



## **Concierge Auctions to handle live auction of 34-acre property November 12**

October 25, 2010 - Financial Digest

Fawn Hill Farm, a colonial estate with a working farm on 34 acres, will sell at a live, on-site auction on November 12, according to Concierge Auctions. Originally listed in its entirety for \$22.5 million, the property has been divided into three parcels which are each selling absolute-to the highest bidder regardless of price. The auction is being conducted in cooperation with listing agent Mary Horn of Weichert Realtors.

"This is one of the most premier and unique properties in all of New Jersey," Horn said. "Nestled in the idyllic countryside, it's a serene retreat, while a mere 45-minute commute to the boundless amenities, business and entertainment of New York City."

The three parcels are 665 Spring Valley Rd., which includes 16 acres with the main estate residence; 655 Spring Valley Rd., which includes 13 acres plus a caretaker home and stables; and 677 Spring Valley Rd., which includes four acres of land.

Originally built in the late 1930s, the estate's main residence has 21 rooms including seven bedrooms, seven bathrooms and three half bathrooms. The home's interior features pegged hardwood floors, arched doorways, a Georgian staircase and seven fireplaces. The 33-ft. high foyer contains an elevator that makes way to the second floor with bedrooms and bathrooms. Features of the floor plan include a formal living and dining room, kitchen, breakfast nook, library with a wet bar, his-and-her dressing rooms in the master suite and a lower level media/exercise room complete with a bar and full-sized bowling alley.

The grounds are highlighted by a tree-lined driveway, private courtyard, two-bedroom guest house, sunken formal garden and a side patio overlooking a garden with a swimming pool and pool house. The nearby motor courtyard has 12 bay garages and a cottage with two apartments.

A community known for its open meadows, quiet country roads and hundreds of acres of woods and wildlife, Fawn Hill Farm lies in Harding Township, amidst the rolling hills of Morris County. This enclave with small town charm is located 35 miles from New York City, 25 miles to Newark and 83 miles to Philadelphia. 40% of the 20-square-mile township is declared open space, making way to a rural, country lifestyle where cows, horses and sheep can graze, all the while having easy access to nearby shopping centers and major highways.

"We're excited to be continually growing our presence in the Northeast, thanks to recent sales in New York, Maryland and Pennsylvania, and two additional auctions underway in Connecticut," stated George Graham, CEO of Concierge Auctions. "Our platform is resonating nationwide with sellers as the best option to obtain market value for luxury properties within a predetermined timeframe, and buyers are appreciating our identification of the most motivated sellers. Particularly with Fawn Hill Farm, this client's decision to auction Absolute demonstrates the utmost motivation and dedication to ensuring the property is sold on November 12th. Buyers searching for premier

Northeast acreage should not let this opportunity pass them by."

The live, on-site auction of Fawn Hill Farm will be held on November 12. The auction has no reserve, and no minimum bid is required to participate. A 2% commission is offered to the buyer's broker. See Auction Terms and Conditions for full details. The property is open for preview daily from 1 to 4 p.m. and by appointment. For details visit [FawnHillAuction.com](http://FawnHillAuction.com) or call 800-211-1785.

Concierge Auctions is a real estate auction firm serving high-end sellers nationwide. A leading provider of services for individual and institutional owners of residential real estate, Concierge Auctions is revolutionizing the industry by offering an accelerated marketing process that obtains fair market value for high-end properties in a determined time frame. Building on a centuries-old method for selling the finest art and antiquities, the company combines the latest technologies and marketing programs with experienced personnel to generate the maximum value for the most premier properties in an open, competitive forum. As a preferred auction provider to Sotheby's International Realty® and other luxury brokerage firms, the company has executed auctions throughout the country, from New York to Hawaii. The company's database includes more than 50,000 luxury real estate buyers and agents from all 50 states and 38 countries and territories. The principals of Concierge Auctions have been involved in the transfer of more than \$2 billion in luxury real estate sales over the past 10 years. For more information, call 888-966-4759 or visit [www.ConciergeAuctions.com](http://www.ConciergeAuctions.com).

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540