

# AUCTION

142+/- ACRES OF MAJESTIC FARMLAND

JUNE 16<sup>TH</sup>

VINEYARD, EQUESTRIAN, FARMING, HUNTING, FISHING



Max Spann Real Estate & Auction Co.  
P. O. Box 4992  
Clinton, New Jersey 08809

A licensed NJ Real Estate Broker



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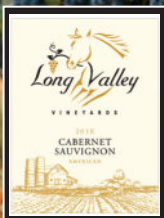
**Property address:**  
61 Old Turnpike Rd, Washington Township,  
Morris County, NJ 07853



# AUCTION

## LONG VALLEY VINEYARD & EQUESTRIAN FARM

142+/- ACRES



WASHINGTON TOWNSHIP, MORRIS COUNTY, NJ

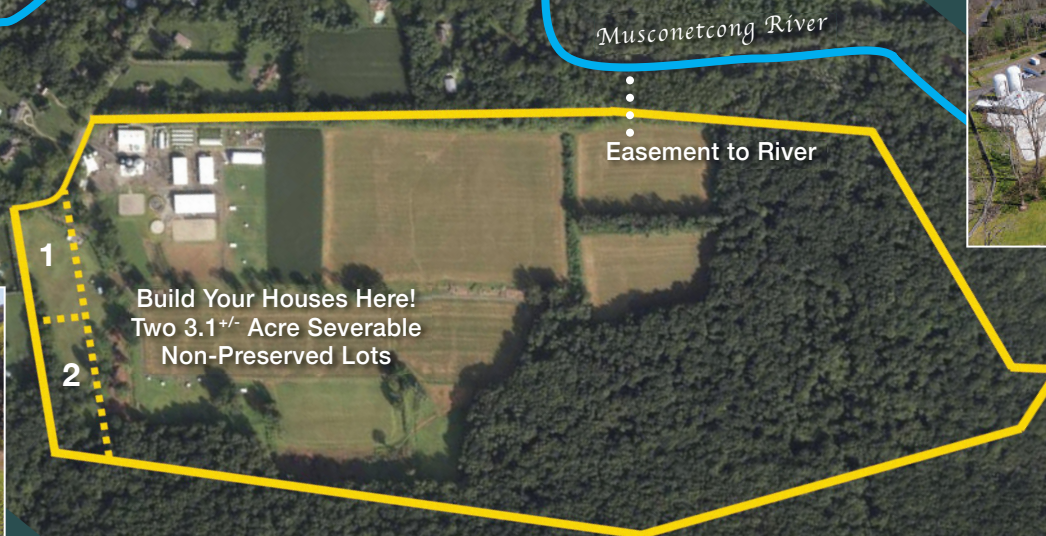
JUNE 16<sup>TH</sup>



# VINEYARD, EQUESTRIAN, FARMING, HUNTING, FISHING



Established vines



Build Your Houses Here!  
Two 3.1<sup>±</sup> Acre Severable  
Non-Preserved Lots

Musconetcong River

Easement to River

Preserved land

**Online Auction:**  
Bidding Concludes Thursday, June 16<sup>th</sup>,  
2022 at 11 am

**Property Previews 12-2 pm:**  
Tuesday, May 24<sup>th</sup>  
Sunday, June 5<sup>th</sup>

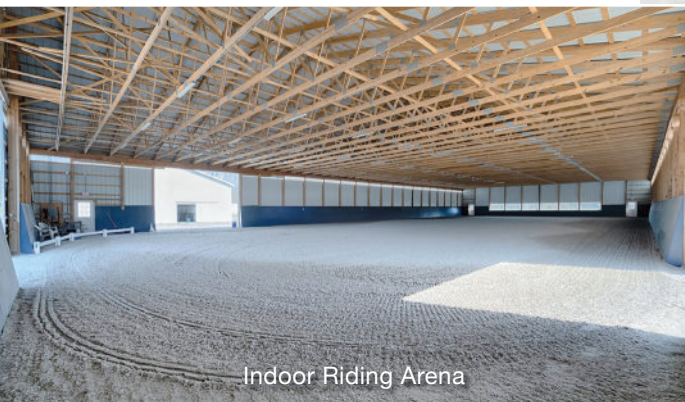


2,400' Feet of access along the Musconetcong River,  
a FW2-TP(C1) Trout Production designated River.



## MAJESTIC FARM FOR THE OUTDOOR ENTHUSIAST

- 142<sup>±</sup> Acres farmland with irrigation access from the Musconetcong River. Over 2,400' of frontage on the Musconetcong through state lands.
- Purchaser will acquire full ownership of Long Valley Equestrian LLC and Long Valley Vineyard LLC.
- Farm includes a wine tasting "Barn", indoor riding arena, horse barn with stalls, shower stall, tack room, and various storage barns, green houses, oversized commercial carport for parking trucks, and workshop.
- Convenient access to Routes 57 & 46, casual & formal dining and shopping in Long Valley, Hackettstown.



Indoor Riding Arena



Scenic pond



Machine barn



Wine Tasting Stone Barn with Bar & Fireplace

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