

# LEGACY

Commercial Realty, LLC

**+/- 16.26 AC FARMLAND FOR SALE**



**70 SHARON STATION ROAD, UPPER FREEHOLD, NJ 08535**  
**OFFERING MEMORANDUM**

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## PROPERTY SUMMARY:

|                        |  |
|------------------------|--|
| <b>Address:</b>        | <b>70 Sharon Station Road, Upper Freehold NJ 08535</b>       |
| <b>Total Lot Size:</b> | <b>16.26 AC (+/- 13 AC Useable)</b>                          |
| <b>Zoning:</b>         | <b>A-R (Agricultural Residential)</b>                        |
| <b>2024 RE Taxes:</b>  | <b>\$255.42</b>  |
| <b>Asking Price:</b>   | <b>\$850K (Seller willing to sell subject to approvals).</b> |

- **Property is located on Sharon Station Road in Upper Freehold.**
- **No Utilities on site. Well and Septic need to be installed.**
- **The property is currently being used as farmland.**

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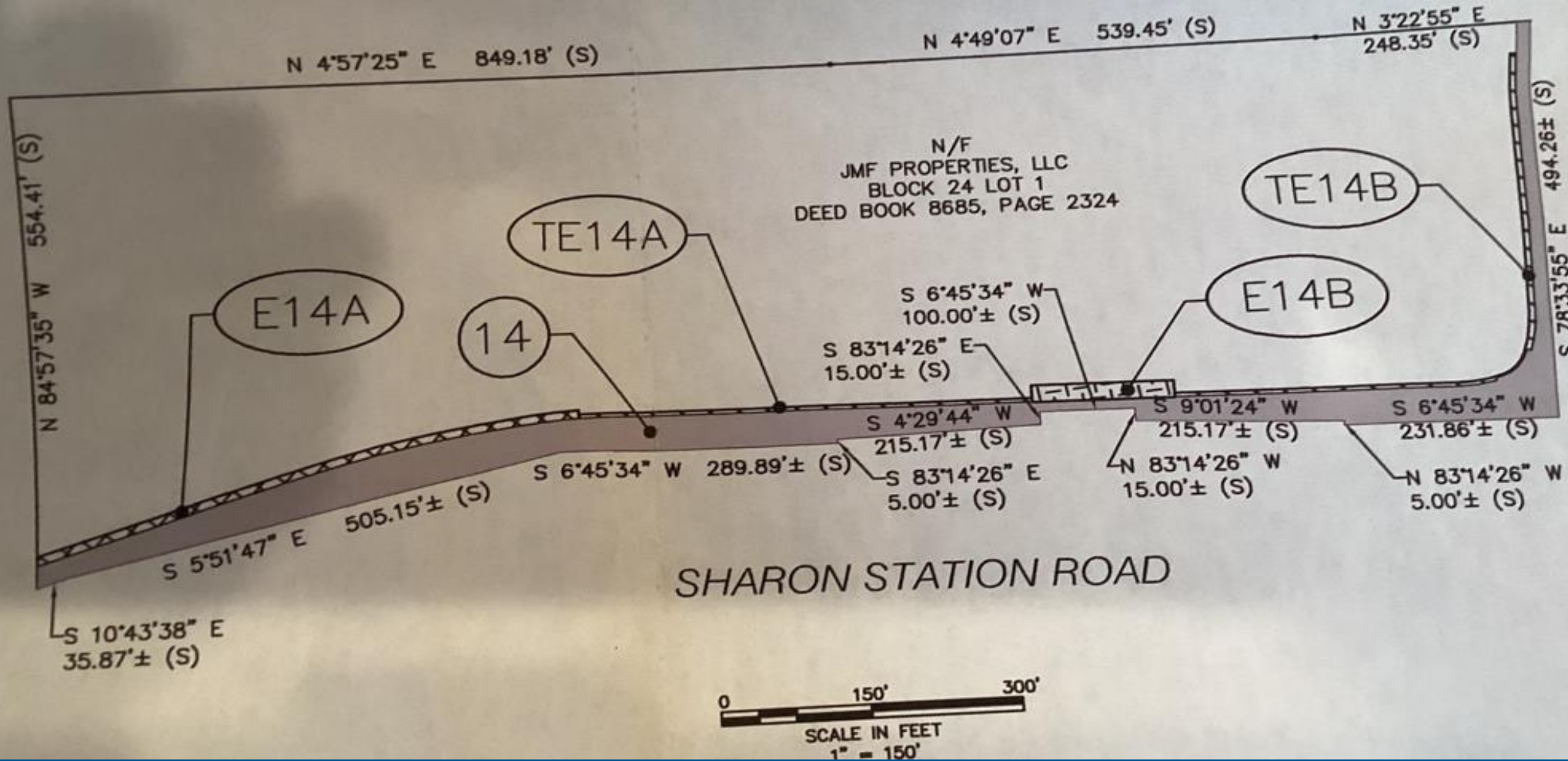
## AERIAL:



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## BOUNDARY PLAN:



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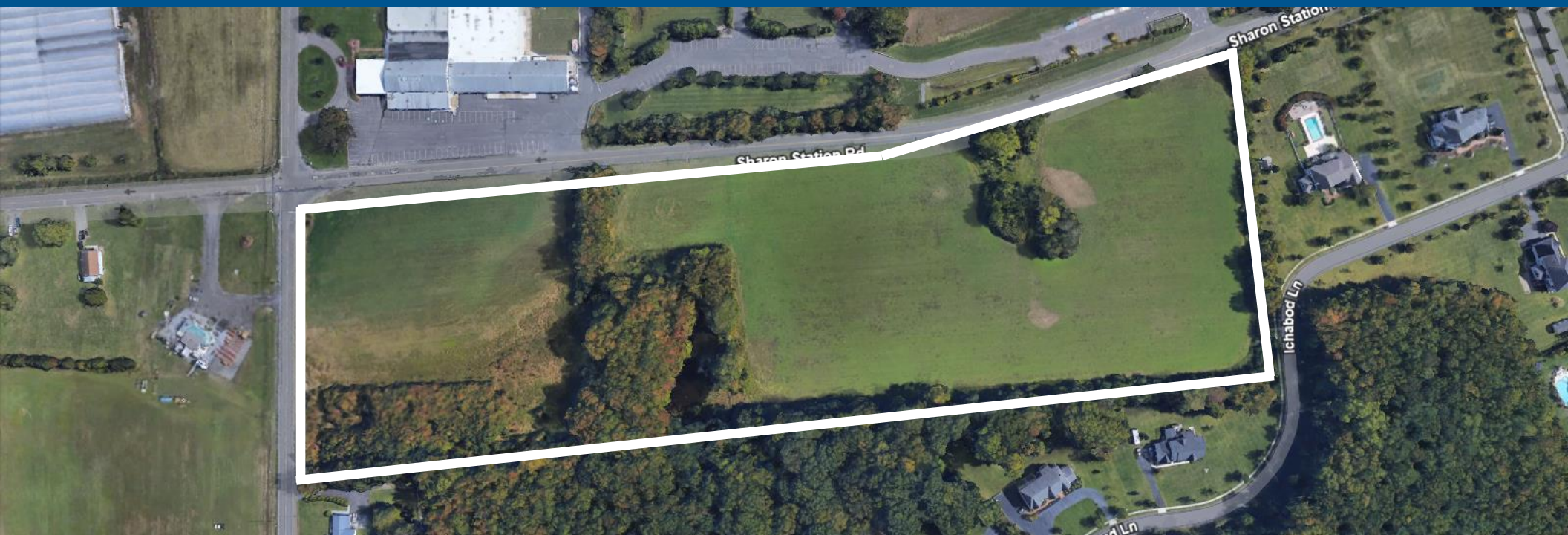
whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor LCR, L.L.C. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to LCR, L.L.C. at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure. All zoning information, including but not limited to, use and buildable footage must be independently verified.

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