



# Morris County Agriculture Development Board

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## Re-Sale Info of Preserved Farms

Listed by Date of Re-Sale starting with most recent.

Year Preserved	Original Owner	Municipality			Net Acres	Notes on Sale	Preserved Farm Sale Info		
	Current Owner	Block(s)	Lot(s)	\$Total			\$Per Acre	Date	
2011	Helen & William McLaughlin Cardillo	Washington Twp. 50.02	273	Pleasant Grove Rd 17	16.77		<b>\$580,000</b>	\$32,975	2/24/2020
							Resale Book: 23727	Page: 280	
							Gross Acres:	17.5890	

### Wetlands Data

Acres: 0.000

Date of Delineation:  
Classification:

### Tillable Ground Data

Tillable Area/Crop Harvested (%): 75

Pasture Area (%): 0

### Residential Opportunities and Improvement Data

Existing Residential Improvements:

Existing Agricultural Improvements: Detached garage (used as a farmstand), barn, silo, steel building for equipment storage, lean-to shed. Improvements made to barn, chicken coops and hog stalls. Replaced old fencing, installed walk-in freezer for meat and cooler for vegetables/flower

Number of Exception Areas: 1 RDSO's (#): 0

Purpose of Exception Area(s): RDSO Exercised?:  
RDSO Info:

1: Contains single family residence & curtilage

2:

3:

### Soils Data

Prime Soils (%): 47

Statewide Soils (%): 43

Permanent Pasture (%): 12

Other/Woodland Area (%): 13

2017	H.J. Koehler Sr. Estate, LLC Falciola	Rockaway Twp. 30901	301-315 Split Rock Rd 11.01 (former 11)	35.12 Purchased 35.116 acres without the severable exception.		<b>\$514,000</b>	\$14,232	5/10/2019	
							Resale Book: 23557	Page: 1847	
							Gross Acres:	36.1160	

### Wetlands Data

Acres: 0.000

Date of Delineation:  
Classification:

### Tillable Ground Data

Tillable Area/Crop Harvested (%): 33

Pasture Area (%): 0

### Residential Opportunities and Improvement Data

Existing Residential Improvements: No residences

Existing Agricultural Improvements: No ag improvements

Number of Exception Areas: 1 RDSO's (#): 0

Purpose of Exception Area(s): RDSO Exercised?:  
RDSO Info:

1: Future residence  
[The second exception, 3 acres, was severed from the preserved farm in 2019.]

2:

3:

### Soils Data

Prime Soils (%): 42

Statewide Soils (%): 25

Permanent Pasture (%): 0

Other/Woodland Area (%): 67

Year Preserved	Original Owner	Municipality Block(s) Lot(s)	Net Acres	Notes on Sale	Preserved Farm Sale Info			
	Current Owner				\$Total	\$Per Acre	Date	
1997	Weiss, Fred Jr. c/o Ron Lombardi	Boonton Twp. 40101 1	483 Rockaway Valley Road	57.00	Farm was originally purchased for \$2.4M by Ceemacfarm LLC from Fred Weiss. In 2012, Fred Weiss bought the farm back from Ceemac. In 2019, the farm was bought by Amore Stables for \$1.6M.	\$1,600,000	\$28,070	10/29/2018
						Resale Book: 23449	Page: 865	
						Gross Acres: 57.0000		

Wetlands Data		Tillable Ground Data		Residential Opportunities and Improvement Data	
Acres:	26.000	Tillable Area/Crop Harvested (%):	0	Existing Residential Improvements:	1 Single Family Residence
Date of Delineation:	April 2004	Pasture Area (%):	80	Existing Agricultural Improvements:	Barn w/stables
Classification:	?	Permanent Pasture (%):	0	Number of Exception Areas:	0
Soils Data		Other/Woodland Area (%):	20	Purpose of Exception Area(s):	RDSO's (#): 0
Prime Soils (%):	50				RDSO Exercised?: -
Statewide Soils (%):	10				RDSO Info:
				1:	-
				2:	-
				3:	-

2007	Fellows Family Maynard	Washington Twp. 12 5.01	South Side of Drakestown Rd	37.00		\$237,500	\$6,117	5/2/2018
						Resale Book: 23389	Page: 1906	
						Gross Acres: 38.8290		

Wetlands Data		Tillable Ground Data		Residential Opportunities and Improvement Data	
Acres:		Tillable Area/Crop Harvested (%):	90	Existing Residential Improvements:	None
Date of Delineation:	8/20/2004 (	Pasture Area (%):		Existing Agricultural Improvements:	None
Classification:		Permanent Pasture (%):		Number of Exception Areas:	1
Soils Data		Other/Woodland Area (%):	10	Purpose of Exception Area(s):	RDSO's (#): 0
Prime Soils (%):	94				RDSO Exercised?:
Statewide Soils (%):	0				RDSO Info:
				1:	Future single family home approximately 1,500' from Drakestown Rd. on south-east edge of the property.
				2:	-
				3:	-

2004	Yow, Alexander Francavilla	Washington Twp. 56 4.02, 4.03 & Road	West Valley Brook Road	14.68		\$1		4/12/2018
						Resale Book: 23329	Page: 771	
						Gross Acres: 17.2630		

Wetlands Data		Tillable Ground Data		Residential Opportunities and Improvement Data	
Acres:		Tillable Area/Crop Harvested (%):	100	Existing Residential Improvements:	1 Standard House on exception area (Lot 7)
Date of Delineation:	n/a	Pasture Area (%):	100	Existing Agricultural Improvements:	None
Classification:		Permanent Pasture (%):	0	Number of Exception Areas:	1
Soils Data		Other/Woodland Area (%):	0	Purpose of Exception Area(s):	RDSO's (#): 0
Prime Soils (%):	90				RDSO Exercised?:
Statewide Soils (%):	10				RDSO Info:
				1:	Lot 7 is not farmland assessed and landowner wishes house to go with the farm.
				2:	-
				3:	-

Year Preserved	Original Owner	Municipality	Net Acres	Notes on Sale	Preserved Farm Sale Info		
	Current Owner	Block(s) Lot(s)			\$Total	\$Per Acre	Date
2010	Estate of Jack R. Hansell Agro Foods, Inc. (Cetiner Farm)	Washington Twp. 19 3, 4	441 Schooley's Mtn Rd 24.06		\$516,250	\$17,388	9/22/2017
					Resale Book:	Page:	
					Gross Acres:	29.6900	

**Wetlands Data**  
**Acres:** 0.000  
**Date of Delineation:**  
**Classification:**

**Tillable Ground Data**  
**Tillable Area/Crop Harvested (%):** 70  
**Pasture Area (%):** 0  
**Permanent Pasture (%):** 0  
**Other/Woodland Area (%):** 30

**Residential Opportunities and Improvement Data**  
Existing Residential Improvements:  
Existing Agricultural Improvements: Pole Barn, sales preparation & office building, 2 greenhouses, deer fencing, irrigation systems and automatic vents in greenhouses  
**Number of Exception Areas:** 2 **RDSO's (#):** 0  
**Purpose of Exception Area(s):** **RDSO Exercised?:**  
**RDSO Info:**  
**1:** Current Residence and Commercial Structures  
**2:**  
**3:**

**Soils Data**  
**Prime Soils (%):** 89  
**Statewide Soils (%):** 0

2007	Haeberle, Richard CABO9, LLC	Harding Twp. 51 7	131 Lee's Hill Road 28.72	Farm bought by CABO9, LLC (Cheryl Boag)	\$1,600,000	\$47,105	12/2/2016
					Resale Book:	23059	Page: 655
					Gross Acres:	33.9670	

**Wetlands Data**  
**Acres:**  
**Date of Delineation:**  
**Classification:**

**Tillable Ground Data**  
**Tillable Area/Crop Harvested (%):** 40  
**Pasture Area (%):**  
**Permanent Pasture (%):**  
**Other/Woodland Area (%):** 60

**Residential Opportunities and Improvement Data**  
Existing Residential Improvements: 1 Single family standard residence on nonseverable exception area  
Existing Agricultural Improvements:  
**Number of Exception Areas:** 1 **RDSO's (#):** 0  
**Purpose of Exception Area(s):** **RDSO Exercised?:**  
**RDSO Info:**  
**1:** Surrounding existing house, cottage and curtilage.  
**2:**  
**3:**

**Soils Data**  
**Prime Soils (%):** 3  
**Statewide Soils (%):** 14

1997	DeJohn, P, C & R Bush	Washington Twp. 55 4.07	Beacon Hill Road 20.28		\$211,000	\$9,907	9/12/2016
					Resale Book:	22996	Page: 424
					Gross Acres:	21.2980	

**Wetlands Data**  
**Acres:**  
**Date of Delineation:**  
**Classification:**

**Tillable Ground Data**  
**Tillable Area/Crop Harvested (%):** 95  
**Pasture Area (%):** 0  
**Permanent Pasture (%):** 0  
**Other/Woodland Area (%):** 5

**Residential Opportunities and Improvement Data**  
Existing Residential Improvements: None  
Existing Agricultural Improvements: Small barn  
**Number of Exception Areas:** 1 **RDSO's (#):** 0  
**Purpose of Exception Area(s):** **RDSO Exercised?:** -  
**RDSO Info:**  
**1:** Future Residence on block 55 lot 4.07  
**2:** -  
**3:** -

**Soils Data**  
**Prime Soils (%):** 100  
**Statewide Soils (%):** 0

Year Preserved	Original Owner	Municipality	Net Acres	Notes on Sale	Preserved Farm Sale Info		
	Current Owner	Block(s) Lot(s)	Acres		\$Total	\$Per Acre	Date
2007	Porter, James & Kathryn Craig	Mendham Twp. 103 7 & 8	304 Pleasant Valley Road 22.40		<b>\$1,700,000</b>	\$69,479	7/21/2016
					Resale Book: 22957	Page: 1873	
					Gross Acres: 24.4680		

Wetlands Data	Tillable Ground Data	Residential Opportunities and Improvement Data
<b>Acres:</b> <b>Date of Delineation:</b>  <b>Classification:</b>	<b>Tillable Area/Crop Harvested (%):</b> 77  <b>Pasture Area (%):</b>  <b>Permanent Pasture (%):</b> <b>Other/Woodland Area (%):</b> 23	<b>Existing Residential Improvements:</b> One (1) two-family residence that will be limited to 120% size of existing footprint on B-103/ L-7. Current footprint is 1,435 square feet. [The following structures are on the exception area: family residence, septic, barn, garage.]  <b>Existing Agricultural Improvements:</b> none Electric fence/gates <b>Number of Exception Areas:</b> 1 <b>RDSO's (#):</b> 0 <b>Purpose of Exception Area(s):</b> <b>RDSO Exercised?:</b> <b>RDSO Info:</b> <b>1:</b> To except one family residence, septic, barn, garage, gardens, driveway, pond. (Block 103 lot 7) <b>2:</b> - <b>3:</b> -

2016	Estate of George E. Scheller Flemming	Washington Twp. 20 22, 46.01, 46.02, 50	62 Flocktown Rd. 42.54		<b>\$325,000</b>	\$6,842	6/15/2016
					Resale Book: 22927	Page: 406	
					Gross Acres: 47.5390		

Wetlands Data	Tillable Ground Data	Residential Opportunities and Improvement Data
<b>Acres:</b> 0.000 <b>Date of Delineation:</b> <b>Classification:</b>	<b>Tillable Area/Crop Harvested (%):</b> 50 <b>Pasture Area (%):</b> 0 <b>Permanent Pasture (%):</b> <b>Other/Woodland Area (%):</b> 50	<b>Existing Residential Improvements:</b> None <b>Existing Agricultural Improvements:</b> None <b>Number of Exception Areas:</b> 1 <b>RDSO's (#):</b> 0 <b>Purpose of Exception Area(s):</b> <b>RDSO Exercised?:</b> <b>RDSO Info:</b> <b>1:</b> Surrounding residence and barn on Lot 50 <b>2:</b> <b>3:</b>

<i>Year Preserved</i>	<i>Original Owner</i>	<i>Municipality</i>		<i>Net Acres</i>	<i>Notes on Sale</i>	<i>Preserved Farm Sale Info</i>		
	<i>Current Owner</i>	<i>Block(s)</i>	<i>Lot(s)</i>			<i>\$Total</i>	<i>\$Per Acre</i>	<i>Date</i>
2007	Naughtright, John Mortillo	Washington Twp. 18 29	79 Coleman Road 16 2	56.59	Purchased by Merchant Class Farms, LLC - Robert & Laurie Mortillo	<b>\$950,000</b>	\$16,787	1/6/2016
						<i>Resale Book:</i> 22843	<i>Page:</i> 695	
						<i>Gross Acres:</i> 56.5920		

**Wetlands Data**

**Acres:** 4.340  
**Date of Delineation:** 9/26/2005

**Classification:** Exceptional

**Soils Data**

**Prime Soils (%):** 38  
**Statewide Soils (%):** 51

**Tillable Ground Data**

**Tillable Area/Crop Harvested (%):** 45

**Pasture Area (%):**

**Permanent Pasture (%):**

**Other/Woodland Area (%):** 55

**Residential Opportunities and Improvement Data**

**Existing Residential Improvements:** Two Residences, each with 4 apartments on Block 29 lot 2. One can be replaced with a single-family home; other cannot be replaced.

**Existing Agricultural Improvements:** none

**Number of Exception Areas:** 0 **RDSO's (#):** 0

**Purpose of Exception Area(s):** **RDSO Exercised?:**

**1:** - **RDSO Info:**

**2:** -

**3:** -

2014	Betsy Michel Kelly Garnes	Chester Twp. 7	15 St Bernards Rd 44.02	106.08		<b>\$1</b>		4/1/2015
						<i>Resale Book:</i> 22687	<i>Page:</i> 1022	
						<i>Gross Acres:</i> 109.0816		

**Wetlands Data**

**Acres:** 0.000  
**Date of Delineation:**

**Classification:**

**Soils Data**

**Prime Soils (%):** 44  
**Statewide Soils (%):** 0

**Tillable Ground Data**

**Tillable Area/Crop Harvested (%):** 49

**Pasture Area (%):** 2

**Permanent Pasture (%):** 14

**Other/Woodland Area (%):** 35

**Residential Opportunities and Improvement Data**

**Existing Residential Improvements:** None

**Existing Agricultural Improvements:** shed, fencing

**Number of Exception Areas:** 1 **RDSO's (#):** 0

**Purpose of Exception Area(s):** **RDSO Exercised?:**

**1:** Future residence and appurtenances **RDSO Info:**

**2:**

**3:**

2008	Byrne, William & Sharon Godfrey	Chester Twp. 12	450 Old Chester Rd 1.01 & 3.02	25.30		<b>\$2,440,000</b>	\$96,450	3/24/2015
						<i>Resale Book:</i>	<i>Page:</i>	
						<i>Gross Acres:</i> 25.2980		

**Wetlands Data**

**Acres:** 0.000  
**Date of Delineation:**

**Classification:**

**Soils Data**

**Prime Soils (%):** 41  
**Statewide Soils (%):** 25

**Tillable Ground Data**

**Tillable Area/Crop Harvested (%):** 0

**Pasture Area (%):** 65

**Permanent Pasture (%):** 0

**Other/Woodland Area (%):** 35

**Residential Opportunities and Improvement Data**

**Existing Residential Improvements:** 1 standard single family house on Lot 1.01

**Existing Agricultural Improvements:** Main Barn with foaling area, indoor arena, greenhouse and shed, storage garage/shed

**Number of Exception Areas:** 0 **RDSO's (#):** 0

**Purpose of Exception Area(s):** **RDSO Exercised?:**

**1:** - **RDSO Info:**

**2:** -

**3:** -

Year Preserved	Original Owner	Municipality	Net		Notes on Sale	Preserved Farm Sale Info		
	Current Owner	Block(s) Lot(s)	Acres			\$Total	\$Per Acre	Date
2006	Hideaway Farm, LLC Alstede	Chester Twp. 15	100 Route 24 28.05, 28.06	87.50		\$16,670	12/24/2014	Resale Book: 22711 Page: 528 Gross Acres: 89.9990

**Wetlands Data**  
**Acres:** 0.000  
**Date of Delineation:**  
**Classification:**

**Soils Data**  
**Prime Soils (%):** 12  
**Statewide Soils (%):** 0

**Tillable Ground Data**  
**Tillable Area/Crop Harvested (%):** 50  
**Pasture Area (%):**  
**Permanent Pasture (%):**  
**Other/Woodland Area (%):** 50

**Residential Opportunities and Improvement Data**  
Existing Residential Improvements: 1 hunting lodge w/out foundation (not residence) on lot 28.05  
Existing Agricultural Improvements:  
**Number of Exception Areas:** 1 **RDSO's (#):** 0  
**Purpose of Exception Area(s):** **RDSO Exercised?:**  
**RDSO Info:**  
**1:** Future single family home on Lot 28.06  
**2:** -  
**3:** -

2006	Hideaway Farm, LLC Alstede	Chester Twp. & Boro 15	100 Route 24 28.01, 28.02	89.82		\$1,500,000	\$16,700	12/24/2014	Resale Book: 22692 Page: 205 Gross Acres: 89.8190
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**Wetlands Data**  
**Acres:** 68.300  
**Date of Delineation:** 9/7/2005  
**Classification:**

**Soils Data**  
**Prime Soils (%):** 27  
**Statewide Soils (%):** 47

**Tillable Ground Data**  
**Tillable Area/Crop Harvested (%):** 56  
**Pasture Area (%):**  
**Permanent Pasture (%):** 2  
**Other/Woodland Area (%):** 42

**Residential Opportunities and Improvement Data**  
Existing Residential Improvements: 1 single-family standard house on B-15/L-28.01; 1 single-family residence w/ 2 apartments on B-15/L-28.01; 1 dormitory style ag labor unit on B-15/L-28.02  
Existing Agricultural Improvements: Farm market with labor housing, 7 greenhouses, 6 barns/machines shop, 5 sheds, 1 garage, 1 grain bin, 1 hunting lodge, 1 new 100'x100' barn (2016)  
**Number of Exception Areas:** 0 **RDSO's (#):** 0  
**Purpose of Exception Area(s):** **RDSO Exercised?:**  
**RDSO Info:**  
**1:** -  
**2:** -  
**3:** -

2006	Hideaway Farm, LLC Alstede	Chester Twp. 15	100 Route 24 28.03, 28.04	87.45		\$16,670	12/24/2014	Resale Book: 22711 Page: 528 Gross Acres: 89.9490
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**Wetlands Data**  
**Acres:** 0.000  
**Date of Delineation:**  
**Classification:**

**Soils Data**  
**Prime Soils (%):** 30  
**Statewide Soils (%):** 20

**Tillable Ground Data**  
**Tillable Area/Crop Harvested (%):** 47  
**Pasture Area (%):**  
**Permanent Pasture (%):**  
**Other/Woodland Area (%):** 53

**Residential Opportunities and Improvement Data**  
Existing Residential Improvements: None  
Existing Agricultural Improvements:  
**Number of Exception Areas:** 1 **RDSO's (#):** 0  
**Purpose of Exception Area(s):** **RDSO Exercised?:**  
**RDSO Info:**  
**1:** Future single family home on Lot 28.04  
**2:**  
**3:**



Year Preserved	Original Owner	Municipality	Net Acres	Notes on Sale	Preserved Farm Sale Info			
	Current Owner				Block(s)	Lot(s)	\$Total	\$Per Acre
2006	Hideaway Farm, LLC Alstede	Chester Twp. 15	100 Route 24 28.07, 28.08	87.50			\$16,670	12/24/2014
							Resale Book: 22711	Page: 528
							Gross Acres: 89.9990	

**Wetlands Data**

Acres: 0.000  
Date of Delineation:  
Classification:

**Soils Data**

Prime Soils (%): 5  
Statewide Soils (%): 37

**Tillable Ground Data**

Tillable Area/Crop Harvested (%): 46  
Pasture Area (%):  
Permanent Pasture (%): 2  
Other/Woodland Area (%): 52

**Residential Opportunities and Improvement Data**

Existing Residential Improvements: None  
Existing Agricultural Improvements:  
Number of Exception Areas: 1 RDSO's (#): 0  
RDSO Exercised?:  
Purpose of Exception Area(s): RDSO Info:  
1: Future single family home on Lot 28..08  
2: -  
3: -

1999	Tomkins, S & E Mr. James Petrucci	Mendham Twp. 107	Old Route 24; 2 Mount Paul Road, Mendham	54.92			\$1,787,500	\$32,550	11/29/2014
							Resale Book: 22639	Page: 1885	
							Gross Acres: 62.0770		

**Wetlands Data**

Acres:  
Date of Delineation: n/a  
Classification: -

**Soils Data**

Prime Soils (%): 58  
Statewide Soils (%): 0

**Tillable Ground Data**

Tillable Area/Crop Harvested (%): 40  
Pasture Area (%): 25  
Permanent Pasture (%): 0  
Other/Woodland Area (%): 35

**Residential Opportunities and Improvement Data**

Existing Residential Improvements: 1 Single Family Residence on lot 44  
Existing Agricultural Improvements: 1 portable shed  
Number of Exception Areas: 3 RDSO's (#): 0  
RDSO Exercised?: -  
Purpose of Exception Area(s): RDSO Info:  
1: Future Residence on block 107 lot 44  
2: OS/Pat's Path - Along North edge of property: .018 acres overlaps driveway exception area.  
3: OS/Pat's Path - Along existing AT&T easement.

2007	Willemssen, Alan & Clarissa Weinstein	Mendham Boro & Twp. 2601	306 Pleasant Valley 5 & 6 (Boro) Road	30.22			\$1,916,000	\$63,406	11/14/2014
							Resale Book: 22634	Page: 363	
							Gross Acres: 33.1850		

**Wetlands Data**

Acres:  
Date of Delineation:  
Classification:

**Soils Data**

Prime Soils (%): 66  
Statewide Soils (%): 23

**Tillable Ground Data**

Tillable Area/Crop Harvested (%): 65  
Pasture Area (%): 0  
Permanent Pasture (%):  
Other/Woodland Area (%): 35

**Residential Opportunities and Improvement Data**

Existing Residential Improvements: None. 2 existing single family residences on exception area (B103, L9)  
Existing Agricultural Improvements: 2 barns  
Number of Exception Areas: 2 RDSO's (#): 0  
RDSO Exercised?:  
Purpose of Exception Area(s): RDSO Info:  
1: To exclude main residence, tenant house, greenhouse, garage, feeding barn, stone shed and silos. ( Block 103 lot 9)  
2: To exclude area being used as a golf practice range by Roxiticus Golf Club  
3: -

Year Preserved	Original Owner	Municipality	Block(s)	Lot(s)	Net Acres	Notes on Sale	Preserved Farm Sale Info		
	Current Owner						Block(s)	Lot(s)	\$Total
1988	Andrews, Stanley Clucas	Washington Twp.	33	51	79.20	27 West Mill Road, Long Valley, NJ 07853	<b>\$900,000</b>	\$10,812	8/12/2014
		34	50				Resale Book: 22579	Page: 198	
							Gross Acres:	83.2370	

**Wetlands Data**

Acres:  
Date of Delineation:  
Classification:

**Soils Data**

Prime Soils (%): 84  
Statewide Soils (%): 11

**Tillable Ground Data**

Tillable Area/Crop Harvested (%): 95  
Pasture Area (%): 0  
Permanent Pasture (%): 0  
Other/Woodland Area (%): 5

**Residential Opportunities and Improvement Data**

Existing Residential Improvements: Main Farm House; 1 Cottage (both on Block 34 Lot 50)  
Existing Agricultural Improvements: 3 Barns & Granary; 1 shed; 1 car garage  
Number of Exception Areas: 2 RDSO's (#): 0  
Purpose of Exception Area(s): RDSO Exercised?: -  
RDSO Info: -  
1: Future Alignment of Long Valley Bypass on Block 34 Lot 50  
2: Future Residence - Only if LV Bypass is constructed on Block 34 Lot 50  
3: n/a

0.00

**\$900,000** \$0 8/12/2014  
Resale Book: 22579 Page: 198  
Gross Acres: 0.0000

**Wetlands Data**

Acres: 0.000  
Date of Delineation:  
Classification:

**Soils Data**

Prime Soils (%): 0  
Statewide Soils (%): 0

**Tillable Ground Data**

Tillable Area/Crop Harvested (%): 0  
Pasture Area (%): 0  
Permanent Pasture (%): 0  
Other/Woodland Area (%): 0

**Residential Opportunities and Improvement Data**

Existing Residential Improvements:  
Existing Agricultural Improvements:  
Number of Exception Areas: 0 RDSO's (#): 0  
Purpose of Exception Area(s): RDSO Exercised?:  
RDSO Info:  
1:  
2:  
3:

2005	Koven, Jane Nikolai Bjorkedal &	Harding Twp.	8	3.01	15.45	Dickson's Mill Road & Cherry Lane	<b>\$2,000,000</b>	\$129,424	4/21/2014
							Resale Book: 22523	Page: 485	
							Gross Acres:	17.4530	

**Wetlands Data**

Acres:  
Date of Delineation: n/a  
Classification:

**Soils Data**

Prime Soils (%): 60  
Statewide Soils (%): 40

**Tillable Ground Data**

Tillable Area/Crop Harvested (%): 80  
Pasture Area (%): 0  
Permanent Pasture (%): 0  
Other/Woodland Area (%): 20

**Residential Opportunities and Improvement Data**

Existing Residential Improvements: One existing residence & one apartment in barn.  
Existing Agricultural Improvements: Barn & chicken house.  
Number of Exception Areas: 1 RDSO's (#): 0  
Purpose of Exception Area(s): RDSO Exercised?:  
RDSO Info:  
1: To not encumber existing res., greenhouse/garage/pool & garden shed area in center of property.  
2: -  
3: -



Year Preserved	Original Owner	Municipality	Net Acres	Notes on Sale	Preserved Farm Sale Info					
	Current Owner	Block(s) Lot(s)			\$Total	\$Per Acre	Date			
2014	Matera, Gennaro & Angela Ashley Family Land, LLC	Mount Olive Twp. 6801	139, 153, 157 Bartley- Chester Rd 10, 10.01 & 10.02	23.84				<b>\$50,000</b>	\$2,038	2/7/2014
						Resale Book:	22495	Page:	1725	
						Gross Acres:	24.5300			

**Wetlands Data**

Acres: 0.000  
Date of Delineation:  
Classification:

**Soils Data**

Prime Soils (%): 100  
Statewide Soils (%): 0

**Tillable Ground Data**

Tillable Area/Crop Harvested (%): 92  
Pasture Area (%): 0  
Permanent Pasture (%): 0  
Other/Woodland Area (%): 8

**Residential Opportunities and Improvement Data**

Existing Residential Improvements: None  
Existing Agricultural Improvements: None  
Number of Exception Areas: 1 RDSO's (#): 0  
Purpose of Exception Area(s): RDSO Exercised?:  
RDSO Info:  
1: Future residence  
2:  
3:

2010	David & GERALYN Hickey Michaloski	Washington Twp. 16	98 N Four Bridges Rd 20.03, 21, 22	22.50				<b>\$900,000</b>	\$39,524	11/21/2013
						Resale Book:	22470	Page:	942	
						Gross Acres:	22.7710			

**Wetlands Data**

Acres: 0.000  
Date of Delineation:  
Classification:

**Soils Data**

Prime Soils (%): 0  
Statewide Soils (%): 46

**Tillable Ground Data**

Tillable Area/Crop Harvested (%): 54  
Pasture Area (%): 0  
Permanent Pasture (%): 0  
Other/Woodland Area (%): 46

**Residential Opportunities and Improvement Data**

Existing Residential Improvements: Two single family residences.  
Existing Agricultural Improvements: Barn  
Number of Exception Areas: 0 RDSO's (#): 0  
Purpose of Exception Area(s): RDSO Exercised?:  
RDSO Info:  
1:  
2:  
3:

1995	Palmer, E & J Dorlan	Washington Twp. 22	Flocktown Road 27, 28.1 & 28.2	46.18				<b>\$695,000</b>	\$15,050	8/5/2013
						Resale Book:	22397	Page:	1002	
						Gross Acres:	48.1830			

**Wetlands Data**

Acres:  
Date of Delineation:  
Classification:

**Soils Data**

Prime Soils (%): 79  
Statewide Soils (%): 12

**Tillable Ground Data**

Tillable Area/Crop Harvested (%): 51  
Pasture Area (%): 0  
Permanent Pasture (%): 0  
Other/Woodland Area (%): 49

**Residential Opportunities and Improvement Data**

Existing Residential Improvements: None. Res. W/ Dr.'s Office on exception area (Block 22 Lot 27)  
Existing Agricultural Improvements: 3 barns.  
Number of Exception Areas: 1 RDSO's (#): 0  
Purpose of Exception Area(s): RDSO Exercised?:  
RDSO Info:  
1: To not encumber existing residence with deed restrictions on block 22 lot 27  
2: -  
3: -

Year Preserved	Original Owner	Municipality	Net Acres	Notes on Sale	Preserved Farm Sale Info		
	Current Owner	Block(s) Lot(s)			\$Total	\$Per Acre	Date
2002	Jacobson, Henry & Wanda 104 State Park Road, LLC	Chester Twp. 16.02 5	104 State Park Road 21.14		\$1		12/18/2012
					Resale Book: 22216	Page: 809	
					Gross Acres: 21.1440		

**Wetlands Data**

**Acres:**  
**Date of Delineation:** n/a  
**Classification:**

**Soils Data**

**Prime Soils (%):** 100  
**Statewide Soils (%):** 0

**Tillable Ground Data**

**Tillable Area/Crop Harvested (%):** 95  
**Pasture Area (%):** 5  
**Permanent Pasture (%):** 0  
**Other/Woodland Area (%):** 0

**Residential Opportunities and Improvement Data**

**Existing Residential Improvements:** Main House with 3 room apartment, Barn apartment (single unit), Carriage house (single unit)  
**Existing Agricultural Improvements:** Barn with store and flower consultation rooms with repair shop; Cider mill and storage; Corn crib; Chicken coop; Baking area and building with bee hive oven  
**Number of Exception Areas:** 0  
**Purpose of Exception Area(s):**  
**1:** -  
**2:** -  
**3:** -

**RDSO's (#):** 0  
**RDSO Exercised?:**  
**RDSO Info:**

1992	Kennedy, Louis Wachtell	Washington Twp. 29 18 & 18.01	Bartley Road 114.08	Property was re-sold at the time of preservation to NJ Conservation Foundation, previous to the two more recent transactions. NJCF purchased farm from Kennedy for \$150,000 (\$1,314/acre) recorded on 7/22/1992 - Deed Book 3620, Page 246. Pescatore purchased farm from NJCF for \$450,000 (\$3,945/acre) on 3/3/2000 - Deed Book 5146, Page 114. DeGrande purchased farm from Pescatore for \$2.3 million ((\$20,161/acre) on 3/22/05. Ted Wachtell bought farm from DeGrande on 10-26-12 for \$2.3 million.	\$2,300,000	\$20,161	10/26/2012
					Resale Book: 22179	Page: 0373	
					Gross Acres: 114.0800		

**Wetlands Data**

**Acres:**  
**Date of Delineation:** n/a  
**Classification:**

**Soils Data**

**Prime Soils (%):** 70  
**Statewide Soils (%):** 20

**Tillable Ground Data**

**Tillable Area/Crop Harvested (%):** 67  
**Pasture Area (%):** 0  
**Permanent Pasture (%):**  
**Other/Woodland Area (%):** 33

**Residential Opportunities and Improvement Data**

**Existing Residential Improvements:** One single family residence located on a 2-acre RDSO (surveyed) on Lot 18. One farm labor dwelling on Lot 18.  
**Existing Agricultural Improvements:** Stables, Indoor Arena  
**Number of Exception Areas:** 0  
**Purpose of Exception Area(s):**  
**1:** -  
**2:** -  
**3:** -

**RDSO's (#):** 1  
**RDSO Exercised?:** Yes  
**RDSO Info:** Home constructed by Pescatore. 2 acre surveyed envelope to contain residence & infrastructure.

Year Preserved	Original Owner	Municipality		Net Acres	Notes on Sale	Preserved Farm Sale Info		
	Current Owner	Block(s)	Lot(s)			\$Total	\$Per Acre	Date
2008	Township of Mount Olive Noon	Mount Olive Twp. 900 8300	Stephens Park Road 1 3 & 4	62.21		<b>\$404,250</b>	\$6,498	4/20/2012
						Resale Book: 22028	Page: 1789	
						Gross Acres:	66.6040	

**Wetlands Data**

Acres: 15.000  
Date of Delineation:

Classification: Exceptional

**Soils Data**

Prime Soils (%): 55  
Statewide Soils (%): 0

**Tillable Ground Data**

Tillable Area/Crop Harvested (%): 75  
Pasture Area (%): 0  
Permanent Pasture (%): 0  
Other/Woodland Area (%): 25

**Residential Opportunities and Improvement Data**

Existing Residential Improvements: 1 Standard House on exception area on Block 8300 lot 3 (restrictions placed on house size - 3,500 sq ft footprint + 1,000 sq ft footprint for auxillary structures)  
Existing Agricultural Improvements: Barns  
Number of Exception Areas: 2 RDSO's (#): 0  
RDSO Exercised?:  
RDSO Info:  
Purpose of Exception Area(s):  
1: Open Space / Patriot's Path Trail Easement (20' width) - totals 1.392 acres on all 3 lots  
2: To permit the replacement of existing residence, limited to a max of one residence (Block 8300 lot 3), size restrictions per Mt. Olive Twp Res of March 27, 2007.  
3:

1996	Borgenicht Weiss	Washington Twp. 34	177 West Mill Road 41, 42, 45 & 46.02	312.38		<b>\$2,525,000</b>	\$7,695	11/14/2011
						Resale Book: 21907	Page: 0710	
						Gross Acres:	328.1550	

**Wetlands Data**

Acres:  
Date of Delineation:  
Classification:

**Soils Data**

Prime Soils (%): 90  
Statewide Soils (%): 5

**Tillable Ground Data**

Tillable Area/Crop Harvested (%): 60  
Pasture Area (%): 0  
Permanent Pasture (%): 0  
Other/Woodland Area (%): 40

**Residential Opportunities and Improvement Data**

Existing Residential Improvements: None  
Existing Agricultural Improvements: None  
Number of Exception Areas: 2 RDSO's (#): 0  
RDSO Exercised?: -  
RDSO Info: -  
Purpose of Exception Area(s):  
1: Surrounding several buildings on Block 34, Lots 41 & 42  
2: 20' Wide Access Easement along western lot boundaries of Lots 41 and 29  
3: -

1997	Borgenicht, Jack Campbell	Washington Twp. 34	99 West Mill Road 13, 28, 29, 43, 44, 46, 46.01	385.31		<b>\$2,750,000</b>		11/11/2011
						Resale Book: 21948	Page: 1220	
						Gross Acres:	438.1270	

**Wetlands Data**

Acres:  
Date of Delineation:  
Classification:

**Soils Data**

Prime Soils (%): 63  
Statewide Soils (%): 21

**Tillable Ground Data**

Tillable Area/Crop Harvested (%): 48  
Pasture Area (%): 0  
Permanent Pasture (%): 0  
Other/Woodland Area (%): 52

**Residential Opportunities and Improvement Data**

Existing Residential Improvements: None  
Residential structure(s) on exception area #2  
Existing Agricultural Improvements: None  
Number of Exception Areas: 2 RDSO's (#): 0  
RDSO Exercised?: -  
RDSO Info: -  
Purpose of Exception Area(s):  
1: Long Valley ByPass, Future School Expansion on block 34 lot 46 (most of the area is owned in fee by the Twp.; Borgenicht owns land under the structures)  
2: On Block 34, Lots 43, 44 & 46.01  
3: -

Year Preserved	Original Owner	Municipality	Net Acres	Notes on Sale	Preserved Farm Sale Info		
	Current Owner	Block(s) Lot(s)			\$Total	\$Per Acre	Date
2000	Malinowski, M & M Domingues	Washington Twp. 55 5.03 & 5.04	20.25	30 Turtle Back Road	<b>\$650,000</b>	\$32,094	6/10/2010
					Resale Book: 21561	Page: 471	
					Gross Acres: 20.2530		

Wetlands Data	Tillable Ground Data	Residential Opportunities and Improvement Data
<b>Acres:</b> <b>Date of Delineation:</b> n/a <b>Classification:</b> ?	<b>Tillable Area/Crop Harvested (%):</b> 76 <b>Pasture Area (%):</b> 0 <b>Permanent Pasture (%):</b> 0 <b>Other/Woodland Area (%):</b> 24	Existing Residential Improvements: None Existing Agricultural Improvements: None <b>Number of Exception Areas:</b> 0 <b>Purpose of Exception Area(s):</b> <b>1:</b> - <b>2:</b> - <b>3:</b> - <b>RDSO's (#):</b> 0 <b>RDSO Exercised?:</b> - <b>RDSO Info:</b> -
Soils Data		
<b>Prime Soils (%):</b> 100 <b>Statewide Soils (%):</b> 0		

1993	Smith, K & E Malato	Washington Twp. 34 40	West Mill Road	65.58	Previous RDSO approval is not valid for current landowner. New approval to exercise the unit is necessary.	<b>\$785,000</b>	\$11,969	12/14/2007
					Resale Book: 20983	Page: 1418		
					Gross Acres: 65.5840			

Wetlands Data	Tillable Ground Data	Residential Opportunities and Improvement Data
<b>Acres:</b> <b>Date of Delineation:</b> <b>Classification:</b>	<b>Tillable Area/Crop Harvested (%):</b> 55 <b>Pasture Area (%):</b> 0 <b>Permanent Pasture (%):</b> 0 <b>Other/Woodland Area (%):</b> 45	Existing Residential Improvements: None Existing Agricultural Improvements: 1 Morton Building <b>Number of Exception Areas:</b> 0 <b>Purpose of Exception Area(s):</b> <b>1:</b> - <b>2:</b> - <b>3:</b> - <b>RDSO's (#):</b> 1 <b>RDSO Exercised?:</b> No <b>RDSO Info:</b> Approval to exercise granted by CADB 1/12/95 to previous owner.
Soils Data		
<b>Prime Soils (%):</b> 100 <b>Statewide Soils (%):</b> 0		

2004	John Nagro & Sandy Lobel Jones	Harding Twp. 25.02 10.01	105 Sand Spring Road	19.69	Property was re-sold previous to most current transaction. The sale was between immediate family members. Nagro purchased full interest in farm from Lobel for \$500,000 (\$25,395/acre) on 9/10/2004 - Deed Book 6193, Page 265.	<b>\$4,410,000</b>	\$223,983	12/3/2007
					Resale Book: 20979	Page: 00515		
					Gross Acres: 19.6890			

Wetlands Data	Tillable Ground Data	Residential Opportunities and Improvement Data
<b>Acres:</b> <b>Date of Delineation:</b> 5/31/2001 <b>Classification:</b> Intermediate	<b>Tillable Area/Crop Harvested (%):</b> 60 <b>Pasture Area (%):</b> 40 <b>Permanent Pasture (%):</b> 0 <b>Other/Woodland Area (%):</b> 0	Existing Residential Improvements: 2 Single Family Residences; gazebo behind barn Existing Agricultural Improvements: Several barns and stables <b>Number of Exception Areas:</b> 0 <b>Purpose of Exception Area(s):</b> <b>1:</b> - <b>2:</b> - <b>3:</b> - <b>RDSO's (#):</b> 0 <b>RDSO Exercised?:</b> <b>RDSO Info:</b>
Soils Data		
<b>Prime Soils (%):</b> 75 <b>Statewide Soils (%):</b> 20		

Year Preserved	Original Owner	Municipality Block(s) Lot(s)	Net Acres	Notes on Sale	Preserved Farm Sale Info		
	Current Owner				\$Total	\$Per Acre	Date
1998	Doland, Nelson Johanson	Boonton Twp. 21601 17	36.19	Rockaway Valley & Powerville Roads	<b>\$900,000</b>	\$23,560	7/18/2006
					Resale Book: 20571	Page: 00882	
					Gross Acres: 38.2000		

**Wetlands Data**

Acres: 13.650  
Date of Delineation: 10/20/95  
Classification:

**Soils Data**

Prime Soils (%): 25  
Statewide Soils (%): 35

**Tillable Ground Data**

Tillable Area/Crop Harvested (%): 67  
Pasture Area (%): 0  
Permanent Pasture (%): 0  
Other/Woodland Area (%): 33

**Residential Opportunities and Improvement Data**

Existing Residential Improvements: 1 Single Family Residence  
Existing Agricultural Improvements: Barn  
Number of Exception Areas: 2 RDSO's (#): 0  
RDSO Exercised?: -  
Purpose of Exception Area(s): RDSO Info:  
1: Future Residence on block 21601 lot 17  
2: Bridge Maintenance Easement  
3: -

2004	Lee Ann Fera Shankman	Washington Twp. 28 18	37.91	East Mill Road	Property was re-sold previous to this most current transaction. Lena, II, LLC purchased farm from Fera for \$1 on 8/15/2005 - Deed Book 6418, Page 108.	<b>\$650,000</b>	\$15,905	12/27/2005
					Resale Book: 6527	Page: 048		
					Gross Acres: 40.8670			

**Wetlands Data**

Acres:  
Date of Delineation: n/a  
Classification: ?

**Soils Data**

Prime Soils (%): 100  
Statewide Soils (%): 0

**Tillable Ground Data**

Tillable Area/Crop Harvested (%): 95  
Pasture Area (%): 0  
Permanent Pasture (%): 0  
Other/Woodland Area (%): 5

**Residential Opportunities and Improvement Data**

Existing Residential Improvements: 1 house on exception  
Existing Agricultural Improvements: 1 Barn  
Number of Exception Areas: 2 RDSO's (#): 0  
RDSO Exercised?: -  
Purpose of Exception Area(s): RDSO Info:  
1: Future Residence on Lot 18  
2: For possible future addition to First Aid Squad  
3: -

2002	Kramer Family Builders at Long Cholish	Washington Twp. 55 3	64.40	West Mill and Beacon Hill Roads	Bought at auction. Sale price does not include buyer's premium. Sale price is for 92+ acres, of which 64.4 acres is preserved as farmland. Remaining acreage is encumbered by open space, public pathway and equestrian trail easements.	<b>\$950,000</b>	\$10,216	12/9/2005
					Resale Book: 6504	Page: 121		
					Gross Acres: 92.9940			

**Wetlands Data**

Acres:  
Date of Delineation: n/a  
Classification:

**Soils Data**

Prime Soils (%): 100  
Statewide Soils (%): 0

**Tillable Ground Data**

Tillable Area/Crop Harvested (%): 100  
Pasture Area (%): 0  
Permanent Pasture (%): 0  
Other/Woodland Area (%): 0

**Residential Opportunities and Improvement Data**

Existing Residential Improvements: House being constructed  
Existing Agricultural Improvements: None  
Number of Exception Areas: 3 RDSO's (#): 0  
RDSO Exercised?: -  
Purpose of Exception Area(s): RDSO Info:  
1: Future residence on preserved farm on block 55 lot 3  
2: Public Pathway and Equestrian Trail Easement  
3: Open Space Easement

Year Preserved	Original Owner	Municipality	Net Acres	Notes on Sale	Preserved Farm Sale Info			
	Current Owner	Block(s) Lot(s)			\$Total	\$Per Acre	Date	
2002	Clapp, Roger & Judith De Filippo	Washington Twp. 62 12	180 Black River Road	61.31		<b>\$2,750,000</b>	\$41,798	5/6/2005
						Resale Book: 6385	Page: 212	
						Gross Acres: 65.7930		

**Wetlands Data**

Acres: 2.980  
Date of Delineation: 11/17/00  
Classification: Exceptional

**Soils Data**

Prime Soils (%): 50  
Statewide Soils (%): 50

**Tillable Ground Data**

Tillable Area/Crop Harvested (%): 20  
Pasture Area (%): 16  
Permanent Pasture (%): 23  
Other/Woodland Area (%): 41

**Residential Opportunities and Improvement Data**

Existing Residential Improvements: None. Only on exception area  
Existing Agricultural Improvements: Two run-in sheds, stable  
Number of Exception Areas: 1 RDSO's (#): 0  
Purpose of Exception Area(s): RDSO Exercised?:  
RDSO Info:  
**1:** Surrounding the homestead & buildings. On block 62 lot 12  
**2:** AREA OF QUESTIONABLE TITLE - No EP Cost sharing on this area -- Not an exclusion on Deed  
**3:** n/a

2001	Turnquist, Eric Perez	Washington Twp. 51 2	130 Zellers Road	153.21	Property was re-sold previous to most current transaction. Highland Farms Estates purchased farm from Turnquist for \$685,000 (\$4,194/acre) on 7/3/2001 - Deed Book 5405, Page 251.	<b>\$1,750,000</b>	\$10,714	4/8/2005
						Resale Book: 6321	Page: 117	
						Gross Acres: 163.3330		

**Wetlands Data**

Acres: 93.240  
Date of Delineation: 10/99  
Classification:

**Soils Data**

Prime Soils (%): 28  
Statewide Soils (%): 7

**Tillable Ground Data**

Tillable Area/Crop Harvested (%): 17  
Pasture Area (%): 27  
Permanent Pasture (%): 0  
Other/Woodland Area (%): 50

**Residential Opportunities and Improvement Data**

Existing Residential Improvements: 1 Single Family Residence (currently demolished)  
Existing Agricultural Improvements: Horse stable  
Number of Exception Areas: 2 RDSO's (#): 0  
Purpose of Exception Area(s): RDSO Exercised?:  
RDSO Info:  
**1:** Future Residence on block 51 lot 2  
**2:** Future Residence  
**3:** n/a

2002	Tice Family LLC Greenfield	Washington Twp. 34 1.01	Fairmount Road	42.63	Property was re-sold previous to this most current transaction. R & S Desiderio purchased farm from Tice for \$145,000 (\$3,310/acre) on 5/1/2002 - Deed Book 5621, Page 206.	<b>\$355,000</b>	\$8,327	5/26/2004
						Resale Book: 6082	Page: 238	
						Gross Acres: 42.6340		

**Wetlands Data**

Acres:  
Date of Delineation: n/a  
Classification:

**Soils Data**

Prime Soils (%): 50  
Statewide Soils (%): 15

**Tillable Ground Data**

Tillable Area/Crop Harvested (%): 65  
Pasture Area (%): 0  
Permanent Pasture (%): 0  
Other/Woodland Area (%): 35

**Residential Opportunities and Improvement Data**

Existing Residential Improvements: None  
1 ag labor house  
Existing Agricultural Improvements: Stable, riding arena, and ag labor house  
Number of Exception Areas: 0 RDSO's (#): 0  
Purpose of Exception Area(s): RDSO Exercised?:  
RDSO Info:  
**1:** -  
**2:** -  
**3:** -



Year Preserved	Original Owner	Municipality Block(s) Lot(s)	Net Acres	Notes on Sale	Preserved Farm Sale Info		
	Current Owner				\$Total	\$Per Acre	Date
2003	Allen, Estate of Emily Benz	Chester Twp. 15 9	Pottersville Road 50.75		<b>\$2,225,000</b>	\$42,998	3/30/2004
					Resale Book: 6047	Page: 57	
					Gross Acres: 51.7460		
<b>Wetlands Data</b>		<b>Tillable Ground Data</b>		<b>Residential Opportunities and Improvement Data</b>			
Acres:		Tillable Area/Crop Harvested (%): 80		Existing Residential Improvements: 1 Single Family Residence (another 1 on exception)			
Date of Delineation: ?		Pasture Area (%): 0		Existing Agricultural Improvements: Barns, fencing, greenhouse, irrigation			
Classification:		Permanent Pasture (%): 0		Number of Exception Areas: 1 RDSO's (#): 0			
<b>Soils Data</b>		Other/Woodland Area (%): 20		Purpose of Exception Area(s): RDSO Exercised?:			
Prime Soils (%): 18				RDSO Info:			
Statewide Soils (%): 35				1: Around Existing "cottage" residence			
				2: -			
				3: -			
1999	Radic/McKeon Wajswol	Washington Twp. 35 6 & 8	50 Fairmount Road 112.90		<b>\$475,000</b>	\$3,967	12/19/2003
					Resale Book: 6015	Page: 153	
					Gross Acres: 119.7514		
<b>Wetlands Data</b>		<b>Tillable Ground Data</b>		<b>Residential Opportunities and Improvement Data</b>			
Acres: 23.140		Tillable Area/Crop Harvested (%): 40		Existing Residential Improvements: None			
Date of Delineation: 12/18/97		Pasture Area (%): 0		Existing Agricultural Improvements: Barns, Farmers market, milking parlor			
Classification:		Permanent Pasture (%): 0		Number of Exception Areas: 2 RDSO's (#): 0			
<b>Soils Data</b>		Other/Woodland Area (%): 60		Purpose of Exception Area(s): RDSO Exercised?:			
Prime Soils (%): 68				RDSO Info:			
Statewide Soils (%): 8				1: Future Alignment of Long Valley Bypass on block 35 lot 8			
				2: Future Residence on lot 6			
				3: n/a-			
2005	Chester Twp/Schmitz Farm Forte	Chester Twp. 40 14 46 19	Larison Road 190.42		<b>\$3,240,000</b>	\$15,919	9/1/2003
					Resale Book: 5928	Page: 196	
					Gross Acres: 194.5210		
<b>Wetlands Data</b>		<b>Tillable Ground Data</b>		<b>Residential Opportunities and Improvement Data</b>			
Acres:		Tillable Area/Crop Harvested (%): 75		Existing Residential Improvements:			
Date of Delineation: n/a		Pasture Area (%): 0		Existing Agricultural Improvements: None			
Classification:		Permanent Pasture (%): 0		Number of Exception Areas: 1 RDSO's (#): 0			
<b>Soils Data</b>		Other/Woodland Area (%): 25		Purpose of Exception Area(s): RDSO Exercised?:			
Prime Soils (%): 43				RDSO Info:			
Statewide Soils (%): 37				1: Residence - 15% coverage limitation & maximum of 10,000 sq ft (Block 46 Lot 19)			
				2: -			
				3: -			

Year Preserved	Original Owner	Municipality	Net Acres	Notes on Sale	Preserved Farm Sale Info		
	Current Owner	Block(s) Lot(s)			\$Total	\$Per Acre	Date
2002	Washington Twp. Totten	Washington Twp. 12 37.03	442 Naughtright Road 77.54		<b>\$861,000</b>	\$10,799	8/18/2003
					Resale Book: 5925	Page: 168	
					Gross Acres: 79.7270		

**Wetlands Data**  
**Acres:**  
**Date of Delineation:** n/a  
**Classification:**

**Tillable Ground Data**  
**Tillable Area/Crop Harvested (%):** 75  
**Pasture Area (%):** 0  
  
**Permanent Pasture (%):** 0  
**Other/Woodland Area (%):** 25

**Residential Opportunities and Improvement Data**  
Existing Residential Improvements: 2 residential buildings used for agricultural labor  
Existing Agricultural Improvements: Hay barn - metal (may be removed), roadside stand - metal, stone foundation cow barn with silo, 2 garages, 3 greenhouses and shade house, pole barn.  
  
**Number of Exception Areas:** 1 **RDSO's (#):** 0  
**Purpose of Exception Area(s):** **RDSO Exercised?:**  
**RDSO Info:**  
**1:** Future home site along Thomas Farm Lane/Arbor Way road frontage on block 12 lot 37  
**2:** -  
**3:** -

**Soils Data**  
**Prime Soils (%):** 80  
**Statewide Soils (%):** 10

2001	Esemplare, John & Cameron Malato	Washington Twp. 34 37	Beacon Hill Road 24.71	Farm's re-sale purchase price includes an adjoining residential unit, making a per acre resale value of the preserved farmland impossible).	<b>\$985,000</b>		6/19/2003
					Resale Book: 5887	Page: 243	
					Gross Acres: 24.7140		

**Wetlands Data**  
**Acres:** 0.460  
**Date of Delineation:** 11/13/00  
**Classification:**

**Tillable Ground Data**  
**Tillable Area/Crop Harvested (%):** 80  
**Pasture Area (%):** 0  
  
**Permanent Pasture (%):** 0  
**Other/Woodland Area (%):** 20

**Residential Opportunities and Improvement Data**  
Existing Residential Improvements: None.  
Existing Agricultural Improvements: None  
  
**Number of Exception Areas:** 0 **RDSO's (#):** 0  
**Purpose of Exception Area(s):** **RDSO Exercised?:**  
**RDSO Info:**  
**1:** -  
**2:** -  
**3:** -

**Soils Data**  
**Prime Soils (%):** 100  
**Statewide Soils (%):** 0

1997	Maier Brothers- Yanuzzi Sipos & Ms.Gentles	Washington Twp. 43 66	Old Turnpike Road 135.69		<b>\$800,000</b>	\$5,641	4/17/2003
					Resale Book: 5838	Page: 073	
					Gross Acres: 141.8310		

**Wetlands Data**  
**Acres:** 4.480  
**Date of Delineation:** 11/9/95  
**Classification:**

**Tillable Ground Data**  
**Tillable Area/Crop Harvested (%):** 58  
**Pasture Area (%):** 0  
  
**Permanent Pasture (%):** 0  
**Other/Woodland Area (%):** 42

**Residential Opportunities and Improvement Data**  
Existing Residential Improvements: None  
Existing Agricultural Improvements: Storage Buildings along roadside  
  
**Number of Exception Areas:** 2 **RDSO's (#):** 0  
**Purpose of Exception Area(s):** **RDSO Exercised?:** -  
**RDSO Info:** -  
**1:** Future Residence on block 43 lot 66  
**2:** Future Residence  
**3:** -

**Soils Data**  
**Prime Soils (%):** 63  
**Statewide Soils (%):** 10

Year Preserved	Original Owner	Municipality	Net Acres		Notes on Sale	Preserved Farm Sale Info		
	Current Owner	Block(s) Lot(s)				\$Total	\$Per Acre	Date
1998	Ventimiglia, Marguerite Kuehm	Montville Twp. 32 28	Jacksonville Road & Cooks Lane		26.93	\$35,000	\$1,299	3/20/2002
						Resale Book: 5600	Page: 010	
						Gross Acres: 26.9340		

Wetlands Data		Tillable Ground Data		Residential Opportunities and Improvement Data	
Acres:		Tillable Area/Crop Harvested (%):	60	Existing Residential Improvements:	None
Date of Delineation:	n/a	Pasture Area (%):	0	Existing Agricultural Improvements:	Pole Barn
Classification:		Permanent Pasture (%):	0	Number of Exception Areas:	0
Soils Data		Other/Woodland Area (%):	40	Purpose of Exception Area(s):	RDSO's (#): 0
Prime Soils (%):	46				RDSO Exercised?: -
Statewide Soils (%):	0				RDSO Info: -
				1:	-
				2:	-
				3:	-

1999	Wagner/Boyce Vivian	Washington Twp. 28 63 & 63.01	Fairview Avenue		47.03	\$299,000	\$6,204	8/16/2000
						Resale Book: 5240	Page: 113	
						Gross Acres: 48.1900		

Wetlands Data		Tillable Ground Data		Residential Opportunities and Improvement Data	
Acres:	21.000	Tillable Area/Crop Harvested (%):	75	Existing Residential Improvements:	1 Single Family Residence on Lot 63
Date of Delineation:	12/16/98	Pasture Area (%):	0	Existing Agricultural Improvements:	1 barn 1 30' x 45' barn (to house pigs and supplies)
Classification:		Permanent Pasture (%):	0	Number of Exception Areas:	2
Soils Data		Other/Woodland Area (%):	25	Purpose of Exception Area(s):	RDSO's (#): 0
Prime Soils (%):	40				RDSO Exercised?: -
Statewide Soils (%):	23				RDSO Info: -
				1:	Open Space / Trail / Parking on Lot 63 block 28
				2:	Open Space / Trail on Lot 63.01
				3:	-

2000	Chubb Estate Ellison	Chester Twp. 13 7 & 8 15 45	Pottersville Road		184.74	\$2,250,000	\$12,179	4/14/2000
						Resale Book: 5447	Page: 021	
						Gross Acres: 184.7388		

Wetlands Data		Tillable Ground Data		Residential Opportunities and Improvement Data	
Acres:		Tillable Area/Crop Harvested (%):	49	Existing Residential Improvements:	Main House, four tenant houses, 1 apartment over potting shed, and a bomb shelter. All on Block 15 Lot 45.
Date of Delineation:	n/a	Pasture Area (%):	18	Existing Agricultural Improvements:	Three barns
Classification:		Permanent Pasture (%):	0	Number of Exception Areas:	0
Soils Data		Other/Woodland Area (%):	33	Purpose of Exception Area(s):	RDSO's (#): 0
Prime Soils (%):	81				RDSO Exercised?: -
Statewide Soils (%):	11				RDSO Info: -
				1:	-
				2:	-
				3:	-

Year Preserved	Original Owner	Municipality		Net Acres	Notes on Sale	Preserved Farm Sale Info		
	Current Owner	Block(s)	Lot(s)			\$Total	\$Per Acre	Date
1997	Araneo, Anthony Allidian	Washington Twp. 60	Pickle Road 19	29.05		<b>\$340,000</b>	\$9,984	2/17/2000
						Resale Book: 5139	Page: 243	
						Gross Acres: 34.0530		

Wetlands Data		Tillable Ground Data		Residential Opportunities and Improvement Data	
<b>Acres:</b>		<b>Tillable Area/Crop Harvested (%):</b>	50	Existing Residential Improvements:	None
<b>Date of Delineation:</b>		<b>Pasture Area (%):</b>	0	Existing Agricultural Improvements:	None
<b>Classification:</b>		<b>Permanent Pasture (%):</b>		<b>Number of Exception Areas:</b>	1
<b>Soils Data</b>		<b>Other/Woodland Area (%):</b>	50	<b>RDSO's (#):</b>	0
<b>Prime Soils (%):</b>				<b>RDSO Exercised?:</b>	-
<b>Statewide Soils (%):</b>				<b>Purpose of Exception Area(s):</b>	<b>RDSO Info:</b>
				<b>1:</b>	Future Residence on block 60 lot 19
				<b>2:</b>	-
				<b>3:</b>	-

1999	Kenney, John Haggas	Washington Twp. 28	Naughtright Road 4.01	44.43		<b>\$792,000</b>	\$16,431	1/31/2000
						Resale Book: 5134	Page: 22	
						Gross Acres: 48.2000		

Wetlands Data		Tillable Ground Data		Residential Opportunities and Improvement Data	
<b>Acres:</b>	13.486	<b>Tillable Area/Crop Harvested (%):</b>	76	Existing Residential Improvements:	None. 1 Single Family Residence on exception area.
<b>Date of Delineation:</b>	12/1/97	<b>Pasture Area (%):</b>	0	Existing Agricultural Improvements:	None
<b>Classification:</b>		<b>Permanent Pasture (%):</b>	0	<b>Number of Exception Areas:</b>	2
<b>Soils Data</b>		<b>Other/Woodland Area (%):</b>	24	<b>RDSO's (#):</b>	0
<b>Prime Soils (%):</b>	100			<b>RDSO Exercised?:</b>	-
<b>Statewide Soils (%):</b>	0			<b>Purpose of Exception Area(s):</b>	<b>RDSO Info:</b>
				<b>1:</b>	Separate house from farm on block 28 lot 4.01
				<b>2:</b>	Future Residence
				<b>3:</b>	-

1992	Fasano, Lorens & Jean Martinez	Washington Twp. 55	411 West Mill Road 10	53.13	Property was re-sold previous to most current transaction. Lundberg purchased farm from Fasano for \$270,000 (\$5,081/acre) on 6/12/1998 - Deed Book 4783, Page 264.	<b>\$10</b>	\$0	12/23/1999
						Resale Book: 5111	Page: 192	
						Gross Acres: 53.1350		

Wetlands Data		Tillable Ground Data		Residential Opportunities and Improvement Data	
<b>Acres:</b>		<b>Tillable Area/Crop Harvested (%):</b>	95	Existing Residential Improvements:	1 Single Family Residence
<b>Date of Delineation:</b>		<b>Pasture Area (%):</b>	0	Existing Agricultural Improvements:	Riding arena, stables
<b>Classification:</b>		<b>Permanent Pasture (%):</b>	0	<b>Number of Exception Areas:</b>	0
<b>Soils Data</b>		<b>Other/Woodland Area (%):</b>	5	<b>RDSO's (#):</b>	1
<b>Prime Soils (%):</b>	100			<b>RDSO Exercised?:</b>	No
<b>Statewide Soils (%):</b>	0			<b>Purpose of Exception Area(s):</b>	<b>RDSO Info:</b>
				<b>1:</b>	n/a
				<b>2:</b>	n/a
				<b>3:</b>	n/a

Year Preserved	Original Owner	Municipality	Net Acres	Notes on Sale	Preserved Farm Sale Info		
	Current Owner	Block(s) Lot(s)			\$Total	\$Per Acre	Date
1996	Alstede, Hermann S. Alstede	Washington Twp. 46 6.01 & 7	Pleasant Grove Road 32.85		\$1	\$0	5/17/1998
					Resale Book: 4981	Page: 269	
					Gross Acres: 32.8510		

Wetlands Data	Tillable Ground Data	Residential Opportunities and Improvement Data
<b>Acres:</b> <b>Date of Delineation:</b> n/a <b>Classification:</b>	<b>Tillable Area/Crop Harvested (%):</b> 80 <b>Pasture Area (%):</b> 0 <b>Permanent Pasture (%):</b> 0 <b>Other/Woodland Area (%):</b> 20	Existing Residential Improvements: None Existing Agricultural Improvements: Pole Barn <b>Number of Exception Areas:</b> 0 <b>RDSO's (#):</b> 0 <b>Purpose of Exception Area(s):</b> <b>RDSO Exercised?:</b> - <b>1:</b> - <b>RDSO Info:</b> - <b>2:</b> - <b>3:</b> -
Soils Data		
<b>Prime Soils (%):</b> 0 <b>Statewide Soils (%):</b> 100		

1987	Cupo, Anthony Ms. Doerr & Mr. Fredrickson	Washington Twp. 34 38	255 West Mill Road 14.00		\$163,000	\$9,554	5/4/1998
					Resale Book: 4765	Page: 215	
					Gross Acres: 17.0610		

Wetlands Data	Tillable Ground Data	Residential Opportunities and Improvement Data
<b>Acres:</b> <b>Date of Delineation:</b> n/a <b>Classification:</b>	<b>Tillable Area/Crop Harvested (%):</b> 100 <b>Pasture Area (%):</b> 0 <b>Permanent Pasture (%):</b> 0 <b>Other/Woodland Area (%):</b> 0	Existing Residential Improvements: 1 Single Family Residence on exception area Existing Agricultural Improvements: None <b>Number of Exception Areas:</b> 1 <b>RDSO's (#):</b> 0 <b>Purpose of Exception Area(s):</b> <b>RDSO Exercised?:</b> - <b>1:</b> Residence on B-34/L-38 <b>RDSO Info:</b> - <b>2:</b> <b>3:</b>
Soils Data		
<b>Prime Soils (%):</b> 100 <b>Statewide Soils (%):</b> 0		

1997	Araneo, Anthony Crater	Washington Twp. 60 15	Black River & Pickle Roads 69.42		\$175,000	\$2,341	7/15/1997
					Resale Book:	Page:	
					Gross Acres: 74.7560		

Wetlands Data	Tillable Ground Data	Residential Opportunities and Improvement Data
<b>Acres:</b> <b>Date of Delineation:</b> <b>Classification:</b>	<b>Tillable Area/Crop Harvested (%):</b> <b>Pasture Area (%):</b> <b>Permanent Pasture (%):</b> <b>Other/Woodland Area (%):</b>	Existing Residential Improvements: None Existing Agricultural Improvements: None <b>Number of Exception Areas:</b> 1 <b>RDSO's (#):</b> 0 <b>Purpose of Exception Area(s):</b> <b>RDSO Exercised?:</b> - <b>1:</b> Future Residence on bloc 60 lot 15 <b>RDSO Info:</b> - <b>2:</b> - <b>3:</b> -
Soils Data		
<b>Prime Soils (%):</b> <b>Statewide Soils (%):</b>		

Year Preserved	Original Owner	Municipality Block(s) Lot(s)	Net Acres	Notes on Sale	Preserved Farm Sale Info		
	Current Owner				\$Total	\$Per Acre	Date
1996	Bostrom, P. Donald Bostrom	Randolph Twp. 20 9	Sussex Tpk & Canfield Ave	18.29	<b>\$250,280</b>	\$12,839	11/12/1996
					Resale Book: 4640	Page: 275&279	
					Gross Acres: 18.2860		

Wetlands Data	Tillable Ground Data	Residential Opportunities and Improvement Data
<b>Acres:</b> <b>Date of Delineation:</b> <b>Classification:</b>	<b>Tillable Area/Crop Harvested (%):</b> 95 <b>Pasture Area (%):</b> 0 <b>Permanent Pasture (%):</b> 0 <b>Other/Woodland Area (%):</b> 5	Existing Residential Improvements: 1 Single Family Residence Existing Agricultural Improvements: Farm market, detached garage/barn, walk-in cold storage box. <b>Number of Exception Areas:</b> 0 <b>Purpose of Exception Area(s):</b> <b>1:</b> - <b>2:</b> - <b>3:</b> -
<b>Soils Data</b> <b>Prime Soils (%):</b> 90 <b>Statewide Soils (%):</b> 5		<b>RDSO's (#):</b> 0 <b>RDSO Exercised?:</b> - <b>RDSO Info:</b> -

1993	Turnquist, Eric Richard & Sara Marie Huff	Washington Twp. 34 35 & 36	Beacon Hill Road	114.50	<b>\$500,000</b>	\$4,366	9/24/1996
					Resale Book: 4452	Page: 195	
					Gross Acres: 114.4990		

Wetlands Data	Tillable Ground Data	Residential Opportunities and Improvement Data
<b>Acres:</b> <b>Date of Delineation:</b> <b>Classification:</b>	<b>Tillable Area/Crop Harvested (%):</b> <b>Pasture Area (%):</b> <b>Permanent Pasture (%):</b> <b>Other/Woodland Area (%):</b>	Existing Residential Improvements: None Existing Agricultural Improvements: Equip. storage - 35'x70' Barn - 20'x30' Barn - 100'x100' <b>Number of Exception Areas:</b> 0 <b>Purpose of Exception Area(s):</b> <b>1:</b> - <b>2:</b> - <b>3:</b> -
<b>Soils Data</b> <b>Prime Soils (%):</b> 100 <b>Statewide Soils (%):</b> 0		<b>RDSO's (#):</b> 1 <b>RDSO Exercised?:</b> No <b>RDSO Info:</b> -

1989	Akin Farm (Drew University) Akin	Washington Twp. 28 16, 16.01 & 16.02 36 41	East Mill Road	111.14	<b>\$480,000</b>	\$4,318	9/22/1995
					Resale Book: 4262	Page: 047	
					Gross Acres: 111.1400		

Wetlands Data	Tillable Ground Data	Residential Opportunities and Improvement Data
<b>Acres:</b> <b>Date of Delineation:</b> <b>Classification:</b>	<b>Tillable Area/Crop Harvested (%):</b> 51 <b>Pasture Area (%):</b> 0 <b>Permanent Pasture (%):</b> 30 <b>Other/Woodland Area (%):</b> 19	Existing Residential Improvements: One main house w/ attached apt. and one 3 BR ranch next to main house on Block 28 Lot 16.01; One 3 BR ranch south of Rt. 24 on Block 36 Lot 41 Existing Agricultural Improvements: Main stone barn, silo (not used), CC block shed, CC block "bull pen", granary <b>Number of Exception Areas:</b> 0 <b>Purpose of Exception Area(s):</b> <b>1:</b> - <b>2:</b> - <b>3:</b> -
<b>Soils Data</b> <b>Prime Soils (%):</b> 56 <b>Statewide Soils (%):</b> 0		<b>RDSO's (#):</b> 0 <b>RDSO Exercised?:</b> - <b>RDSO Info:</b> -



<i>Year Preserved</i>	<i>Original Owner</i>	<i>Municipality</i>		<i>Net Acres</i>	<i>Notes on Sale</i>	<i>Preserved Farm Sale Info</i>		
	<i>Current Owner</i>	<i>Block(s)</i>	<i>Lot(s)</i>			<i>\$Total</i>	<i>\$Per Acre</i>	<i>Date</i>
1992	Schirmacher, P. & G. 427 West Mill Road, LLC	Washington Twp. 55	West Mill Road 11	78.90		<b>\$350,000</b>	\$4,436	8/24/1993
						<i>Resale Book:</i> 3835	<i>Page:</i> 217	
						<i>Gross Acres:</i>	78.9000	

**Wetlands Data**

**Acres:**  
**Date of Delineation:**  
**Classification:**

**Tillable Ground Data**

**Tillable Area/Crop Harvested (%):**  
**Pasture Area (%):**

**Residential Opportunities and Improvement Data**

Existing Residential Improvements: None.  
1 RDSO (2-acre envelope) - unexercised

Existing Agricultural Improvements: A. 30 x 18 garage for the storage of trucks and tractors  
B. 40 x 20 barn for the storage of chemical, pesticides and farm related vehicles  
C. 40 x 30 barn for the storage of farm related machinery  
D. 15 x 15 office

**Number of Exception Areas:** 0  
**Purpose of Exception Area(s):**

**RDSO's (#):** 1  
**RDSO Exercised?:** No  
**RDSO Info:** -

**Soils Data**

**Prime Soils (%):** 80  
**Statewide Soils (%):** 20

**Permanent Pasture (%):**  
**Other/Woodland Area (%):**

**1:** -  
**2:** -  
**3:** -

**NOTES:**

*This is a list of all of the known sales of farms that have been permanently preserved in Morris County. Farms are listed in order by most recent re-sale date. Please note that the improvements listed under "Residential Opportunities and Improvement Data" may not have been present at the time of re-sale. RDSO means a Residual Dwelling Site Opportunity, per N.J.A.C. 2:76-6.17. "Wetlands Data" shows zero wetlands if the information is unavailable or unknown. The user of this information should NOT assume the farm contains no wetlands even if the acreage total indicates 0.000*