

RESOLUTION R-141-2019

RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF ELK AUTHORIZING PUBLIC SALE BY AUCTION OF BLOCK 30, LOT 4 (830 JACOB HARRIS LANE); BLOCK 67, LOT 18 (283 UNION STREET); AND BLOCK 26, LOT 1 (699 CLEMS RUN) AND ESTABLISHING MINIMUM BID AMOUNTS

WHEREAS, the Elk Township Committee has determined to sell, via public auction. The properties identified as follows:

	<u>Block</u>	<u>Lot</u>	<u>Property Location</u>	<u>Lot Size</u>
1.	30	4	830 Jacob Harris Lane	6.03 acres ±
2.	67	18	283 Union Street	5.20 acres ±
3.	26	1	699 Clems Run	1.40 acres ±

; and

WHEREAS, the Elk Township governing body has determined to establish a minimum bid amount as follows:

	<u>Block</u>	<u>Lot</u>	<u>Property Location</u>	<u>Bid Minimum</u>
1.	30	4	830 Jacob Harris Lane	\$138,300.00
2.	67	18	283 Union Street	\$106,200.00
3.	26	1	699 Clems Run	\$72,800.00

: and

WHEREAS, the Elk Township governing body has determined to schedule the public auction for February 11, 2020 at 4:00 P.M.; and

WHEREAS, the Elk Township governing body has reserved the right to accept or reject any and all bids, and impose certain terms and conditions regarding the sale of the property as more specifically set forth in the Public Notice attached hereto.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Elk, County of Gloucester, State of New Jersey, that the sale by public auction of the following properties is hereby authorized pursuant to the terms and conditions of the Public Notice attached hereto.

	<u>Block</u>	<u>Lot</u>	<u>Property Location</u>	<u>Lot Size</u>	<u>Bid Minimum</u>
1.	30	4	830 Jacob Harris Lane	6.03 acres ±	\$138,300.00
2.	67	18	283 Union Street	5.20 acres ±	\$106,200.00
3.	26	1	699 Clems Run	1.40 acres ±	\$72,800.00

PUBLIC NOTICE
NOTICE OF PUBLIC SALE BY AUCTION OF REAL ESTATE BY THE
TOWNSHIP OF ELK, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY FOR
BLOCK 30, LOT 4 (830 JACOB HARRIS LANE); BLOCK 67, LOT 18
(283 UNION STREET) AND BLOCK 26, LOT 1 (699 CLEMS RUN)

PLEASE TAKE NOTICE that pursuant to N.J.S.A. 40A:12-13 and Ordinance No. O-7-2019 (830 Jacob Harris Lane and 283 Union Street) and Ordinance No. O-10-2019 (699 Clems Run), the Elk Township Committee has authorized via public auction the sale of Township owned real property. A public auction for the properties identified below will be conducted on February 11, 2020, at 4:00 p.m. The public auction will be conducted at the Elk Township Municipal Building, 680 Whig Lane, Monroeville, New Jersey.

The properties to be sold are described as follows:

	<u>Block</u>	<u>Lot</u>	<u>Property Location</u>	<u>Lot Size</u>	<u>Bid Minimum</u>
1.	30	4	830 Jacob Harris Lane	6.03 acres ±	\$138,300.00
2.	67	18	283 Union Street	5.20 acres ±	\$106,200.00
3.	26	1	699 Clems Run	1.40 acres ±	\$72,800.00

The sale of the properties are being made subject to the terms, conditions, restrictions and limitations of a Contract for Sale between the successful bidder and the Township and the following terms and conditions:

1. The descriptions of the properties are intended as a general guide only and may not be accurate. No representations of any kind are made by the Township of Elk as to the condition of the property; the premises are being sold strictly in their present condition "AS IS".
2. The sale is made subject to all applicable laws, statutes, regulations and ordinances of the United States, State of New Jersey, County of Gloucester and the Township of Elk.
3. No employee, agent or officer of the Township of Elk has any authority to waive, modify or amend any conditions of the sale.
4. Bids for the properties must be made for a sum equal or greater to the minimum bid.
5. The properties will be conveyed by a Quitclaim Deed and such conveyance shall be subject to all covenants, restrictions, reservations and easements established of record or by prescription and without representation as to character of title of the properties to be conveyed.
6. All sales are subject to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq. and all rights reserved by the Township by such law.

17. This sale is made subject to such state of facts as an accurate survey may disclose, existing tenancies, rights of persons in possession, easements, conditions, covenants and restrictions and any other encumbrances of title which the Township Committee may impose on any parcel at the time of the sale, including but not limited to restrictions on the use to be made of such real property, capital improvements or personal property and any conditions of sale as buildings or structures, or as to the type, size or other specializations of buildings or structures, and the time within such conditions shall be operative, or any other conditions of sale in like manner to the same extent as by any other purchaser.
18. In addition to the terms and conditions set forth herein, successful bidders agree that the Township shall impose the following conditions:
 - a. To deposit cash, cashier's check or money order in an amount not less than 10% of the high bid price at the time that the bid is submitted.
 - b. To pay on or before the date of closing:
 - i. The balance of the purchase price.
 - ii. The cost of preparation of all legal documents and advertising costs relating to each property.
 - iii. The prorated real estate taxes, for the balance of the current quarter as of the date of closing.
 - iv. The realty transfer fees.
 - v. All recording fees.

Debora R. Pine, Clerk
Township of Elk
680 Whig Lane
Monroeville, NJ 08343
856-881-6525