

### ABSOLUTE AUCTION | SELLS REGARDLESS OF PRICE

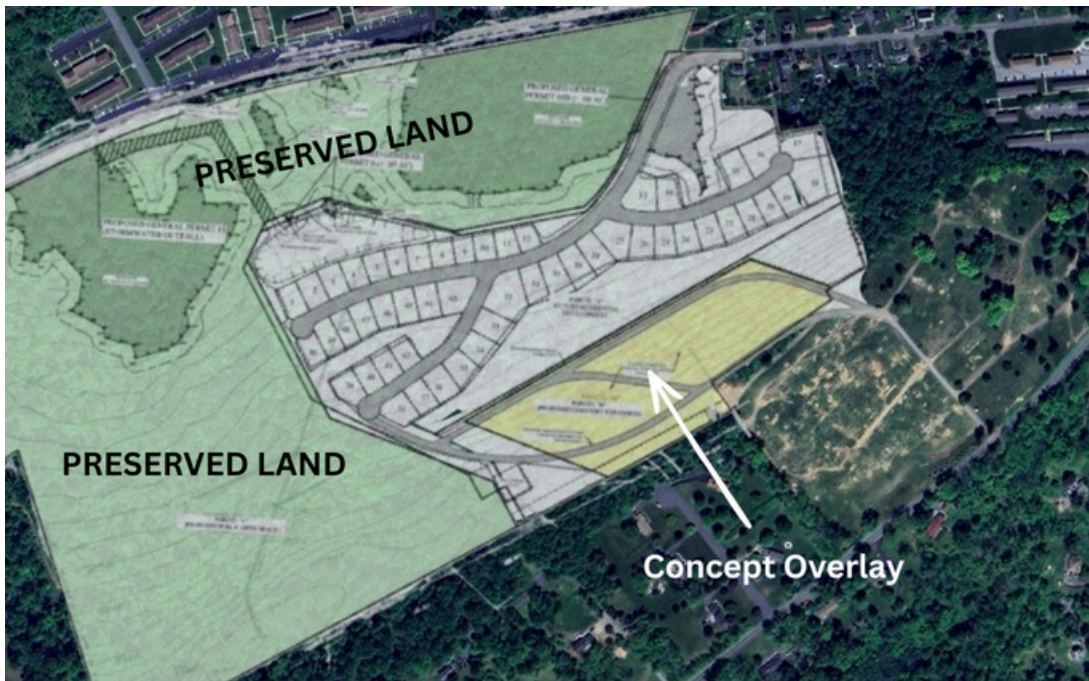
### 45.5+/- Acre Parcel | Washington Borough, Warren County



Preview: Tuesday, March 24th 1:00 pm - 3:00 PM EST

- Settlement Agreement and Concept Plans Available
- Water & Sewer & Utilities in proximity
- Private & Serene Area - Adjacent to Open Space
- Minutes to routes 78, 31 & downtown Washington Boro
- Zoned Mountain Overlay

Online Bidding Ends: Thursday, April 9 at 1:00 PM EST



Download the Property Information Packet &

Bid Online



Marketing Partners:  
Hurley Real Estate  
& Auctions



Terms: 10% Buyer's Premium, Sold AS-IS, WHERE IS,  
10% Deposit, Broker Participation Welcome.

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Tranzon Alderfer  
800-577-8845

## PROJECT SUMMARY

**AUCTION** - Absolute Auction! 45.5+/- Acre Parcel – Washington Borough, Warren County

**Property #:** AL26002

**Auction Date:** Online Bidding Opens: Friday, April 3, 2026 at 1:00 PM EST  
Online Bidding Closes: Thursday, April 9, 2026 at 1:00 PM EST

**Preview:** Tuesday, March 24  
From 1:00 PM —3:00 PM EST

**Property Address:** Nunn Avenue, Washington Borough  
Warren County, New Jersey, 07882

**Registration:** Register and bid online at [www.Tranzon.com/AL26002](http://www.Tranzon.com/AL26002)

**Summary of Terms: ABSOLUTE AUCTION! Property will be sold regardless of price.** A 10% Buyer's Premium will be added to obtain the final purchase price. For example, if the high bid is \$100,000, the 10% Buyer's Premium (10% of the high bid) is \$10,000. When added to the high bid the final purchase price is \$110,000. In order to bid at this auction, you will be required to register at the Tranzon website, [www.tranzon.com](http://www.tranzon.com) and are subject to verification through proof of funds in the amount of \$20,000 prior to your bidding privileges being approved. Deposits verification can be done by digital transfer via Earnnest's digital payment platform, wire transfer or certified or cashier's check.

At the conclusion of the auction the successful bidder will be notified and must execute the Agreement of Sale and submit the **10% deposit to Tranzon Alderfer within 24 hours of the auction closing**. The balance of the contract price is due at closing which is to be **on or before May 25, 2026**. 2% paid to a properly registered broker. **The property will be sold as-is with no contingencies. Please see complete Terms and Conditions.**

Thank you for your interest in this property and we look forward to working with you!

Sincerely,

Bob Dann, CAI  
Associate Broker /Auctioneer, Tranzon Alderfer  
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**Marketing Partners:**  
[Hurley Real Estate & Auctions](http://Hurley Real Estate & Auctions)



**DISCLAIMER:** This information is derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information, judgment and inspection of the property records. All properties sold on an "AS IS, WHERE IS" basis. Tranzon strongly recommends you contact the appropriate offices to verify information as well as review files pertaining to this property, including, but not limited to, Code Enforcement, Zoning, Planning Board, Assessor, and Collector files.