

2020 Unrestricted Farm Sales

COUNTY/MUNICIPALITY	BLOCK/LOT	GRANTOR	GRANTEE	SALE PRICE	ACRES	ACRE	DATE	Book/Page	COMMENTS
ATLANTIC									
Buena Vista	6901/44	Levari	Molinelli	\$207,927.00	23.103	\$9,000.00	12/13/18	14538/65000	
Buena Vista	5901/10	Casazza	Kendall	\$85,000.00	9.84	\$8,638.21	7/25/16	14104/45411	
Buena Vista	5201/11	Richland Glass Co.	Molinelli Enterprises LLC	\$91,900.00	14.8	\$6,209.46	6/30/16	14095/41580	
BERGEN									
BURLINGTON									
Tabernacle	903/14.01 & 22.01	Conte Brother Enterprises	RTE, Ill Farms LLC	\$1,118,287.00	152.54	\$7,331.11	5/7/19	13397/5056	Improved/PDCs
Pemberton	812/5.05	Park	Allen	\$93,000.00	29.85	\$3,115.58	2/15/19	13379/6640	Improved/PDCs
Springfield	2301/12.02 & 13	Caul	Nyul	\$290,000.00	45.87	\$6,322.21	1/1/19	13375/2555	
Pemberton	785/4	Dunmire Estate	187 Arneys Mount Road LLC	\$288,000.00	43.72	\$6,587.37	8/23/18	13370/8282	Improved
Bordentown	92.01/18	Perestam	Township of Bordentown	\$650,000.00	17.1	\$38,011.70	5/3/18	13336/6244	
Tabernacle	2001/22 & 2002/11.01	Brick Estate	Hall	\$220,000.00	116.73	\$1,884.69	1/18/18	13318/8532	Improved/Blueberries
Springfield	1001/13Q	Carboni-DiGirolamo Estate	The Rancocas Group	\$349,000.00	41.65	\$8,379.35	11/3/17	13308/7272	
Southampton	3405/1-10	Werynski Estate	Reese	\$20,000.00	8.2	\$2,439.02	9/21/17	13300/6509	40 ac lot min
Pemberton	841/36.01	Kariberg	Gross	\$500,000.00	134	\$3,731.34	6/16/17	13285/8856	Improved
Evesham	15/11.03	Testa	Timber Ridge	\$1,500,000.00	9.22	\$162,689.80	5/16/17	13295/7059	sold subj to approv for 62 TH
Woodland	2704/10.02	Saqib	Lancznski	\$28,000.00	18.31	\$1,529.22	2/27/17	13317/8409	PDCs
Lumberton	38/8.03 & 8.04	Soppe	MacMillan	\$340,000.00	35.88	\$9,476.03	1/13/17	13265/8812	
Lumberton	19.58/1 & 2	A Better Lumberton	Bruce Paporone Development	\$1,500,000.00	13.7	\$109,489.05	11/11/16	13251/6943	sold w/ approv for 25 lots
Southampton	2004/1	Chwastek Estate	Higginbotham	\$220,000.00	4000	\$55.00	8/10/16	13236/8351	Pinelands
Pemberton	823.01/4.04	Depersia	Gerrits	\$460,000.00	24.04	\$19,134.78	4/26/16	13220/6825	Improved/Pinelands
Eastampton	600/5.02	Perez	Holgate Development	\$700,000.00	5.7	\$122,807.02	3/10/16	13219/6459	
Evesham	93/1	Stroka	Kettle Run Farm, LP	\$430,000.00	27.9	\$15,412.19	1/12/16	13207/3647	Improved/Pinelands
CAMDEN									
Cherry Hill	434.01/12	Hessert	MiPro Homes LLC	\$550,000.00	5.7	\$96,491.23	10/13/17	10764/1843	
CAPE MAY									
Dennis	69/3.03	Goulburn	Cowan	\$158,000.00	18.083	\$8,737.49	2/2/17	3716/493	
CUMBERLAND									
Stow Creek	19/12	Sloan	Mecouch Farms 3 LLC	\$207,500.00	40.62	\$5,108.32	6/25/19	4182/1998	
Hopewell	70/6&7	Fichera/Barbera	Larchmont South LLC	\$1,325,475.00	116.71	\$11,357.00	12/27/18	4175/5451	
Hopewell	67/13&14	Dickson Realty Mgmt	Baitinger	\$240,000.00	39.42	\$6,088.28	11/30/18		
Commercial	215/65 & 65.02	Capaldi	Fox	\$355,000.00	34.79	\$10,204.08	6/7/18	4169/7365	improved
Commercial	225/6	Capaldi Farms LLC	Bennett	\$85,000.00	16.4	\$5,182.93	6/1/18	4167/954	
Commercial	213/35	Capaldi Farms LLC	Buck Wild Bison LLC	\$75,000.00	29.61	\$2,532.93	12/27/17	4161/8171	
Upper Deerfield	2803/2&8	Reed Trust/Woodruff Trust	S&L Realty Assoc LLC	\$324,610.00	59.02	\$5,500.00	7/27/16	4143/7449	
Hopewell	71/16	Boss	A&A Likanchuk Enterprises	\$450,000.00	51.47	\$8,742.96	3/30/16	4140/1819	improved
GLOUCESTER									
Franklin	5602/19	DeCastelnuovo	McAlister	\$500,000.00	70	\$7,142.86	10/7/19	6176/202	Powerline easement/Pinelands
Franklin	5901/10	Jensen	Dougherty	\$280,000.00	15.67	\$17,868.54	9/5/19	6176/283	Improved/Pinedlands
South Harrison	13/5 & 5.02	Sunnybrook Nursery Inc.	Sokos	\$490,000.00	29.59	\$16,559.65	7/15/19	6123/90	
East Greenwich	201/2 & 3	530 Porchtown Rd LLC	Knight Owl Holings V, LLC	\$1,100,000.00	58.31	\$18,864.69	7/30/18	5917/119	B-2 zoning
Franklin	3101/24	Fiocco	Kalnus	\$175,000.00	18.5	\$9,459.46	6/1/18	5899/174	
Mantua	272/1.04	Narducci, Mulligan et al	Snow	\$265,000.00	24.91	\$10,638.30	4/5/18	5850/67	
South Harrison	15/74.01	Tamaska	Tomasino/Bollampally	\$250,000.00	21.49	\$11,633.32	7/20/17	5710/96	
Mantua	274/7.03	Read	Wingate	\$285,000.00	31.83	\$8,953.82	6/16/17	5674/249	
Franklin	102/9.01	Napoli Estate	County of Gloucester	\$231,500.00	21.119	\$10,961.69	6/5/17	5690/101	
HUNTERDON COUNTY									

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Kingwood	33/1, 1.02	Vastola	Swanson/Hine	\$428,000.00	57.75	\$7,411.26	11/21/18	2456/804 & 809	2 transactions
Kingwood	6/7	Vielles Vignes LLC	Kollmer	\$212,500.00	26.2	\$8,110.69	9/20/18	2451/433	Improved
Franklin	31/4	Kaplan Family Partnership	Ramalho	\$440,000.00	36.13	\$12,178.25	9/4/18	2488/659	Improved
Franklin	30/13	Stryker	Onuschak/Serridge	\$475,000.00	23.64	\$20,093.06	6/18/19	2472/387	Improved
Franklin	10/6	Cassano	America's Grow-A-Row Inc.	\$640,000.00	38.86	\$16,469.38	4/2/18	2432/167	
Delaware & East Amwell	43/5 & 1/1	Maresca	Martin	\$530,000.00	36	\$14,722.22	12/5/17	2426/82	Improved
Alexandria	14/13	Weest	Nascimento	\$850,000.00	74.1	\$11,470.99	10/26/17	2423/105	Improved
Hopewell & W. Amwell	53/1.05 & 32/9.01	Gilbert	G1 Properties LLC	\$950,544.00	35.38	\$26,866.70	10/11/17	6304/811	Improved/MRC zone
Delaware	57/8	George Unfried Living Trust	Triple B Land Conservancy	\$893,000.00	94.08	\$9,491.92	9/25/17	2415/536	
Tewksbury	42/4	Chapin	Schwab	\$2,235,000.00	40	\$55,875.00	7/14/17	2408/29	Improved/Highlands Planning
Delaware	42/3.02	Reimer	Township of Delaware	\$1,348,636.00	64.374	\$20,950.01	6/30/17	2407/456	
Franklin	10/2	Vanacore	Waggin Tales LLC	\$210,000.00	18.72	\$11,217.95	4/28/17	2402/851	
East Amwell	35/2, 10 & 60	Higgins	NJ Conservancy	\$2,298,621.00	150.755	\$15,247.39	3/30/17	2399/673	
Kingwood	28/13	Ianiello	Warford Creek LLC	\$700,000.00	79.75	\$8,777.43	2/10/17	2399/439	Improved
Holland	25/27.01	Carter	Ouroorn Inc.	\$202,500.00	15.64	\$12,947.57	1/17/17	2395/528	
Alexandria	24/9	Runge	Sargenti/Tarjan	\$390,000.00	44.18	\$8,827.52	12/2/16	2392/562	
Delaware	31/6.08	The Rosemont Foundation Inc.	Township of Delaware	\$204,924.00	12.07	\$16,977.96	11/8/16	2392/445	
Clinton	11/7	Benson	Urban/Hublerova	\$540,000.00	58.84	\$9,177.43	11/4/16	2390/8937	Improved
Raritan	24/42	Buis/Wojciki	Garfinkel/Barstow	\$720,000.00	23.59	\$30,521.41	5/23/16	2381/159	Improved
Lebanon	40/10	Lucy Ross Estate	Trimmer Road Company LLC	\$460,000.00	47.78	\$9,627.46	5/13/16	2378/376	improved
Clinton	12/17.05	Duffy Estate	Martin	\$395,000.00	39.31	\$10,048.33	3/11/16	2373/254	
Alexandria	11/16	Diocese of Metuchen	Township of Alexandria	\$960,000.00	80.823	\$11,877.81	11/23/15	2367/256	
Franklin	23/8.01, 8.21, 8.22; 22/4.02	LeCompte	Vartikar	\$1,145,000.00	61.476	\$18,625.15	9/25/15	2364/264	
MERCER COUNTY									
Hopewell	29/9	Harbourton Foundation	Halas/Recik	\$1,450,000.00	81.99	\$17,685.00	2/18/20		MRC zone 14 acres
Hopewell	29/18.02	Harbourton Foundation	D & R Greenway Land Trust	\$500,000.00	28.05	\$17,825.00	6/16/18	6335/1887	MRC zone 14 acres
Hamilton	27/14/24	Anna Lord Estate	Township of Hamilton	\$1,052,513.00	63.918	\$16,467.00	3/1/18	6322/645	Improved
Hopewell/W. Amwell	53/1.05 & 32/9.01	Gilbert	G1 Properties LLC	\$950,544.00	35.38	\$26,867.00	10/11/17	6304/811	Improved/MRC zone
Hopewell	1/2	Schwinn	Reynolds	\$1,777,000.00	116.02	\$15,316.00	8/28/17	6299/1238	Improved/MRC zone
Hopewell	18/66.01	Hopewell Veterinary Group Inc.	Stony Brook Millstone Watershed	\$398,172.00	19.423	\$20,500.00	6/21/17	6296/1349	MRC zone 14 acres
Hopewell	16/4.02	St. Michael's Orphan Asylum	D & R Greenway Land Trust	\$618,320.00	20.41	\$30,295.00	3/20/17	6282/620	
Hopewell	14/17	Muscente	D & R Greenway Land Trust	\$2,160,000.00	51.317	\$42,091.00	1/6/16	6238/1135	Improved
MIDDLESEX COUNTY									
Cranbury	23/97	Malouf	Izzo	\$2,300,000.00	38.53	\$59,694.00	12/30/16	6931/755	
MONMOUTH COUNTY									
Upper Freehold	32/4.39	Cow Cove, LLC	Friendship Holdings, LLC	\$200,000.00	3.84	\$52,083.00	1/24/18	9272/7926	Approved lot
Upper Freehold	32/4.37	Cow Cove, LLC	H & M Custom Homes	\$185,000.00	3.96	\$46,717.00	1/24/18	9272/5056	Approved lot
Upper Freehold	32/4.35	Cow Cove, LLC	Carter	\$220,000.00	3.07	\$71,661.00	12/29/17	9265/4585	Approved lot
Upper Freehold	34/3	West Star Funding	Kenneith Henick	\$175,000.00	4.35	\$40,230.00	9/1/17	9252/9150	Approved lot
Colts Neck	20/2.1	Morris	Mosley	\$2,000,000.00	26.69	\$74,934.00	7/27/17	9178/7987	Improved
Millstone & Roosevelt	10/1 & 1/1, 2, 3, 7 & 8	Goldstein	Kyle	\$535,000.00	88.37	\$6,054.00	7/13/17	9237/4098	Improved
Millstone	45/45.24-45.28	Hayam LLC	NJ DEP, Millstone Twp, et al	\$837,000.00	19.312	\$43,341.00	6/9/17	9234/4195	Approved 5-lot subdivision
Marlboro	42/1/3	Buckley	Countryside Developers Inc.	\$2,250,000.00	35.979	\$62,536.00	4/6/17	9224/6638	Improved/Conting on approv 15-lot
Upper Freehold	31/6.10	Carlson, et al	HGM Farm LLC	\$190,000.00	7.52	\$25,266.00	3/10/17	9221/3113	Approved lot
Upper Freehold	29/2.11	Montgomery	Uchrin/Faxon	\$300,000.00	9.33	\$32,154.00	3/9/17	9224/2056	Approved lot
Middletown	1020/10, 11, 12	670 West Front Street LLC	Shadow Lane LLC	\$1,782,500.00	18.17	\$98,101.00	3/3/17	9217/6475	Approved 10-lot subdivision
Marlboro	119/31.01-31.10	Liberty Properties USA LLC	Falson Lane Developers LLC	\$1,575,000.00	7.36	\$213,995.00	2/7/17	9220/337	Approved 10-lot subdivision
Millstone	57/16	CKV Realty	Twp of Millstone	\$1,100,000.00	53.38	\$20,607.00	1/1/17	9209/2942	

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Millstone	445/8	Centaur Development LLC	Hanson	\$382,500.00	11.5	\$33,261.00	2/16/16	9153/5137	10 ac min lot
MORRIS COUNTY									
Mendham Twp		Batenstein Estate	Twp of Mendham	\$1,025,000.00	17.78		4/1/19		
Harding	16/13, 13.05 & 13.06	Franklin	McCann	\$1,900,000.00	19.86	\$95,670.00	12/7/18	23466/976	Improved/3 deeds/3 lot subdivision
Mendham Twp		Wulster	Mendham Shores	\$650,000.00	11.5		1/26/18		
Montville		Torch	ADKR Development	\$350,000.00	13.85		10/4/17		
OCEAN COUNTY									
SALEM COUNTY									
Lower Alloways Creek	53/15	Blohm	Hahn/Fogg	\$160,000.00	41.18	\$3,885.38	3/29/19	4520/1942	
Upper Pittsgrove	56/19	Rivero	Bishop Brothers Properties LLC	\$471,240.00	55.44	\$8,500.00	1/23/19	4515/1491	
Lower Alloways Creek	29/21 & 21.01, 30/8	Faichney	Shellender	\$535,000.00	61.47	\$8,703.43	11/1/18	4509/4	
Pilesgrove	62/3	Gemberling Family Parntership	Byrnes	\$198,400.00	19.69	\$10,076.18	6/22/18	4443/19	
Pilesgrove	45/4Q	Alice Mayer Trust	Harris Sales Corp.	\$1,100,000.00	87.97	\$12,504.26	5/1/18	4421/891	
Alloway	38/18.03	Peacock	Hill	\$75,000.00	8.47	\$8,854.78	3/8/18	4397/570	Forestry
Pilesgrove	64/4	Gemberling Family Trust/Kozloff	Byrnes	\$780,000.00	78	\$10,000.00	11/30/17		
Mannington	39/34	Booth	Valesquez	\$675,000.00	62.59	\$10,784.47	8/30/17	4289/453	Improved
Upper Pittsgrove & Alloway	69.9.02 & 40/2	L.T.R. Farms, Inc.	Melchert	\$1,043,000.00	87.26	\$11,952.78	5/8/17	4238/558	
Pittsgrove	1102/24	Mandel	Rancho Relaxo, Inc.	\$150,000.00	15.04	\$9,973.40	5/5/17	4237/717	Improved
Upper Pittsgrove	72/9	MSA Manchester LLC	Gala Farms LLC	\$1,015,000.00	101.54	\$9,996.06	4/27/17	4238/538	Powerline easement
Upper Pittsgrove	5/1 & 5	Estate of D. Englehart	Hufnell	\$170,000.00	21.74	\$7,819.69	4/21/17	4233/462	
Mannington	3/9	Coles Family Holdings LLC	Moore	\$500,000.00	67.4	\$7,418.40	4/27/17	4233/688	
Fairfield	44/2 & 45/9	Wright	Ag-Mart Produce Inc.	\$898,812.00	92.296	\$9,738.36	11/17/16	4149/1321	Improved
Pilesgrove	11/7.01	Coonstantine/Sasser	Ming	\$485,000.00	34.43	\$14,086.55	6/17/16	4108/581	Improved
Deerfield & Upper Deerfield	2302/9 & 56/1	Yankell/Mensh	Langeveld Bulb International	\$410,000.00	40.9	\$10,024.45	5/3/16	4141/872	Improved
Upper Pittsgrove	50/1.02	Nelson	Bishop	\$275,000.00	33.907	\$8,110.42	3/23/16	4066/29	Commercial zoning
SOMERSET COUNTY									
Montgomery	32001/24	Thompson	Township of Montgomery	\$2,028,138.00	60.444	\$33,554.00	6/4/19	7138/2978	
Bernardsille	10/2	Leone/Blute	Jessica Associates	\$1,100,000.00	10.11	\$108,803.17	5/10/18	7043/2073	10 ac zoning
Bedminster	8/18	Barrister Land Development Corp	LaCosta	\$900,000.00	8.523	\$105,596.62	2/22/18	7027/2158	10 ac zoning
Hillsborough	8/18	Schregenberger Estate	Yeh	\$960,000.00	66.48	\$14,440.43	1/12/18	2856/2861	
Bernardsille	6/12.12	Klausmann	Nidow Capital	\$700,000.00	11.14	\$62,836.62	12/11/17	7014/3027	Improved
Montgomery	34001/14, 15, 22 & 30	601 Corridor/Lanvin Development	Township of Montgomery	\$2,000,000.00	36.6	\$54,644.81	11/16/17	7005/3164	prelim approv for 5 lots
Montgomery	23/97	901 Realty Assoc. LLC	Township of Montgomery	\$1,100,000.00	34.5	\$31,884.06	9/25/17	6993/1435	
Hillsborough	168/10.04 & 10.05	Handing	Permberley	\$320,000.00	15.15	\$21,122.11	5/3/17	6962/2286	2 approved residential lots
Montgomery	3001/1&2	Thompson	Somerset County/Mont Twp	\$1,980,704.00	58.256	\$34,000.00	2/9/17	6941/3453	
Bedminster	41/4&4.01	Myhre Estate	Segal & Morel Custom Bldrs	\$2,450,000.00	62.34	\$39,300.61	1/19/17	6973/1984	Improved
Bedminster	62/10, 69/4, 71.02/1	Kirby	Country Club 305 LLC	\$3,190,000.00	131.48	\$24,262.25	12/28/16	6940/1659 & 1669	Improved/Highlands Planning
Franklin	59.01/3.02	Duchai Estate	Yang	\$760,000.00	14.65	\$51,877.13	1/14/16	6858/874	Improved
Hillsborough	169/4.03	Higgins	County of Somerset	\$1,177,472.00	73.592	\$16,000.00	9/21/15	6824/1694	15 ac zone
Peapack-Gladstone	7/10	Willow Branch LLC	Logan	\$2,250,000.00	24.913	\$90,314.29	7/26/15	686/2988	10 ac density
SUSSEX COUNTY									
Wantage	135/1.02	Estate of Lisa Srholez	Rossi	\$190,000.00	25	\$7,600.00	6/25/19	3526/824	
Hampton	3501/44.02	Hendershot	Dykstra	\$220,000.00	16.003	\$13,747.42	1/2/18	3461/560	
Andover/Lafayette	111/20 & 3/1	Yorkshire Country Club	Keyes/Somerville	\$250,000.00	19.48	\$12,833.68	12/29/17	3462/684	Existing improvements
Stillwater	3501/2.01	West	The Nature Conservancy	\$487,500.00	108.45	\$4,495.16	11/17/17	3456/242	Existing improvements
Frankford Twp	23/1.03	Lorenzo	Toufayan	\$900,000.00	76.7	\$11,734.03	7/13/15	3366/761	Existing improvements
WARREN COUNTY									
Washington Twp	79/1	Anema	Santini	\$750,000.00	73.36	\$10,223.56	2/13/19	2942/78	Highlands Planning

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Franklin	16.01/10 & 10.08	2035 & 2043 Route 57 LLC	Broadway Energy LLC	\$330,000.00	11.65	\$28,326.18	12/8/18	2921/140	subj to approve for solar farm
Hardwick	801/13.1	DiFonzo	Lewis	\$237,500.00	30.1	\$7,890.37	11/30/18	2916/213	
Belvidere	8/10.01	Harmony Townsquare LLC	Bichler	\$300,000.00	10.64	\$28,195.49	9/6/18	2917/168	zoned light indu/office/comm
Washington Twp	79/7.06	Basile	JZRJ Properties LLC	\$155,000.00	4.59	\$33,769.06	6/29/18	2879/192	zoned HC
Franklin	57/31.01	Bowser	Santini	\$475,000.00	58.41	\$8,132.17	3/13/18	2846/275	Highlands Planning; easements
Hardwick/Blairstown	301/1 & 104/2	Raisch	Ridge & Valley Conservancy	\$458,000.00	84.12	\$5,444.60	2/2/18	2837/15	
Washington Twp	48/72	Anema	Gibb	\$300,000.00	27.35	\$10,968.92	11/17/17	2811/103	
Frelinghuysen	801/14	Dickinson	Staufenberger/Fitzell	\$382,500.00	61.64	\$6,205.39	9/19/17	2800/188	Improved
White	30/1	Van Horn	Smith	\$430,000.00	31.03	\$13,857.56	7/27/17	2787/263	
Knowlton	10/6	80/94 Associates	Brook Hollow Winery LLC	\$450,000.00	15.1	\$29,801.32	5/4/17	2760/135	Sold subj. to approve for comm
Hardwick	901/9 & 10	Cornell Kenyon LLC	Warren County Freeholders	\$290,970.00	36.63	\$7,943.49	2/22/17	2744/202	
Oxford	31/27	Labar	Anas	\$310,000.00	12.55	\$24,701.20	2/23/16	2672/108	Improved/zoned Business