

TOWNSHIP OF WINSLOW NOTICE OF PRIVATE LAND SALE

Notice is hereby given in accordance with NJSA 40A:12-13(b) that the Township Committee of the Township of Winslow, Camden County, New Jersey will offer to sell at a private sale to the highest bidder on **Thursday, August 12, 2021 at 2:00 p.m.**, prevailing time, at the Municipal Building, 125 South Rt. 73, Braddock, New Jersey, the tracts of land situated in the Township of Winslow, County of Camden and State of New Jersey, as described in Schedule "A".

All bids will be received at **2:00 p.m. on Thursday, August 12, 2021** at which time bids will be publicly opened and read aloud at the Municipal Building, located at 125 South Route #73, Winslow Township, New Jersey. All bids must be submitted in writing in a sealed envelope addressed to the Township of Winslow, Attention Winslow Township Clerk, indicating the bidders name, address, property tax block and lot and amount of bid. The Township shall accept offers/bids from contiguous property owners from the date of the newspaper advertisement ending **2:00 p.m. on Thursday, August 12, 2021.**

Any buildings on premises shall, within 120 days of Township providing title, be properly demolished, meet appropriate Building and Health Codes, or subdivided as the case maybe.

Said properties are being offered for sale to contiguous property owners as either undersized, landlocked, or otherwise restricted lots unable to separately developed with the condition that the municipality is issuing no representations or warranties as to the ability or advisability of building or constructing improvements on said property or utilities including but not limited to sewer and water availability to or for the property. The successful bidder is solely responsible for obtaining any and all necessary local, county or state permits and/or approvals including but not limited to New Jersey Pinelands Commission and New Jersey Department of Environmental Protection to construct an improvement on the property. In addition, no representation is made as to any environmental conditions that may affect the property including but not limited to the presence of wetlands. The Township makes no representation as to any previous use of the property and does not guarantee clear title to the property.

The Township reserves the right at anytime prior to confirmation of the sale made hereunder, to reject any and all bids, even if the bid meets or exceeds the minimum bid required.

All bids shall be referred to the Winslow Township Governing Body for review and final approval which shall be by Resolution not later than at the second regular meeting of the Mayor and Township Committee of Winslow Township following the sale.

The successful bidder shall be required to pay all conveyance expenses including legal fees and advertising costs, and to provide at its own expense a title search and legal description to the Township for preparation of the Deed of Conveyance by the Township.

The minimum purchase price and all other conditions of sale are described in Schedule "A" attached hereto.

A Bargain and Sale Deed will be the document of conveyance and no warranties or representations as to title are made by the Township. If, however, the Township is unable to convey marketable title, the private sale shall be null and void and of no further effect. In addition, any deposit monies received pursuant to this bidding procedure shall be returned.

The confirmation of the sale by the Governing Body shall be a complete acceptance of the bid and, thereafter, within thirty (30) days from said confirmation, settlement must be completed. In the event of default by the successful bidder to complete settlement within the time allowed, the bid shall be rescinded, all rights of the successful bidder shall be terminated and the down payment shall be forfeited to the Township. Said time period may only be extended for good cause documented to and approved by the Township.

A deposit not exceeding ten percent (10%) of the minimum bid price of the tract of land on which the bid is submitted shall be paid by the successful bidder in cash, cashiers check or certified check within seventy-two (72) hours of notification from the Township that said party is the successful bidder. Failure to make the payment in the time period required will nullify said bid and the Township will notify the next highest bidder, if any, of being the successful bidder.

The lots being offered for sale is subject to existing liens, encumbrances, judgments, zoning regulations, easements, and any other regulations, which such facts would be revealed by a title report and an accurate survey which the Township has not undertaken.

The purchaser shall be the responsible party to terminate any and all existing tenancies.

SCHEDULE "A"
2021 PRIVATE LAND SALE REQUEST

| BLOCK | LOT | ADDRESS | ZONE | SIZE OF PARCEL | MINIMUM BID |
|--------------|------------|-------------------|-------------|-----------------------|--------------------|
| 2801 | 6 | Williamstown Road | RC | 10.75 AC | \$15,000.00 |

Lisa L. Dority, RMC
Municipal Clerk