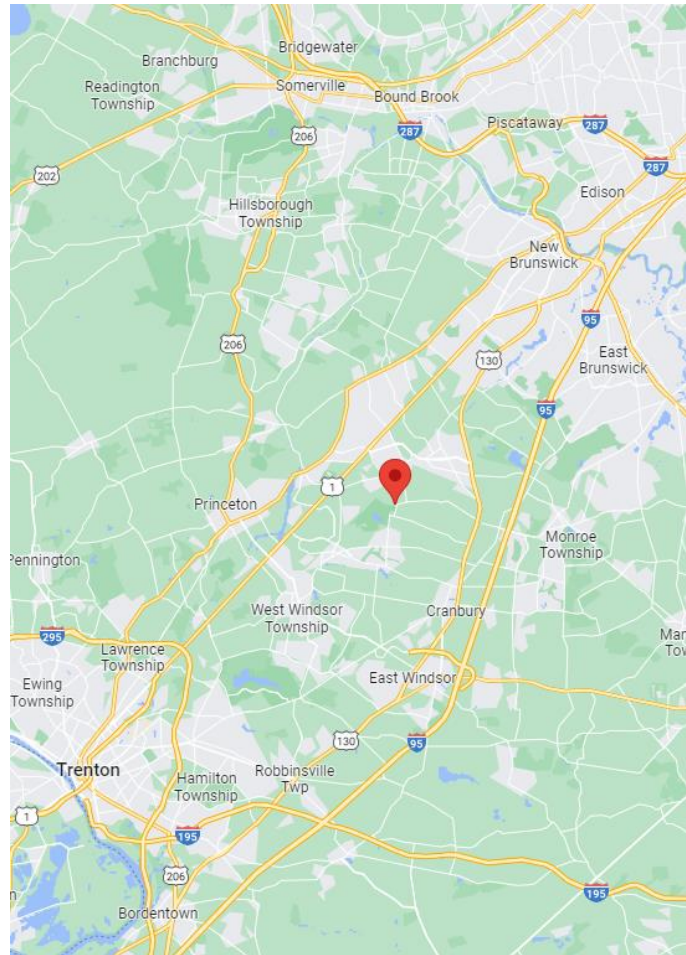


310-324 Friendship Road

South Brunswick, NJ 08852

- 122.93 Acres of Land
- 20 Acres Farmed Area Soybean
- Block 52, Lots 26-35
- Zoning: RR Rural Residential
- Taxes (Farmland Assessment): 4,500/Year

Sale Price: \$3,000,000



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

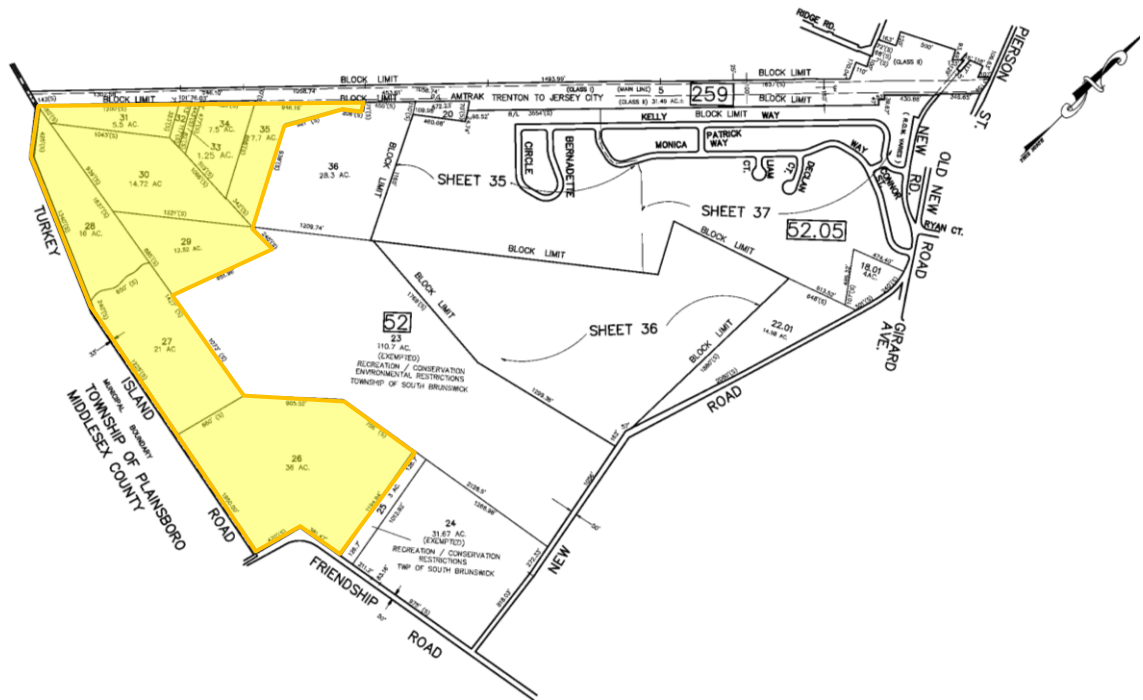
For more information:

Gerard Fennelly

Matthew Fennelly

For Sale
122.93 Acres

310-324 Friendship Road
South Brunswick, NJ 08852



Zoning: RR Rural Residential

Uses permitted - The following uses are permitted in the RR rural residential district:

- Single-family dwellings.
- All farm and agricultural activities, including nurseries, small animal, livestock and poultry raising. The feeding of swine or other livestock upon garbage or similar refuse material is specifically prohibited.
- The sale of farm produce, poultry products or dairy products which have been raised on the farm from which they are to be sold.
- Existing public and private recreational facilities and public community center buildings and grounds, including but not limited to parks and playgrounds.
- Children's day camps.

Uses permitted as conditional uses - The following uses shall be permitted in the RR rural residential district as conditional uses subject to planning board approval:

- Community buildings, clubs and activities of a quasipublic, social or fraternal character.
- Churches or places of worship.
- Nonrecreational government and public utility buildings.
- Golf courses, with a minimum of nine holes and a minimum distance from the tee for any hole of 100 yards. A clubhouse may be permitted on the same property.