

# AUCTION

EQUESTRIAN FARM ON 44.6<sup>+/-</sup> ACRES

OCTOBER 13<sup>TH</sup>

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<sup>+/-</sup> ACRES WITH  
CUSTOM RESIDENCE

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

OCTOBER 13<sup>TH</sup>

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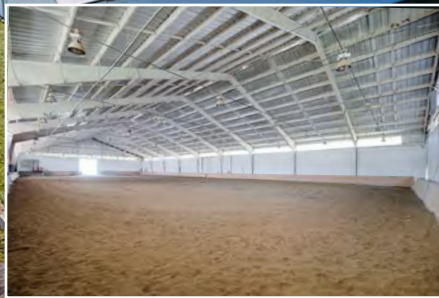
# TURN-KEY HORSE FARM PERFECT FOR TRAINING, BOARDING, OR BREEDING!

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

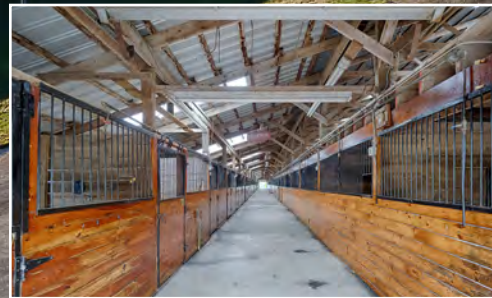
Property Previews 12-2 PM:  
Thursday, September 23<sup>rd</sup>  
Saturday, October 2<sup>nd</sup>



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<sup>±</sup> 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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