

# FOR SALE

Outdoor enthusiasts rejoice! Unique opportunity to build up to two homes on 2.8 acres buildable (min 1 acre lots) , rest of the property has wetlands and conservation easements. Peacefully secluded on 24 acres of exquisite privacy w/ picturesque scenery in every direction, with easy access to I-80 and the NY Metropolitan Area. Located in Mount Olive Township, offering a great mix of shopping, entertainment, historical sites and recreation.

46

80

206

Old Ledgewood Rd

International Dr S

## ±24 ACRES

## 31 Old Ledgewood Rd

### Flanders, NJ 07836

**CONTACT:**

[rengan@avabuilds.com](mailto:rengan@avabuilds.com) | TEXT 646 251-9990

<https://avabuilds.com/31-old-ledgewood-rd>

## PROPERTY OVERVIEW

Price \$ 269,500

Address 31 Old Ledgewood Rd  
Flanders, NJ 07836

Municipality Mount Olive Two  
Morris County

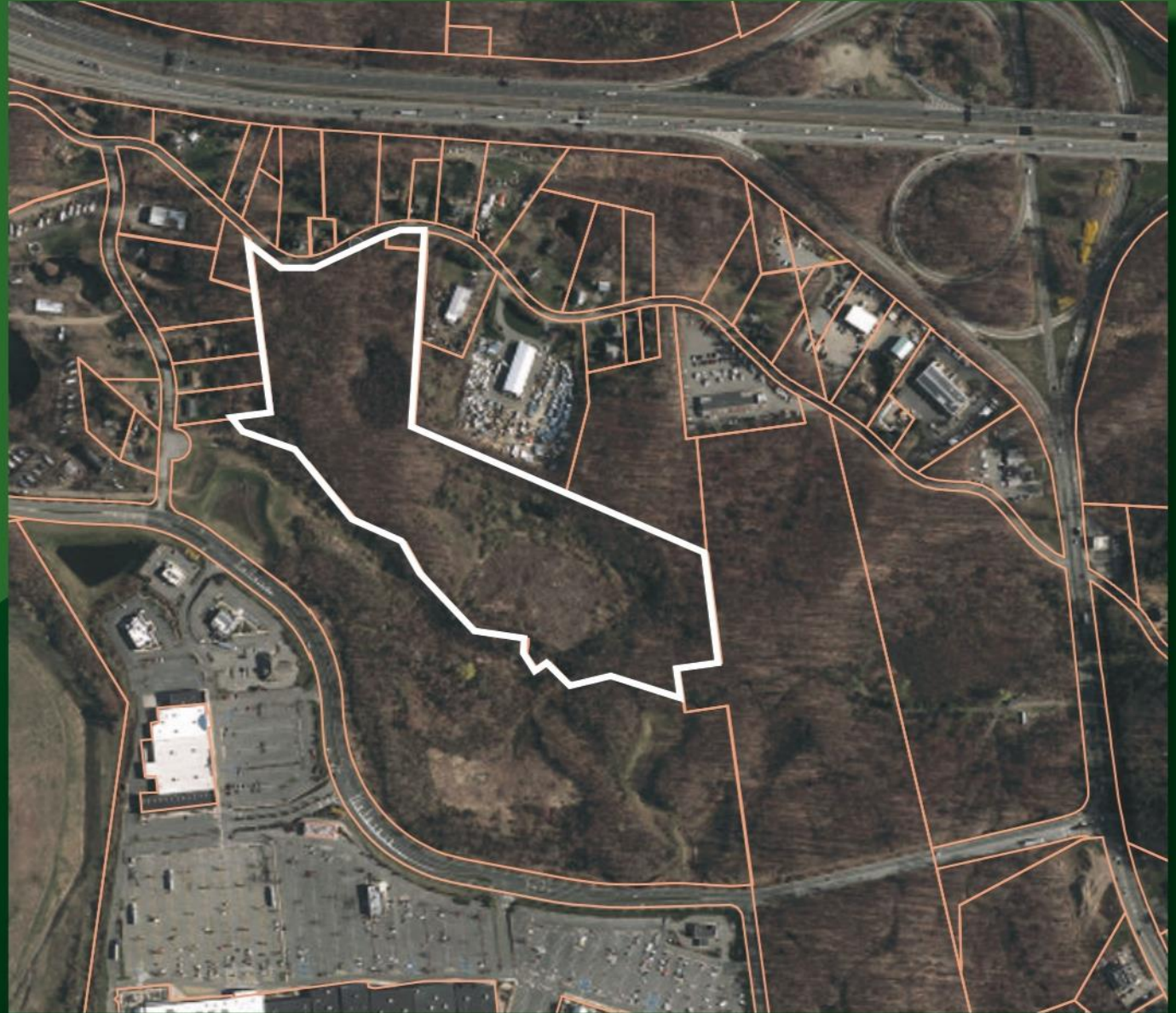
Tax ID 1427\_4300\_19

Lot Size ±23.96 Acres

Zoning R-3 Residential

Price / Per Acre \$ 11, 229.17

Best Use Residential building lot(s)



Although sources deemed reliable, no excess representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions or changes in price, rental or other conditions prior to lease or withdrawal without notice. No warranties or representation are made as to condition of property or hazards contained nor are any implied. Property is being offered for sale by owner. Owner is a licensed Realtor® in the State of Florida.

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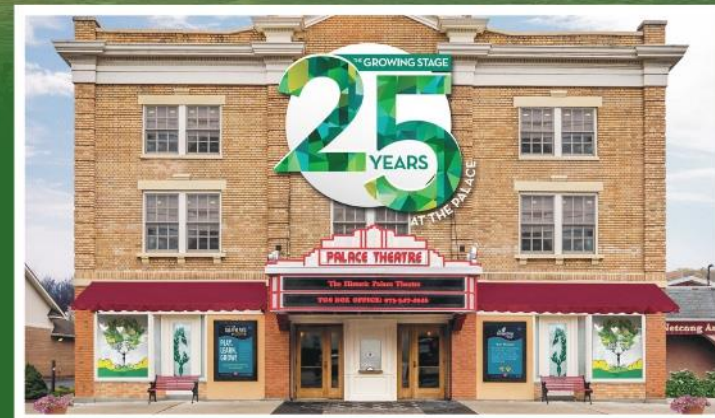
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# Mount Olive Township, NJ

Located in scenic northwest New Jersey, Mount Olive covers a landscape of ridgelines and river valleys enfolding the communities of Budd Lake and Flanders. Covering 32 square miles, it encompasses recreation and farmlands, suburban developments, apartment complexes, historic homes, a signature lake, rivers and streams and remnants of the Old Morris Canal. Mount Olive is located right off of Interstate 80 and Route 206 highway corridors, 35 miles west of Manhattan and 20 miles east of the Delaware Water Gap and Pennsylvania. It has excellent proximity to airports, the east coast's largest cargo port, rail and interstate road networks.

Although located amidst great infrastructure, Mount Olive lies in pastoral green rolling hills with a quality of life that puts it a step above most corporate environments. Mount Olive is a regional center for healthcare, retail, education and manufacturing and truly a remarkable community.

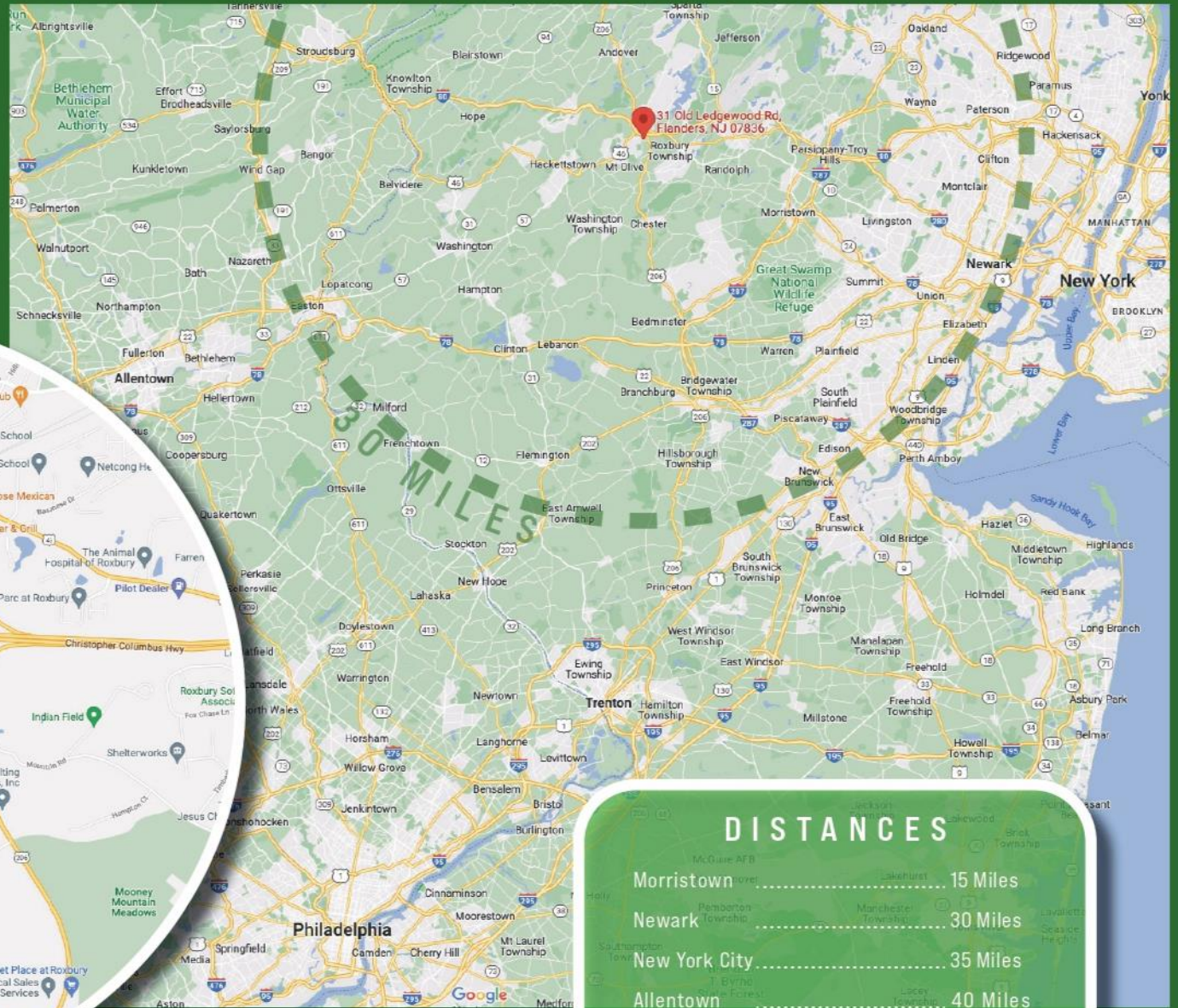


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# LOCATION



DISTANCES	
Morristown	15 Miles
Newark	30 Miles
New York City	35 Miles
Allentown	40 Miles
Trenton	45 Miles
Philadelphia	60 Miles

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