF bulkhead. The house is in the middle of extensive renovations, remodeling & upgrades.

UTILITIES:

Gas Hot Water Baseboard Heat
Home has Multiple Working Mini Splits
City Water & City Sewer

TAX & ZONING INFORMATION:

2020 Taxes: Approximately \$ 18,082.83 / BLOCK 149.01, LOT 1, Zoned: R75 (Residential)
FULL TAX INFO AND PROPERTY ASSESSMENTS, TAX MAP AND SURVEY AVAILABE
ON WEBSITE UNDER “DOCUMENTS”. Please check with county and/or township,
oceancountyclerk.com / laceytownship.org

Property subject to an existing easement which may or may not be vacated prior to closing. (Please see information packet on easement).

AUCTIONEERS:

The Auctioneers Group, with corporate offices located at 22 Smock Street- Neptune City, NJ. Website: www.theauctioneersgroup.com, email address is theauctioneersgroup@gmail.com.
Call Peter Costanzo (732) 776-7222 or Jennifer Natoli (609) 693-6899.

REALTORS & ATTORNEYS:

Peter Costanzo Auctioneers, Peter Costanzo Broker of Record. NJ R.E. Lic. 8900421, Jennifer Natoli, Executive VP Real Estate Sales Lic. 9806435. James J. Gluck, Esq., administrator for The Estate of Steven J. Pitiak, (732) 505-4800.

REGISTRATION:

All persons interested in bidding must register on the day of the auction prior to the start of the auction, with The Auctioneers Group, by completing a registration form, setting forth their name, address, telephone number, and deposit verification posting a \$25,000.00 initial deposit in cash, certified check or bank check made out to Peter Costanzo Auctioneers Trust Account.

FULL DEPOSIT/DOWN PAYEMNT: Upon the conclusion of the auction, the winning bidder is required to sign the prepared real estate contract and post the full 10% down payment. The initial \$25,000 deposit verified at registration will be applied. The balance of the 10% deposit may be a personal or business check.

DEPOSITORY: Peter Costanzo Auctioneers will act as depository of the money paid down immediately after the auction with respect to the winning bid. Said money will be deposited in a non-interest-bearing trust account and shall be applied to the deposit as required under the terms of the contract.