

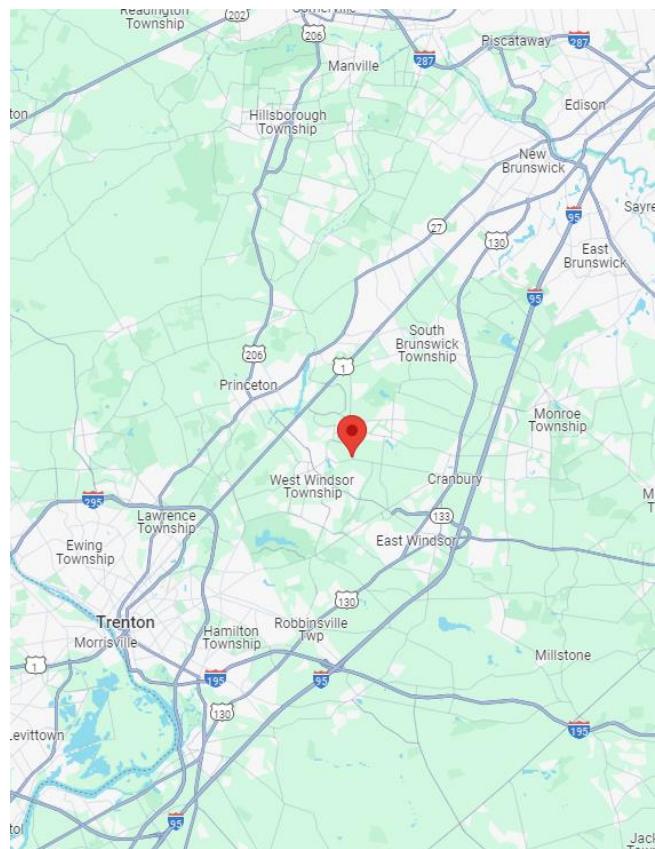


Grovers Mill Road

Plainsboro, NJ 08536

- Block 2001, Lot 30 - 104 Acres**
 - 64 Acres Fields, 40 Acres Woodlands
 - Taxes: \$1,412.70/year
- Block 3401, Lot 1 - 16 Acres (Fields)**
 - Taxes: \$385.05/year
- Block 1902, Lot 1 - 26.5 Acres (Fields)**
 - 1997 Morton Building EQ Shelter, 3 Grain Bins
 - Taxes: \$617.10/year
- Block 1902, Lot 3 - 32 Acres**
 - 22 Acres Fields, 10 Acres Woodlands
 - Taxes: \$504.90/year
- Block 3401, Lot 121 - 53 Acres (Fields)**
 - Taxes: \$1,249.50/year
- Block 3601, Lot 1 - 3 Acres (Wetlands)**
 - Taxes: \$2.55/year
- Farm Fields - 181 Acres
- Woodlands - 53 Acres
- Soil: Sassafras Loam - Growing Soybeans
- Farmland Preserved
- Property falls into 100 years flood prediction area

Sale Price: \$3,700,000



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

For Sale 234 Acres of Land

Grovers Mill Road
Plainsboro, NJ 08536

Permitted Uses in the R-100 Rural Zone

1. Agriculture and farms.
2. Farm buildings.
3. Nurseries and greenhouses.
4. Riding academies, bridle paths and stables.
5. Detached single-family dwellings and structures accessory thereto.
6. Parks and playgrounds.
7. Conservation and open space areas, e.g., wilderness areas, forests, wildlife refuges, scenic areas, bird sanctuaries and woodlot management.
8. Necessary public utilities and services pursuant to § 101-13.6.
9. Buildings, structures and uses owned and operated by the Township of Plainsboro.
10. Rural residential planned village clusters, subject to the following requirements and conforming to the findings of a planned development as defined by the Municipal Land Use law, N.J.S.A. 40:55D-45, and in accordance with an approved general development plan.
11. Child-care centers, subject to the following minimum standards:
12. Child-care centers as an accessory use are permitted, subject to the standards contained in § 101-13.4.
13. Family day-care homes, subject to the terms set forth in the family day-care home definition in § 101-1.
14. Home occupations and professional offices, subject to the standards found in § 101-13.5.

Conditional Uses:

In the R-100 Rural Zone, the following may be permitted as a conditional use upon approval of the Planning Board, as provided in this chapter:

1. Farm stands, primarily for the sale of dairy and agricultural products grown on the B.
2. Churches or other places of worship, subject to the following requirements:
3. Housing facilities for transient or migratory farm workers, provided that:
4. Camps for children owned or operated by tax-exempt organizations, such as the YMCA, YWCA and the Boy Scouts or Girl Scouts, provided that such camps shall be on lots of not less than 10 acres.
5. Detached single-family dwelling residential clusters, subject to requirements.