

AUCTION

EQUESTRIAN FARM ON 44.6^{+/-} ACRES

OCTOBER 13TH

LENDER ORDERED SALE

Main Office, Break Room, Rest
Rooms and Oversized Garage

Outdoor ring and trails

80+ Stalls plus Second Barn

Custom Main House

BRING YOUR HORSES

LENDER ORDERED SALE

AUCTION

MAJOR EQUESTRIAN CENTER ON 44.6^{+/-} ACRES WITH
CUSTOM RESIDENCE

"ACCESS TO THOUSANDS OF ACRES OF PUBLIC LAND
OFFERING MILES OF RIDING TRAILS"

OCTOBER 13TH

WEST MILFORD, PASSAIC COUNTY, NJ



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



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Bid On-Line!

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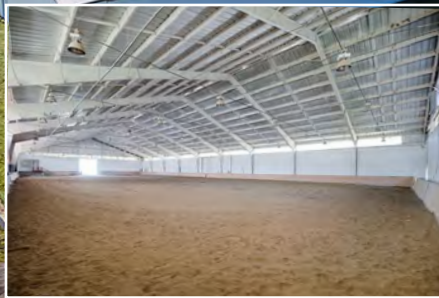
TURN-KEY HORSE FARM PERFECT FOR TRAINING, BOARDING, OR BREEDING!

Online Auction: Bidding Concludes
Wednesday, October 13, 2021 at 11 AM

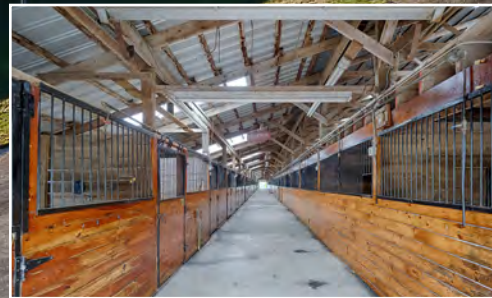
Property Previews 12-2 PM:
Thursday, September 23rd
Saturday, October 2nd



Host Events!



Train Year Round



80+ Stalls plus Second Barn



Main Office, Break Room, Rest Rooms and
Oversized Garage

- Excellent choice for an end-user or investor.
- Host outdoor riding events in the ample sized outdoor ring or trail rides in the nearby preserve land and reservoirs.
- The farm features various sized paddocks with five large run-in sheds, an outdoor riding ring, and an indoor arena. The two barns have 90+ stalls, multiple heated wash and grooming stalls, community laundry room, tack rooms and office.
- Access trails running through preserved land and to the Clinton Reservoir, Kanouse Brook and Hanks Pond.
- A second private entrance leads to a circular driveway and main residence. The custom-built 4,180[±] sf home features three bedrooms, four full bathrooms, an open floor plan and luxury kitchen with Wolf appliances.
- Located in Passaic County, 60 minutes from Manhattan it is convenient access off Rt. 23 and a short ride from I-287 and Rt. 80.

LENDER ORDERED SALE

367 UNION VALLEY RD,
NEWFOUNDLAND, PASSAIC CO, NJ 07435



Custom Main House



Perfect for Entertaining



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