

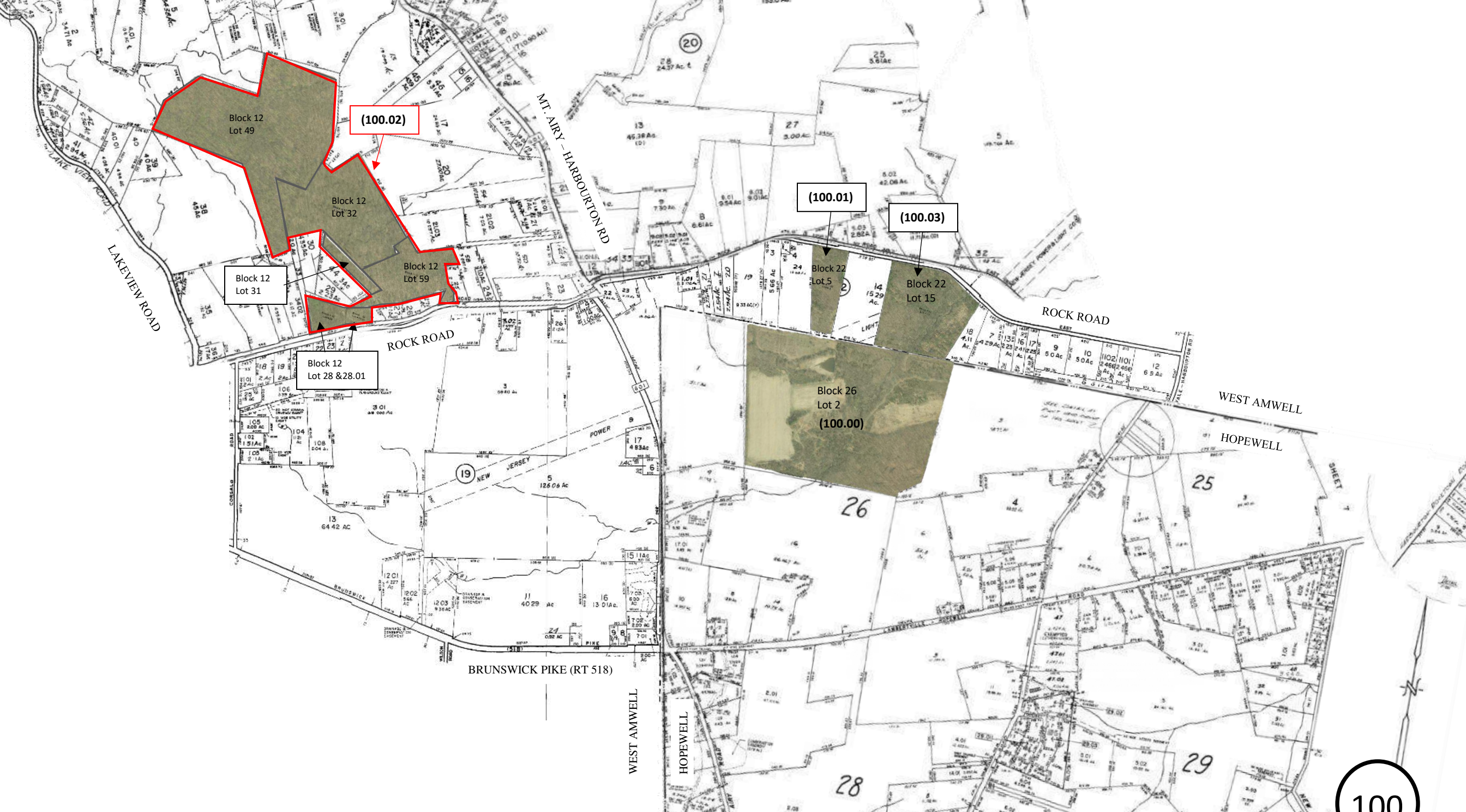
**KUTRZ / STOY
LAUDERDALE ET ALS**

Revised 9/11/2024

MAP # 100

LOCATION AND DESCRIPTION	ZONING	ACRES	BLOCK & LOT	CURRENT INFORMATION	R.E TAXES	MISC. AVAILABLE
HOPEWELL TOWNSHIP (MERCER COUNTY)	Hopewell	256.48	Total		\$ 993.67	X_TITLE INSURANCE FLA
WEST AMWELL TOWNSHIP (HUNTERDON COUNTY)						X_PERIMETER SURVEY
Access on Mt. Airy-Harbourton Road. Frontage on Rock Road.	one 2 acre exception on each (noted on tax map)	109.06	B 26 L 2	Kurtz - Hopewell (100.00) Owner: Lanwin Development Corp	\$ 632.59	X_TOPO SURVEY
walking distance to all in town shops.	170' width w/out, 150' with 250' depth w/out, 220' with 75' setback w/out sewer, 60' with 35' side yard w/out, 30' with 50' rear yard			The Hopewell land is preserved farmland with the right to construct one house. 2 acre exception area. No limitation on House size. Has good perc test.		_ARIEL PHOTO Keystone '94 X_SKETCH PLATS
Farmland with trees on hedgerows and woods with large trees. Perfect for privacy and protection. The lake is located in the center of the property. Part of property was a former Christmas tree farm and has mixed evergreen trees from 10' to 20' tall.	West Amwell RR-6	8.58	B 22 L 5	Stoy - WA (100.01) Owner: 601 Corridor LLC	\$ 24.75	X_SOIL & PERC. TESTS
Lambertville, 4 miles; Hopewell, 5 miles; Trenton, 12 miles; Philadelphia, 40 miles; NYC, 60 miles.	Min. Lot size - 6 ac Min. Buildable Area: 3 acres	29.00	L 15	Stoy - WA (100.03) Owner: Princeton Research Lands, LLC	\$ 69.75	X_SOIL SURVEY
Additional 76 acres nearby. See map #101	300' frontage 150' front yard 60' side yard 150' rear yard 129% max lot cvg.	109.84		West Amwell is not preserved.		_WETLANDS INFO AND/OR REPORT
* These 7.51 acres have Title problems.	2.5 stories/35' max bldg. ht.		B 12 L 28 28.01 L 31 L 32 L 49 L 59	Lauderdale et als. (100.02) Owner: The Estate of W Bryce Thompson IV	\$ 270.23	
	SRPD Sourlands Regional Planning District Min. Lot Size: 8 acres Min. Buildable Area: 4 acres 350' Frontage 150" front yard 60' side yard 150" rear yard 10% max lot cvg. 2.5 Stories/35' max. bldg hgt			109.84 acres of woods or subject to a good soil log, perc. Test and building permit for a single-family home.		

Thompson Management LLC



Information regarding this property has been compiled from sources deemed to be reliable, but no warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, withdrawal, and changes. This map is for marketing purposes only and is not to scale.