

AUCTION

HORSE RIDERS PARADISE



Max Spann Real Estate & Auction Co.
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NOVEMBER 16TH

NEWFOUNDLAND, WEST MILFORD TWP, NJ

AUCTION

SECLUDED ACRES FARM

42.28^{+/-} ACRES EQUESTRIAN RETREAT



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SECLUDED ACRES FARM

ACCESS TO THOUSANDS OF ACRES OF PUBLIC LANDS
AND MILES OF RIDING TRAILS

IN THE FOOTHILLS OF NEW JERSEY'S HIGHLANDS

- *Secluded Acres*: A working horse boarding stable located in West Milford New Jersey, offering English and Western riding, arena, and miles of watershed trails.
- Equestrian Center features two barns with 43⁺ horse stalls, two wash stalls, heated restroom, four tack rooms, large riding arena, and five pastures.
- Raised ranch style home features four bedrooms and 2 1/2 bathrooms, and one bedroom apartment downstairs with full bathroom, kitchen, and storage area. Excellent choice as possible in-law suite or trainers quarters.
- Investors and Developers – R-4 zone allowing residential, bed and breakfast, day camps, etc.
- Convenient to Route 23, 15 and I-80.

NUMEROUS POSSIBILITIES FOR AGRI-TOURISM,
DAY CAMPS OR RESIDENTIAL SUBDIVISION

400 Union Valley Rd, Newfoundland (West Milford Twp), Passaic County, NJ 07435



A Private Retreat with Nature



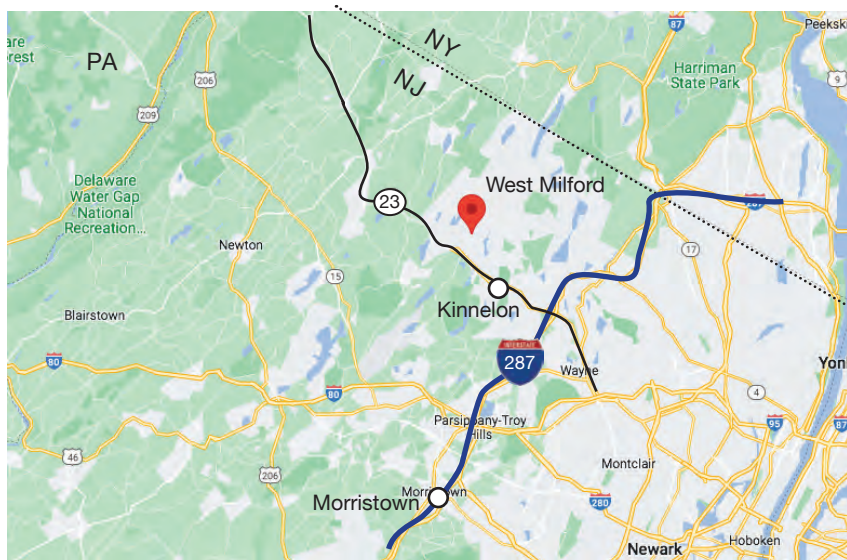
Turn-key Equestrian Center!



Plenty of Room for Boarding Horses or
Other Livestock



From the Farm there is Easy Access to
Miles of Trails



ONLINE AUCTION:

Bidding Concludes Thursday, November 16th, 2023 at 11 am

Property Previews 12-2 pm:

Wednesday, October 25th & Saturday, November 4th

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