

PRIME RIVERFRONT REAL ESTATE AUCTION

By Order of Owner

\$950,000.00 OPENING BID

PROPERTY INFORMATION & DESCRIPTION

2 Walnut St. Beverly, NJ 08010



COUNTY: BURLINGTON, CITY OF BEVERLY - BLOCK: 952 LOT: 1

5 level, approx. +/- 6,200 sq. ft. center hall, Georgian style mansion. 148' river front w/ private promenade, dock & bulkhead. Built in 1848, known as "Waterview", this majestic home has 11 bedrooms, 4 full & 2 half bathrooms (renovated), 13' ceilings, a grand center hall, dining room, living rooms, bar/hunt room, library, fireplaces, wide plank wood floors, portico, gazebo, wrap around patios, 2nd & 3rd floor decks, modern kitchen – commercial size & grade, new appliances, and 2 laundry rooms. Fully furnished w/ modern, antique & collectible pieces. Exclusions: Artwork, Sculptures, some books.

Zoned: R-1 Residential, Single Family Home

Land Dimensions: 1.44 Acres

2022 TAXES: \$24,491

GENERAL INFORMATION

TIME & PLACE OF AUCTION:

The auction shall be conducted at the property located at 2 Walnut St., Beverly, NJ 08010 on TUESDAY, DECEMBER 12, 2023 AT 1:00 PM. Sale will be held outside, live on premises, and simulcast online.

PROPERTY TO BE AUCTIONED: 5 level, approx. +/- 6,200 sq. ft. center hall, Georgian style mansion. 148' river front w/ private promenade, dock & bulkhead. Built in 1848, known as "Waterview", this majestic home has 11 bedrooms, 4 full & 2 half bathrooms (renovated), 13' ceilings, a grand center hall, dining room, living rooms, bar/hunt room, library, fireplaces, wide plank wood floors, portico, gazebo, wrap around patios, 2nd & 3rd floor decks, modern kitchen – commercial size & grade, new appliances, and 2 laundry rooms. Fully furnished w/ modern, antique & collectible pieces. Exclusions: Artwork, Sculptures, some books.

LOT# 1

BLOCK: 952

COUNTY: Burlington

Zoned: R-1 Residential, Single Family Home

Land Dimensions: Approximately 1.44 Acres

UTILITIES:

City water & sewer, oil heat, electric baseboard heat in bar room, gas hot water, window A/C units

TAX & ZONING INFORMATION:

2022 Taxes: Approximately \$ 24,491 / LOT 1 BLOCK 952

FULL TAX INFO AND PROPERTY ASSESSMENTS, TAX MAP AND SURVEY AVAILABE ON WEBSITE UNDER "DOCUMENTS". **For additional information please check with county and/or city:** co.burlington.nj.us / thecityofbeverly.com

AUCTIONEERS:

Peter Costanzo Auctioneers located at 22 Smock Street- Neptune City, NJ.

Website: www.petercostanzoauctioneers.com, email address is pcauctioneers@yahoo.com

Call Peter Costanzo at (732) 776-7222.

REALTORS & ATTORNEYS:

Peter Costanzo Auctioneers, Peter Costanzo Broker of Record. NJ R.E. Lic. 8900421.

REGISTRATION:

In person bidding: Register on the day of the auction prior to the start of the auction, with Peter Costanzo Auctioneers, by completing a registration form, setting forth their name, address, telephone number, and deposit verification posting a \$15,000.00 initial deposit in certified check or bank check made out to Peter Costanzo Auctioneers Trust Account.

Online bidding: Submit signed bidder registration form and a \$15,000 deposit, wire transfer only - must be received by Monday, Dec. 11 by 5pm. Registration form available at petercostanzoauctioneers.com

FULL DEPOSIT/DOWN PAYEMNT: Upon the conclusion of the sale, the winning bidder is required to sign the prepared real estate contract, and post the full 10% down payment. The initial \$15,000 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.

TERMS AND CONDITIONS
2 Walnut St. – Beverly, NJ 08010

- A. The real property is to be sold at auction to the highest bidder, on TUESDAY, DECEMBER 12, 2023 AT 1:00 PM. The property will be offered with a nominal opening bid of \$950,000 with the final price subject to acceptance & approval by the seller. Notice of acceptance shall be given by FRIDAY, DECEMBER 15, 2023, unless additional time is required by the seller. Bidding will be made in increments determined by the auctioneer. A 4% buyer's premium will be added to high bid price, the total of the high bid plus the buyer's premium will become the purchase price.
- B. Bidding: In order to register to bid you must post a \$15,000.00 deposit in certified or bank check made out to Peter Costanzo Auctioneers Trust Account, and sign a bidder registration form. At the conclusion of the bidding a full 10% down payment is required along with a signed purchase contract from the winning bidder. The balance of the 10% down payment may be made in personal or business check. Property sold "AS IS" free and clear of all liens, clear title guaranteed.
- C. The balance of the purchase price, together with the net amount of any adjustments and changes shall be paid by certified check, cashier's check or treasurer's check at time of closing. Closing shall take place within 35 days after the auction date. Closing at the office of the seller. Liens if any shall be paid by the seller at closing. Time is of the essence.
- D. Title to said property shall be conveyed by Bargain & Sale Deed which shall be delivered in recordable form. The purchaser shall pay for the recording of the deed.
- E. Contract is not subject to an attorney review and is legally binding upon signing. There are no contingencies whatsoever In regards to the contract. Contract available for review on web, under "documents". Property may be withdrawn from the auction without notice.
- F. If the purchaser fails to appear at the closing of title or shall appear and refuses to close at the time and place fixed by the parties or shall fail to comply with any of the terms and conditions of the purchase contract the Auctioneer at his option may declare the purchaser in default and retain all money paid as liquidated damages.
- G. In the event the owner is unable to convey title, the successful bidder shall be entitled only to the return of his/her deposit and the parties shall be mutually released from all of their obligations under the contract of sale.
- H. The purchaser shall be required to accept the property in its "AS IS" condition on the date of the auction. Purchaser is responsible for certificate of occupancy and any other required inspections, fees or permits.
- I. Real Estate taxes shall be apportioned at the closing of title.
- J. Oral statements made at or before the time of the auction and statements made in any sales brochures, sale catalogue or advertisements in connection with the sale pertaining to location, zoning, taxes, condition, titles, surveys, etc. of the property are for information only and should be verified by the purchasers. Purchaser will be bound by any statement of facts disclosed in current tax maps, zoning maps and ordinances, building restrictions, surveys and other data pertaining to the property.
- K. Seller has neither employed nor hired any Agent, Auctioneer or salesmen except for Peter Costanzo Auctioneers, Peter Costanzo, Broker of Record, NJ Lic. 8900421
- L. This sale is for the real estate and includes certain personal property. See complete furniture list posted on website. However, any personal property not listed and remaining after the closing, becomes the sole responsibility of the purchaser. Exclusions: artwork, sculptures, family photos, personal collections & writings.