MANTUA TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
NOTICE OF PRIVATE LAND SALE

Notice is hereby given in accordance with N.J.S.A. 40A:12-13(b) that the Mantua Township Municipal Utilities Authority (MTMUA), Gloucester County, New Jersey will offer to sell at a private sale to the highest bidder on November 17, 2025 at 10:00 a.m., prevailing time, at the Municipal Building, 401 Main Street, Mantua, New Jersey 08051, the tract of land situated in the Township of Mantua, County of Gloucester, State of New Jersey known as Block 209, Lot 1.01 Grandview Avenue.

All bids will be received on November 17, 2025 at which time bids will be publicly opened and read aloud at the Municipal Building, located at 401 Main Street, Mantua, New Jersey 08051. Bid package shall be marked "**Attention Mantua MUA Executive Director**", while indicating the bidders name, address, property tax block and lot on the outside of the envelope and amount of bid stated on document inside the envelope. The MTMUA shall accept offers/bids from contiguous property owners from the date of the newspaper advertisement ending November 14, 2025.

Said property is being offered for sale to contiguous property owners as it is an undersized, landlocked, or otherwise restricted lot being unable to be separately developed with the condition that the MTMUA is issuing no representations or warranties as to the ability of building or constructing any improvements on said property or being able to utilize 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 any improvement on the property with the expectation that no approvals will be granted. 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 MTMUA makes no representations as to any previous use of the property and does not guarantee clear title to the property but only the quality of title as presently held by the MTMUA.

The MTMUA reserves the right at any time prior to confirmation of the sale made hereunder, to reject any and all bids, even if the bid meets or exceeds the highest bid price.

All bids shall be referred to the Mantua Township Municipal Utilities Authority Governing Body for review and final approval which shall be by Resolution no later than at the second regular meeting of the MTMUA 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 MTMUA for preparation of the Deed of Conveyance by the MTMUA to the successful bidder.

A Bargain and Sale Deed will be the document of conveyance and no warranties or representations as to title are made by the MTMUA. If, however, the MTMUA is unable to

convey marketable title, the private sale shall be null and void and of no further effect. In addition, any deposit money received pursuant to this bidding procedure shall be returned.

The confirmation of the sale by the Governing Body shall be 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 MTMUA. Said time period shall only be extended for good cause documented to and approved by the MTMUA.

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

The lot 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 MTMUA has not undertaken.

Charles M. Jones, Executive Director
Mantua Township Municipal Utilities Authority