

AUCTION

155.77+/- ACRES PRESERVED FARMLAND
ALONG THE MUSCONETCONG RIVER

SEPTEMBER 14TH



1,620+/- Feet Frontage on the Musconetcong River
One of the Best Trout Fishing Streams in New Jersey



Max Spann Real Estate & Auction Co.
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AUCTION

“BEATTY FARM”

155.77+/- ACRES PRESERVED FARMLAND
ALONG THE MUSCONETCONG RIVER

BETHLEHEM TWP, HUNTERDON COUNTY, NJ

SEPTEMBER 14TH

Musconetcong River

155.77^{+/-} ACRES

PRESERVED FARMLAND WITH RIVER FRONTAGE, CROPLAND, PASTURES, WOODS AND INCREDIBLE AQUIFER

Online Auction: Bidding Concludes
Thursday, September 14th, 2023 at 11 am

PROPERTY PREVIEWS 12 to 2 PM:
Saturday, August 26th
Tuesday, August 29th

- Formerly a Dairy of Distinction Farm, it currently operates as a cattle & crop farm.
- The farm's deep aquifer perfectly suited for irrigation and has a 60,000^{+/-} gallons water silo for storage or bottling.
- The circa 1800's four bedroom and six fireplace colonial home has an abundance of country charm with an expansive patio area to enjoy sunsets and entertain friends.
- The farm features a former dairy barn, storage sheds, pool shed, 50'x80' Barn with oil heat, electric, 16' ceiling and oversized access doors to accommodate storage and maintenance of farm equipment.
- The quaint spring house formerly kept the large metal milk can jugs cool and currently feeds the adjoining pond year round with crystal clear cool water.
- Explore the wooded section of the property with meandering trout spawning West Portal Brook. Ideal for the nature enthusiast to explore - Birding, Fishing, Hunting, etc.
- Enjoy dining and shopping in nearby Historic Clinton.
- Minutes to Route I-78.



Possible water bottling opportunity



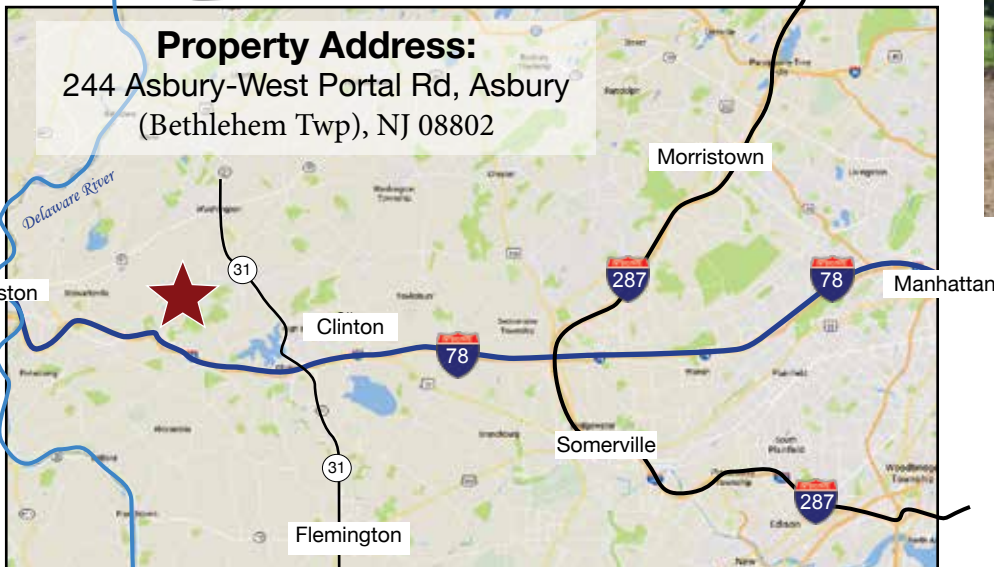
Spring fed Pond-Perfect for a Cool Dip in a Hot Summer



Bring your Livestock!



Enjoy Country Breezes and Picturesque Sunsets



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