

# AUCTION

## HISTORIC TULLAMORE FARM A TRUE TOWN & COUNTRY FARM

SEPTEMBER 20<sup>TH</sup>



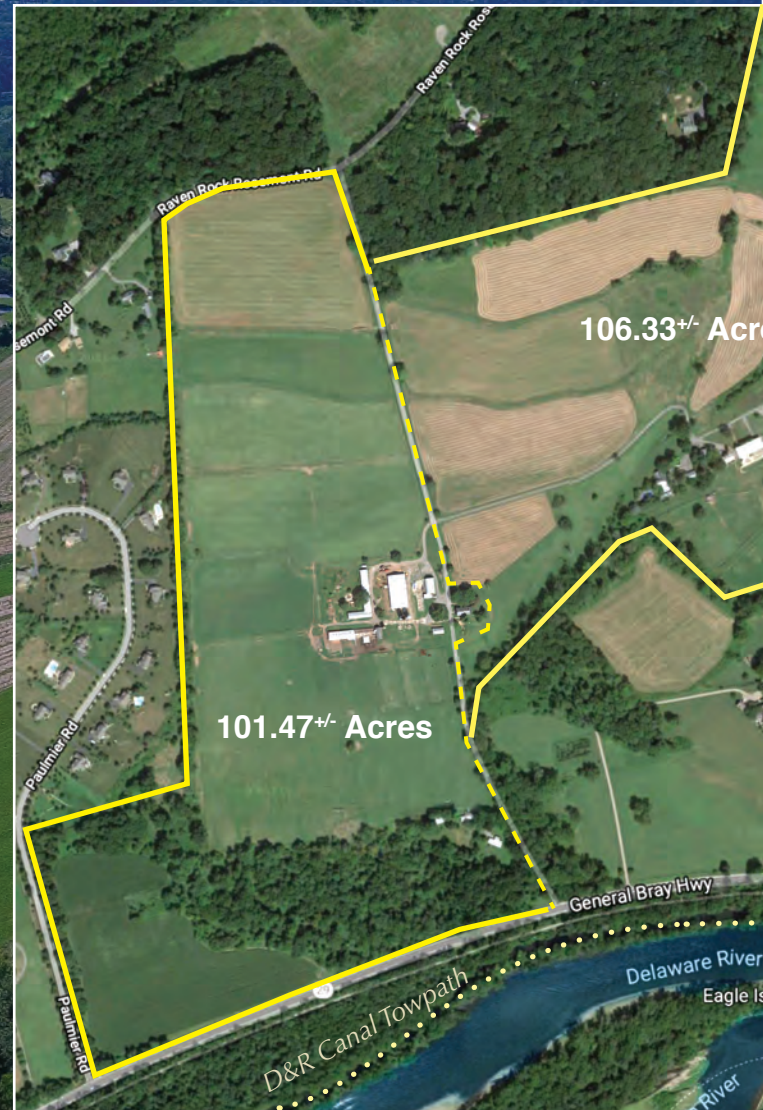
207.8<sup>+/-</sup> ACRES PRESERVED FARMLAND  
DELAWARE TWP, HUNTERDON COUNTY, NJ





# PRIVATE PASTORAL SETTING WITH BREATHTAKING COUNTRY AND DELAWARE RIVER VIEWS

- Located in the picturesque rolling Hunterdon County hillside and just steps to the Delaware River and Towpath Trail for walking, biking or riding horses.
- Truly a diverse compound combining a lovely historic home site, equestrian center, guest cottages, event center, barns and farmland.
- Wonderfully restored historic main stone house built in the 1800's and later expanded features an open floor plan with expansive windows to take in the beautiful rolling hills.
- The main home features a chef's kitchen with center island which opens to the dining room and great room with cathedral ceilings and French doors opening to an expansive patio. The master private wing features a spacious bedroom, cozy fireplace, dressing room, European en suite bath with soaking tub and office. There are two guest suites, plus two upstairs bedrooms with bathroom.
- Host equestrian events! The Equestrian center includes indoor and outdoor riding arena, acres of paddocks, and two barns with 16 stalls plus apartment for trainer or laborers.
- Rich productive soils.
- The farm has been utilized as a grass-fed cattle operation and can easily be converted to a vineyard or other agritourism business.
- Walk or Ride along the Delaware River towpath for access to Stockton, Lambertville, Frenchtown or cross the bridge to New Hope, PA.
- Enjoy antiquing and gourmet dining in neighboring towns.



**SADC Approved To Allow Subdivision**

\*Potentially Subdividable into Two Farms



Create Culinary Club Masterpieces



3 Cottages - A Private Setting for Hosting Agritourism Guests



Income





AUCTION: ON-SITE, SEPTEMBER 20, 2018 AT 1 PM  
 1998 DANIEL BRAY HWY (ROUTE 29), DELAWARE TWP (STOCKTON), NJ 08559

PROPERTY PREVIEWS 12-2 PM

Tuesday, August 28<sup>th</sup>

Saturday, September 8<sup>th</sup>



Producing Equestrian Center

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DELAWARE TWP,  
HUNTERDON COUNTY, NJ



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P. O. Box 4992  
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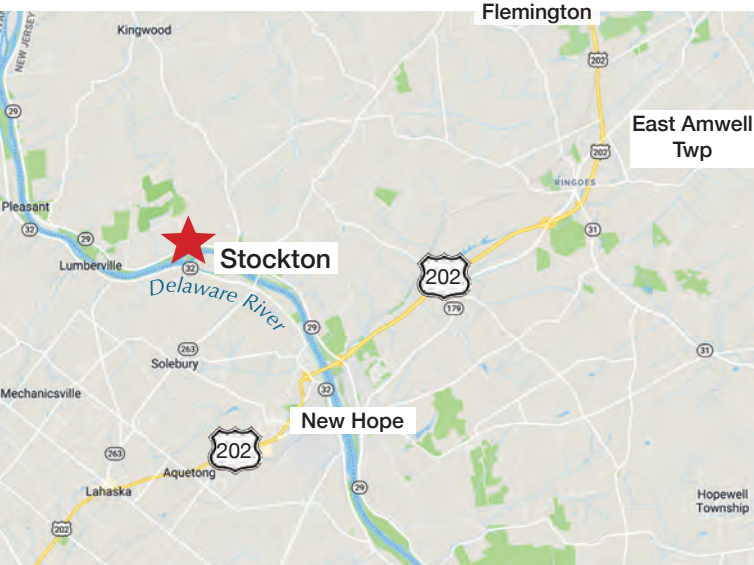
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SEPTEMBER 20<sup>TH</sup> 1 PM

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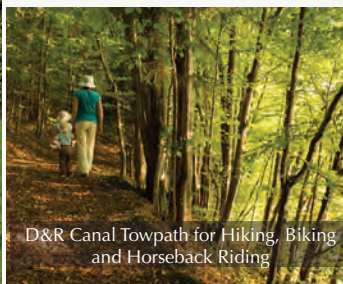
Bandleader and 'King of Jazz' Paul Whiteman purchased the property in 1938 with his wife, silent film actress Margaret Livingston. The idyllic estate (then called Walking Horse Farm) played host to artists and musicians from New York and beyond, including Whiteman protégé Bing Crosby.

Noted agriculturist and philanthropist Lloyd Wescott purchased the property from Whiteman in 1959, renaming it Hunterdon Hills. Among Wescott's extensive legacy is the neighboring Wescott Nature Preserve, once a part of his own farmland. His brother, cult literary figure Glenway Wescott, lived in one of the property's multiple historic buildings and enjoyed its proximity to Manhattan.

Hunterdon Hills was renamed Tullamore Farms in 2000, with a focus on optimizing the property's rich and varied terrain, promoting agritourism, and adopting organic practices. This transformation has led to options for organic certification upon filing with the USDA.

### AUCTION LOCATION: ON-SITE

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Explore Historic Stockton

Experience local farm to table dining