State of New Jersey
State Agriculture Development Committee

PUBLIC AUCTION SALE

103.686 Acre Farm

(formerly a portion of the Patricelli farm)

Property:	**Block 62, Lot 2.021** **(Formerly designated as Block 62, Lots 2.02 and p/o Lot 3)**
Municipality:	**Hopewell Township**
County:	**Mercer**
Farm Tours:	**1st Tour: Thursday, December 10, 2026** **10:00am – 3:00pm** **2nd Tour: Tuesday, January 19, 2027** **10:00am – 3:00pm**
Auction Date:	**February 11, 2027 at 11:00am (Registration starts at 10:00am)**
Minimum Bid:	**$1,445,000.00**

CONDITIONS OF SALE

The property is offered and sold "AS IS", with a minimum bid of $1,445,000.00. A deposit of $10,000 must be submitted with the "Application to Qualify as a Bidder to Purchase Property by Auction." This payment shall be in the form of either a certified or bank cashier's check payable to the State of New Jersey, State Agriculture Development Committee. A combination of these instruments will be acceptable. No exceptions will be made. A personal or business check that is not certified is not acceptable. Applications and deposits submitted to the State Agriculture Development Committee, P.O. Box 330, Trenton, NJ, 08625, must be in writing and received by the SADC prior to the auction. Bidders can submit application and deposit the day of the auction. Registration will begin an hour before the auction. If a partnership or corporation is bidding, it will be the responsibility of the bidder to submit appropriate proof to the SADC no later than the time of registration that the bidder is authorized to bid.

The public auction will be held on February 11, 2027 at 11:00am at **200 Riverview Plaza (1st floor boardroom), Trenton, NJ.** The successful bidder will be required to sign an Agreement for Sale of Property by Auction within ten (10) business days of the close of the auction accompanied by an additional deposit totaling 10% of the purchase price in the form of a certified or bank cashier's check. A copy of this Agreement is available for inspection upon written request. The balance of the total purchase price is payable at the time of transfer of title; both the bid and purchase deposits shall be applied to the total due at closing. **The sale is not conditioned on the buyer obtaining financing and/or local approvals.**

This public auction has been authorized by the SADC. Any conveyance of this property by the SADC shall include covenants that:

1) prohibits any development of the premises for non-agricultural purposes;
2) states that the land shall be retained for agricultural use and production;
3) shall run with the land in perpetuity;
4) the severed development rights shall be held by the State of New Jersey, SADC. The SADC shall monitor and enforce the covenants and restrictions listed in the Deed;
5) At the time of this conveyance, Grantor certifies one (1) single-family residential unit consisting of approximately 2,500 square feet of gross living area exists on the property. In the event that the single-family residential unit is replaced, the maximum gross living area of the new single-family residential unit shall not exceed 2,500 square feet and the aggregate building footprint for ancillary structures such as porches, decks, and garages shall not exceed a maximum of 1,000 square feet. Any improvements to the existing single-family residential unit shall not result in a maximum gross living area of more than 2,500 square feet including the existing residential unit and a maximum of 1,000 square feet of aggregate building footprint for ancillary structures such as porches, decks, and garages. The existing residence shall not be redesignated as agricultural labor housing units.
6) There shall be no division of the Premises allowed.

THE PROPERTY

The subject property is located at 1286 Bear Tavern Road, Titusville, NJ, 08560 with approximately 861 feet of road frontage and **shared driveway access.**

Soils are classified as approximately 44% Prime, 52% soils of Statewide Importance. Approximately 77% of the acreage is tillable.

Utilities: Public Utilities*:* Electric and telephone are available to the site.
Heating**:** Oil.
Water: Private well testing found total coliform bacteria present in one sample and arsenic exceeding the state standard in another; E. coli was not detected in either sample.
Septic: Currently no septic (Cesspool abandoned with permit). Note: The house is uninhabitable until a new septic system is installed.

Zoning: Valley Resource Conservation (VRC): Note: The subject property is deed restricted for agricultural purposes in perpetuity.

Taxes: Estimated Annual Real Estate Taxes: $15,500.04 (Based on 2023 Qualified farmland assessment).

Home Inspection: There is one single-family residence (aka the Farmhouse). The items listed below are some, but not all, of the issues identified and are provided for informational purposes only. Other conditions or defects may exist that are not listed here. Bidders are advised of the following, which should not be considered a complete or exhaustive list of the property's or residence's condition:

- **Radon** — basement levels tested above the EPA standard.
- **Lead Paint** — tested positive on bathtubs, bathroom floor tiles, exterior living room window frame and window well.
- **Fungal/Mold** — elevated to high levels detected in bathroom and the basement.
- **Wood-Boring Insects** — evidence of wood-boring insects.

This list is not exhaustive, and additional defects or conditions—whether disclosed in the inspection reports or not—may exist. The property is sold "AS IS." Buyers should review all available reports and consult qualified professionals regarding remediation and the overall condition of the property. Home inspection reports can be furnished to the bidder for

informational purposes only upon written request submitted to the SADC no later than 4:00 p.m. on February 10, 2027.

Survey and Title: A survey certified to the SADC will be furnished to the Purchaser for informational purposes only. The SADC will not issue a survey certification to Purchaser. If Purchaser wishes to obtain a survey certified to Purchaser or its title insurer, Purchaser has the option to obtain such survey at Purchaser's cost and expense. A title search may be obtained at the discretion of the Purchaser.

Easements: Ingress, Egress, and Utilities Easement, Powerline Easement, and Trail Easement. A copy can be provided upon request.

All requests for information should be sent to SADC's Chief of Stewardship by email: Timothy.Willmott@ag.nj.gov

FARM TOUR

SADC staff will conduct tours of the property and will answer questions that interested persons may have regarding the property. Those interested in attending the farm tour should meet at the farm (the house in the back down the main driveway) located at 1286 Bear Tavern Road, Titusville, NJ, 08560 time and dates referenced on the first page.

PUBLIC AUCTION

Time & Date: **February 11, 2027 at 11:00am (Registration starts at 10:00am)**

Location: **200 Riverview Plaza (1st floor boardroom),Trenton, NJ.**

Prospective bidders are required to submit an "Application to Qualify As a Bidder to Purchase Property by Auction" and place a $10,000 deposit with the SADC prior to the auction in order to participate. See **Conditions of Sale**, above, for further details. Only qualified bidders, or their authorized representative, will participate in the auction in person. **If you are interested in bidding, a complete "Application to Bid" package can be obtained by visiting the SADC website at** https://www.nj.gov/agriculture/sadc/**, or by calling 609-913-6577.**

The SADC compiled this information sheet to benefit prospective purchasers. To the best of the SADC's knowledge, this information is accurate. The State of New Jersey, SADC does not assume any liability for inaccuracies and respectfully instructs all interested parties to independently verify this information.