

**TOWNSHIP OF MULLICA
4528 WHITE HORSE PIKE
ELWOOD, NJ**

NOTICE OF PUBLIC SALE OF LAND

The Township of Mullica will hold a public sale of Township-owned land on Thursday February 26, 2026 at 10am in the Municipal Building, 4528 White Horse Pike, Elwood, NJ.

Sales will be made to the highest bidder, subject to the Township of Mullica reserving the right to reject any and all bids. Formal confirmation of acceptance or rejection of bids will be made no later than the second regular meeting of the Township of Mullica Committee following the date of the sale. All sales shall be secured by a 10% deposit of the accepted bid price, either in cash or certified check at the close of bidding. The balance of the purchase price shall be paid either in cash or by certified check and shall be due no later than 10:00 a.m. sixty (60) days following formal confirmation of acceptance of the bid by the Township Committee. All sales shall be considered final, and the purchaser shall accept the real property and improvements, if any, AS IS. The deed prepared by the Township of Mullica shall not be tendered until the full purchase price is paid.

Title shall be conveyed by and through a Quit Claim Deed and shall convey only the right, title and interest of the Township of Mullica to the land as described herein without any warranties as to the quality of the title. No warranties and covenants are or shall be made by the Township of Mullica and in no event shall there be any liability on the part of the Township by reason thereof. The right, title and interest of the successful bidder as purchaser shall be subject to the following condition, covenants, restrictions, easements and exceptions which shall run with the land and shall also become part of the Deed granted to the purchaser for recording:

1. Easements of utility companies and of governmental agencies or bodies.
2. Any encroachments, prescriptions, easements or other state of facts pertaining to said lands surrounding said land and any restrictions and covenants of record.
3. Any restrictions or covenants of record.
4. All existing federal, state, county and municipal laws, statutes, ordinances, rules and regulations including by way of description and not by limitation, existing zoning, health and Planning Board rules and regulations.
5. No representation of any kind is made that the land in question, surface as well as subterranean portions, is suitable or adaptable for any particular use whatsoever and no development rights are implied from the sale of said land.
6. No representation of any kind is made concerning gas or electric service to the land.
7. Surveys and title searches are the responsibility of the purchaser.
8. The purchase price does not necessarily reflect the market value.
9. Tax assessment will become effective the first of the month after the effective date of the deed.
10. The terms and conditions of sale as set forth above and stated at the time of sale shall survive settlement and become part of the deed of conveyance.

In addition to the purchase price, purchaser shall pay to the Township of Mullica an additional sum of Two Hundred Fifty Dollars (\$250.00) to cover advertising, legal and recording fees and administrative costs. The Township reserves the right to withdraw any property from the sale list set forth herein prior to commencement of the sale.

Below is a description of the property being offered for sale. The minimum acceptable bid for the parcel shall be as set forth below.

<u>BLOCK</u>	<u>LOT(S)</u>	<u>LOT SIZE</u>	<u>LOCATION</u>	<u>ZONING</u>	<u>MINIMUM BID</u>
7649	1	.25	adjacent to 4846 Indian Cabin Rd.	FAR	\$1,562.00

BY ORDER OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MULLICA, COUNTY OF ATLANTIC.

MONICA NEWTON
ACTING MUNICIPAL CLERK