



The Township of Mullica  
P.O Box 317  
4528 S White Horse Pike  
Elwood, NJ 08217  
(609) 561 7070



## **LAND SALE GUIDELINES**

It is recommended that you contact our Zoning Officer, before requesting the sale of any Township owned property to determine its use under local zoning ordinances, whether the lot meets the minimum lot size requirements, whether it is on an improved road, and what Pinelands regulations apply.

### **GENERAL INFORMATION REGARDING SALE OF TOWNSHIP PROPERTY**

The sale of Township owned property carries no guarantees, stated or implied, that the purchaser will be able to get a building permit or use the land for any specific purpose. It is sold subject to all federal, state, county, and municipal regulations for use or development. Title searches and surveys are the responsibility of the buyer.

Please fill out the attached request form and return to the Clerk's Office. We will then forward to the Tax Assessor for his recommended minimum bid. The request will then be forwarded to the Landsale Committee for their recommendation. We will then contact you with their recommendation and the minimum bid amount to see if you are still interested. If so, we will forward to Township Committee for their approval. If Committee agrees to sell the property, a \$250.00 deposit will be required to continue.

The \$250.00 deposit is to cover administrative, legal, engineering, recording and advertising costs for processing and completing the sale. The deposit is forfeited if you fail to bid once the sale is authorized. Upon payment in full of the purchase price, a deed conveying the property from the Township to you will be issued, recorded in the Atlantic County Clerk's Office and forwarded to you.

### **Vacant Land Meeting Minimum Lot Size:**

Sale date is set by Township Committee and advertised in the paper for two (2) consecutive weeks. Sale is by Public Auction. Land is sold to highest bidder. They must pay an amount equal to 10% of their final accepted bid, in cash, certified check or money order at the time of the sale. Balance must be paid in the same manner within 30 days of the date of the sale.

### **Undersized Lots:**

If the requesting party is not a contiguous owner, it shall be offered to contiguous owners first. All bids are opened by the Township Clerk's Office. A certified check or money order in an amount equal to 10% of the sealed bid amount must be attached to the bid form when the bid is submitted. Land is declared sold to the person submitting the highest sealed bid.

Date: \_\_\_\_\_  
 Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Location: \_\_\_\_\_  
 Requested By: \_\_\_\_\_ Address : \_\_\_\_\_  
 E-mail Address: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Intended Use of Property: ☐ Additional Land/Contiguous Owner ☐ Deed Restricted Property for Density Transfer  
                                   ☐ Building Lot ☐ Deed Restricted for Hunting / Sporting / Environmental Awareness

From: Township Clerk      Date: \_\_\_\_\_  
 Lot Size: \_\_\_\_\_ Zoning: \_\_\_\_\_  
 Minimum Lot Size: \_\_\_\_\_ Is this an undersized lot? \_\_\_\_\_ Yes      \_\_\_\_\_ No  
 Vacant Land: \_\_\_\_\_ Yes \_\_\_\_\_ No      If no, what type of improvements are there: \_\_\_\_\_

Date \_\_\_\_\_

From: Township Clerk      Date: \_\_\_\_\_

Assessed Value    \$ \_\_\_\_\_      Improved Street:    \_\_\_\_ Yes    \_\_\_\_ No

Fair Market Value \$ \_\_\_\_\_      Recommended Min. Bid    \$ \_\_\_\_\_

Please Provide    Tax Map \_\_\_\_\_      Known Restrictions \_\_\_\_\_

                         Contiguous Property Owner List \_\_\_\_\_

                         Copy of Deed(s) \_\_\_\_\_      Is this property ROSI    \_\_\_\_ Yes    \_\_\_\_ No

Date \_\_\_\_\_

Date: \_\_\_\_\_ To Sell: ☐ Yes ☐ No Recommended Min. Bid \$ \_\_\_\_\_ Initials \_\_\_\_\_  
 \*\*\*Special Conditions / Restrictions: \_\_\_\_\_

Date: \_\_\_\_\_ To Sell: \_\_\_\_ Yes \_\_\_\_ No Recommended Min. Bid \$ \_\_\_\_\_ Initials \_\_\_\_\_  
 \*\*\*Special Conditions / Restrictions: \_\_\_\_\_

Contacted Requested Party Date: \_\_\_\_\_ To Proceed \_\_\_\_\_ Yes \_\_\_\_\_ No

\$250.00 Deposit Paid (check # or cash) \_\_\_\_\_

Date: \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_  
 Resolution # To Sell Property \_\_\_\_\_ Bid Amount \$ \_\_\_\_\_ Conditions: \_\_\_\_\_

Date Letters Mailed to Contingent Property Owners \_\_\_\_\_  
 Date of Sale to Contingent Property Owner \_\_\_\_\_ Time \_\_\_\_\_  
 Advertisement for Public Sale \_\_\_\_\_ (if necessary)  
 Date of Sale for Public Bid \_\_\_\_\_ (if necessary)  
 Sold To: \_\_\_\_\_ Amount \$ \_\_\_\_\_ 10% Deposit \$ \_\_\_\_\_ Paid in Full \$ \_\_\_\_\_

\*\* Property Did Not Sell Because \_\_\_\_\_