

REPORT ON

PROPOSED AUCTION OF  
SURPLUS RESIDENTIAL PROPERTY

BY

THE DEPARTMENT OF  
ENVIRONMENTAL PROTECTION

IN THE

TOWNSHIP OF FAIRFIELD,  
CUMBERLAND COUNTY

[*N.J.S.A.* 13:1D-52]

PREPARED BY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
GREEN ACRES PROGRAM  
March 17, 2008

## STATUTORY REFERENCE

Under *L. 1993, c. 38*, codified at *N.J.S.A. 13:1D-51* through *N.J.S.A. 13:1D-58*, no lands acquired or developed by the State with Green Acres funds, or developed by the State in any other manner and administered by the Department of Environmental Protection (“DEP”), may be conveyed unless the DEP first prepares a report on the proposed conveyance in accordance with *N.J.S.A. 13:1D-52a(1)*, transmits the report to the individuals listed at *N.J.S.A. 13:1D-52a(2)*, makes the report available to the public in accordance with *N.J.S.A. 13:1D-52a(3)* and conducts one or more public hearings as required by *N.J.S.A. 13:1D-52a(4)*. Public notice requirements for the hearings are specified at *N.J.S.A. 13:1D-53* and *–54*. A summary and/or transcript of the public hearing(s) is provided to the DEP Commissioner, the State House Commission and the public under *N.J.S.A. 13:1D-55*. The methodology for valuing lands to be conveyed and the terms of such conveyances are governed by *N.J.S.A. 13:1D-56*.

Once these procedural requirements have been met, the conveyance proposed in this report requires the approval of the DEP Commissioner and the State House Commission. *N.J.S.A. 13:1D-55*; *N.J.S.A. 13:8A-48*; *N.J.S.A. 13:8C-1 et seq.*

## RATIONALE FOR CONVEYANCE

### PROPOSED ACTION

On July 13, 2007, the DEP’s Green Acres Program acquired on behalf of the State approximately 763 acres of property for addition to the Dix Wildlife Management Area. The property, known locally as Brickhouse Farm or Eagles Manor Farm, contains multiple residences and outbuildings. Although the DEP wished to acquire the acreage surrounding the residences and outbuildings for addition to the State’s wildlife management area system, the DEP’s administering agencies (the Division of Fish and Wildlife, the Division of Parks and Forestry and the Natural Lands Trust) did not have a use for the structures on the property at the time of their acquisition. However, since the previous owners were unwilling to sell the bulk of the property without the structures, it was necessary for the Green Acres Program to acquire the parcels in their entirety in order to acquire the surrounding acreage.

Having determined through the Real Property Review (RPR) process that no other State agency or local government entity is interested in using or acquiring these buildings, the DEP now proposes to sell the residences and outbuildings, along with 11.7 acres of land, at public auction and return the proceeds of the sales to the Garden State Preservation Trust Fund.

A brief description of the property to be auctioned is as follows:

**806 Back Neck Road, Block 51, part of Lot 1, Township of Fairfield, Cumberland County**

The portion of the property to be auctioned consists of 11.7 acres and contains the following structures:

- a 272-year old 3-story (5200 square foot) brick and frame manor house
- a 158-year old 2 story (1660 square foot) frame construction tenant house
- a 1.5-story (1800 square foot) boat house, including a pier, dock (2400 square foot) and boat lift
- an ice house/barn (670 square foot)
- an milk house (750 square foot)
- a dollhouse (140 square foot)
- a 2 story (5600 square foot) dairy/bird barn
- a corn crib (640 square foot)
- a shop building (1700 square foot) with an airplane hanger (1500 square foot)
- a pond and a kennel area (2500 square foot)

A reduced copy of the survey depicting the overall property, the 11.7-acre lot and the relative positions of the structures proposed for auction is attached as Exhibit 1. An aerial map depicting the property proposed for auction is attached as Exhibit 2. Photographs of the structures and a more detailed description of each structure are available online at [www.nj.gov/dep/greenacres/notices.htm](http://www.nj.gov/dep/greenacres/notices.htm).

Currently, the structures on the lot proposed for auction are served by a well located approximately  $\frac{3}{4}$  mile from the main manor house. (See Exhibit 1.) As a condition of this auction, the DEP will require the purchaser to install (at the purchaser's expense) a new well within the new 11.7-acre lot. The DEP anticipates that one or both of two non-potable wells currently on the site can be drilled deeper for this purpose. The estimated cost of a new well is approximately \$15,000. If it is determined that the installation of a new well (or the deepening of the existing well(s)) is not technically feasible within the new 11.7-acre lot, the DEP reserves the right to execute an easement with the purchaser for the continued use of the well located outside the lot. Such easement will allow the purchaser non-exclusive use of the well.

The proposed conveyance will include the execution of two easements allowing the purchaser to use the existing driveway to access the area proposed for auction. The first easement will cover a 30-foot wide strip, containing 1.706 acres, and will grant the purchaser the non-exclusive right to cross Block 51, Lot 1 from Back Neck Road to the second easement area. This first easement area is depicted as the "Public Access Easement" on Sheet 1 of the attached survey (Exhibit 1.) The second driveway easement will grant the purchaser the exclusive right to cross a 30—foot wide area from the end of the first easement to the edge of the lot proposed for auction. This easement will cover approximately 0.297 acre and is depicted on the first sheet Exhibit 1 as the "Private Access Easement."

The new 11.7-acre lot will be a conforming zoning lot. The minimum bid price and auction conditions will be determined in consultation with the Department of Treasury prior to the auction. Based on consultation with the State Historic Preservation Office, historic preservation restrictions will be imposed on the main house and may be imposed on other structures as a

condition of the sale, as well as a no further subdivision restriction. The DEP also anticipates including in the deed restrictions and/or covenants limiting the future use of the property to single family residential or agricultural use in order to prevent future uses of the proposed 11.7-acre lot from negatively impacting the surrounding DEP wildlife management area. In addition, pursuant to *N.J.S.A. 13:1D-56*, the deed for the auctioned property will include statutory language requiring compensation to the State in the event the property is rezoned within 25 years of the purchase in a manner that increases the value of the lands.

Upon successful completion of the public hearing process, this conveyance will require the approval of the DEP Commissioner and the State House Commission under *N.J.S.A. 13:8A-48* and *N.J.S.A. 13:8C-31*. The DEP hopes to secure these approvals by September 2008, after which it will refer these properties to the Department of Treasury for auction. The auction will be for current fair market value, under terms and conditions established by DEP in consultation with the Department of Treasury. As required by *N.J.S.A. 13:1D-57*, the proceeds of the auction will be deposited into the appropriate Green Acres fund and will be used by the DEP for the acquisition of lands by the State for recreation and conservation purposes.

Although the attached survey (Exhibit 1) already delineates a proposed lot size, the DEP reserves the right to adjust the proposed lot size, up to a maximum of 13 acres, in order to accommodate minor adjustments requested by the Division of Fish and Wildlife, the successful bidder and/or the Department of Treasury. In addition, the block and lot numbers involved in this transaction are subject to change.

## **ADVANTAGES AND DISADVANTAGES**

If the proposed conveyances do not occur, the DEP would be required to either maintain or demolish the buildings in question. Demolition of these structures would be quite costly, and would not be a high priority compared to other projects that are in line for capital construction funds. Therefore, these structures would be likely targets for vandalism. In addition, demolition of certain of the buildings proposed for auction would not be appropriate given their historical significance.

Considering the locations of the two houses relative to the surrounding acreage and the generally good condition of the buildings, the DEP recommends separating out this proposed lot and recouping as much of the cost of the residential portion of these parcels as possible. Once this conveyance is completed, the DEP will not have to commit any financial and staff resources for the maintenance of the buildings. The surrounding land will continue to be managed by DEP and will remain undeveloped and available to the public for recreational purposes.

## **ENVIRONMENTAL ASSESSMENT**

### **Assessment of Environmental Impact and Impact on Plants, Endangered and Non-Game Species**

The overall Eagles Manor Farm property is considered to be critical wildlife habitat by the Department's Division of Fish and Wildlife. Bordered on the north by the 630-acre Cohansey River Wildlife Management Area and the 1,055-acre Green and Brown Swamp estuary enhancement area (owned by PSE&G with an NJDEP Conservation Easement) and on the south by the 2,630-acre Dix Wildlife Management Area, this farm provides nesting and foraging habitat for many threatened and endangered wildlife. In fact, the farm was the site of one of the first bald eagle nests in New Jersey following Endangered and Nongame Species Program's successful hacking of bald eagle chicks in the early eighties.

In addition, bald eagles, osprey, northern harriers, woodcock, northern bobwhite, and grasshopper sparrows use the undeveloped portions of the site. All of these species are either threatened, endangered or of special concern.

The bayshore coastal wetlands, including the overall Eagles Manor Farm property, provide one of the most important stopover migration sites in the eastern United States. During spring migration, waves of songbirds "fall out" along the saltmarsh/upland ecotone after crossing Delaware Bay. Waterfowl use the marshes and fields extensively for feeding, resting, and nesting. The Dix Wildlife Management Area and the Eagles Manor Farm property lie along the coastal migration route for raptors. Studies have shown that as many as 54% of raptors migrating southward in the fall will reach Cape May Point and turn north, traveling one to two miles inland along the bayshore to Fort Mott in Salem County where they will cross the estuary at a narrower, safer point.

Because the area proposed for auction has been in continuous residential and farm use for over 250 years, the DEP does not anticipate that the proposed auction will result in the degradation of the environmental attributes of the overall Eagles Manor Farm property. In addition, the DEP is not aware of any threatened or endangered plant or animal species or non-game species on the portion of the property proposed for conveyance.

### **Assessment of Recreational Impact**

The DEP does not anticipate that auctioning off this residential/farm envelope (with the proposed restrictions) will have any adverse impact on the use by the public of the surrounding acreage acquired by the State in 2007. As discussed above, the DEP only acquired the buildings now proposed for auction in order to acquire the surrounding acreage for addition to the State's wildlife management area system.

## ECONOMIC ASSESSMENT

At the time of acquisition, the appraisals commissioned by the Green Acres Program as part of the purchase set a certified fair market value for the entire property of \$4,830,700, broken down as follows:

\$1,011,000	manor house, boat house and dock on 20 acres
\$150,000	wetlands (300 acres)
\$3,699,700	uplands (463 acres)

The DEP does not have a precise appraisal figure for the current proposal to auction off most of the structures on an 11.7-acre lot, but estimates that the decrease of the lot size by approximately 8 acres (from 20 acres to about 12 acres) would reduce the original estimated value by \$154,000 (taking into account land value alone.) Within the appraisal report, the value of the main manor house was estimated to be at least \$504,277. In 2006, the property and improvements to be auctioned had a combined assessed value of over \$622,000.

Given current market conditions, it is unclear whether the value of the area to be auctioned has increased or decreased. However, even if the value of this area has decreased, auctioning off the structures will save the State money in the long run by avoiding maintenance, security and/or demolition costs. The fair market value of the property will be determined for auction purposes by an appraisal commissioned by the Department of Treasury.

Returning the proceeds of the auction to the Garden State Preservation Trust Fund (or other appropriate Green Acres fund) as required by *N.J.S.A. 13:1D-57* will allow the State to acquire additional open space, consistent with the goals of the various Green Acres bond acts and the Garden State Preservation Trust Act, *N.J.S.A. 13:8C-1 et seq.*

In addition, the auction of this residential/farm parcel will allow the Township of Fairfield to continue to collect residential property taxes on a portion of the property acquired by the State in 2007. In 2006, the tax assessment for all of Block 51, Lot 1 (500 acres) was approximately \$4650.

## **PUBLIC HEARINGS**

In accordance with *N.J.S.A. 13:1D-52a(4)*, public hearings have been scheduled on the proposed conveyance as follows:

### **806 Back Neck Road, Township of Fairfield, Cumberland County**

The **first public hearing** will be held on Wednesday, May 7, 2008 at 6:00 PM at:

Fairfield Township Municipal Building  
70 Fairton Gouldtown Road  
Fairton, New Jersey 08320  
(856) 451-9284

The **second public hearing** will be held on Thursday, May 22, 2008 at 4:00 PM at:

New Jersey Department of Environmental Protection  
4<sup>th</sup> floor large conference room  
501 East State Street  
Trenton, New Jersey 08625

A copy of the public hearing notice for the proposed auction is attached to this report as Exhibit 3.

## **CONTACT INFORMATION**

For further information, please contact:

### **Department of Environmental Protection**

David R. Smith, Team Leader  
Bureau of Legal Services and Stewardship  
Green Acres Program  
(609) 984-0631  
David.Smith@dep.state.nj.us

Anthony Petrongolo, Chief  
Bureau of Land Management  
Division of Fish and Wildlife  
Department of Environmental Protection  
P.O. Box 400  
Trenton, NJ 08625-0400  
(609) 984-1401  
Anthony.Petrongolo@dep.state.nj.us

## **DISTRIBUTION LIST**

Deputy Commissioner John S. Watson, Jr., DEP  
Assistant Commissioner Amy Cradic, Natural and Historic Resources Group, DEP  
Director David Chanda, Division of Fish and Wildlife, DEP  
Acting Administrator, State Historic Preservation Office, DEP  
John Flynn, Administrator, Green Acres Program, DEP

Hon. Marion Kennedy, Jr., Mayor, Township of Fairfield  
Richard DeVillasanta, Clerk, Township of Fairfield

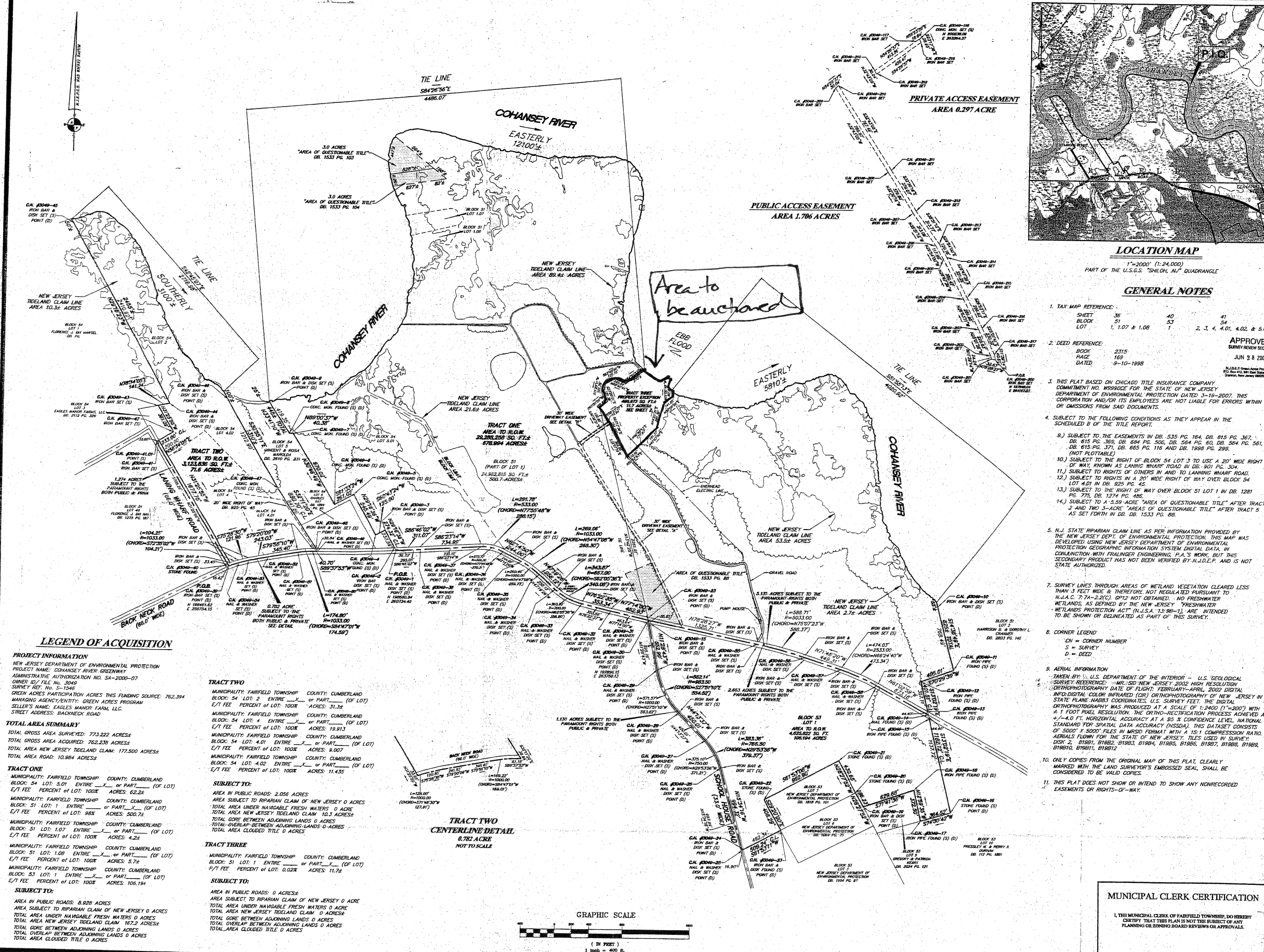
Gloria Noto, Clerk, County of Cumberland

Hon. Barbara Buono, Chair, Senate Budget and Appropriations Committee  
Hon. Nicholas P. Scutari, Chair, Senate State Government Committee  
Hon. Bob Smith, Chair, Senate Environment Committee

Hon. Douglas H. Fisher, Chair, Assembly Agriculture and Natural Resources Committee  
Hon. John F. McKeon, Chair, Assembly Environment and Solid Waste Committee  
Hon. Nellie Pou, Chair, Assembly Appropriations Committee  
Hon. Joan M. Quigley, Chair, Assembly State Government Committee

Samuel Crane, Secretary, State House Commission





GUY M. DE FABRITES, P.L.S., P.P.  
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 34845  
PROFESSIONAL PLANNER N.J. LIC. NO. 1688

[illegible]

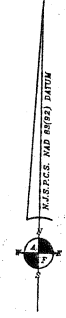
**CONSULTING ENGINEERS  
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629 SHELTON PIKE  
BRIDGE TON, NJ 08002  
(856) 451-2990 PHONE (856) 455-9760  
[www.fralinger.com](http://www.fralinger.com)

# Fralinger Engineering

PROPERTY	STATE OF NEW JERSEY		
TOWNSHIP	GREEN ACRES ACQUISITION		
COUNTY	LAND OF EAGLES MANOR FARM, LLC.		
CITY	FAIRFIELD TOWNSHIP		
ZIP	CUMBERLAND COUNTY		
DATE	500 1/4 NORTH	CONVEYANCE NUMBER	#24859.00
DATE	5-17-20007	DATE	#2485900; DWG
DATE	DATE	DATE	DATE

**SHEET 1 OF 2**



LEGEND OF ACQUISITION

PROJECT INFORMATION

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
PROJECT NAME: COHANSEY RIVER GREENWAY  
ADMINISTRATIVE AUTHORIZATION NO. 54-2000-07  
OWNER ID/ FILE NO. 3049  
SURVEY REF. NO. 5-1548  
GREEN ACRES PARTICIPATION ACRES THIS FUNDING SOURCE: 762.3942  
MANAGING AGENCY/ENTITY: GREEN ACRES PROGRAM  
SELLER'S NAME: EAGLES MANOR FARM, LLC  
STREET ADDRESS: BACKNECK ROAD

TOTAL AREA SUMMARY

TOTAL GROSS AREA SURVEYED: 773.222 ACRES  
TOTAL GROSS AREA ACQUIRED: 762.239 ACRES  
TOTAL AREA NEW JERSEY TIDELAND CLAIM: 177.500 ACRES  
TOTAL AREA ROAD: 10.984 ACRES

TRACT ONE

MUNICIPALITY: FAIRFIELD TOWNSHIP COUNTY: CUMBERLAND  
BLOCK: 54 LOT: 5.01 ENTIRE or PART (OF LOT)  
E/1 FEE PERCENT OF LOT: 100% ACRES: 62.22  
MUNICIPALITY: FAIRFIELD TOWNSHIP COUNTY: CUMBERLAND  
BLOCK: 51 LOT: 1 ENTIRE or PART (OF LOT)  
E/1 FEE PERCENT OF LOT: 98% ACRES: 500.72  
MUNICIPALITY: FAIRFIELD TOWNSHIP COUNTY: CUMBERLAND  
BLOCK: 51 LOT: 1.07 ENTIRE or PART (OF LOT)  
E/1 FEE PERCENT OF LOT: 100% ACRES: 4.22  
MUNICIPALITY: FAIRFIELD TOWNSHIP COUNTY: CUMBERLAND  
BLOCK: 51 LOT: 1.08 ENTIRE or PART (OF LOT)  
E/1 FEE PERCENT OF LOT: 100% ACRES: 5.72  
MUNICIPALITY: FAIRFIELD TOWNSHIP COUNTY: CUMBERLAND  
BLOCK: 53 LOT: 1 ENTIRE or PART (OF LOT)  
E/1 FEE PERCENT OF LOT: 100% ACRES: 106.194

SUBJECT TO:

AREA IN PUBLIC ROADS: 8.928 ACRES  
AREA SUBJECT TO RIPARIAN CLAIM OF NEW JERSEY 0 ACRES  
TOTAL AREA UNDER NAVIGABLE FRESH WATERS 0 ACRES  
TOTAL AREA NEW JERSEY TIDELAND CLAIM: 167.2 ACRES  
TOTAL GORE BETWEEN ADJOINING LANDS 0 ACRES  
TOTAL OVERLAP BETWEEN ADJOINING LANDS 0 ACRES  
TOTAL AREA CLOUDED TITLE 0 ACRES

TRACT TWO

MUNICIPALITY: FAIRFIELD TOWNSHIP COUNTY: CUMBERLAND  
BLOCK: 54 LOT: 2 ENTIRE or PART (OF LOT)  
E/1 FEE PERCENT OF LOT: 100% ACRES: 31.32  
MUNICIPALITY: FAIRFIELD TOWNSHIP COUNTY: CUMBERLAND  
BLOCK: 54 LOT: 4 ENTIRE or PART (OF LOT)  
E/1 FEE PERCENT OF LOT: 100% ACRES: 19.913  
MUNICIPALITY: FAIRFIELD TOWNSHIP COUNTY: CUMBERLAND  
BLOCK: 54 LOT: 4.01 ENTIRE or PART (OF LOT)  
E/1 FEE PERCENT OF LOT: 100% ACRES: 8.007  
MUNICIPALITY: FAIRFIELD TOWNSHIP COUNTY: CUMBERLAND  
BLOCK: 54 LOT: 4.02 ENTIRE or PART (OF LOT)  
E/1 FEE PERCENT OF LOT: 100% ACRES: 11.435

SUBJECT TO:

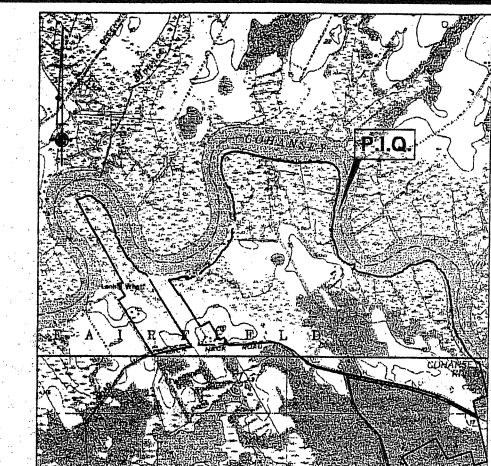
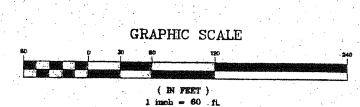
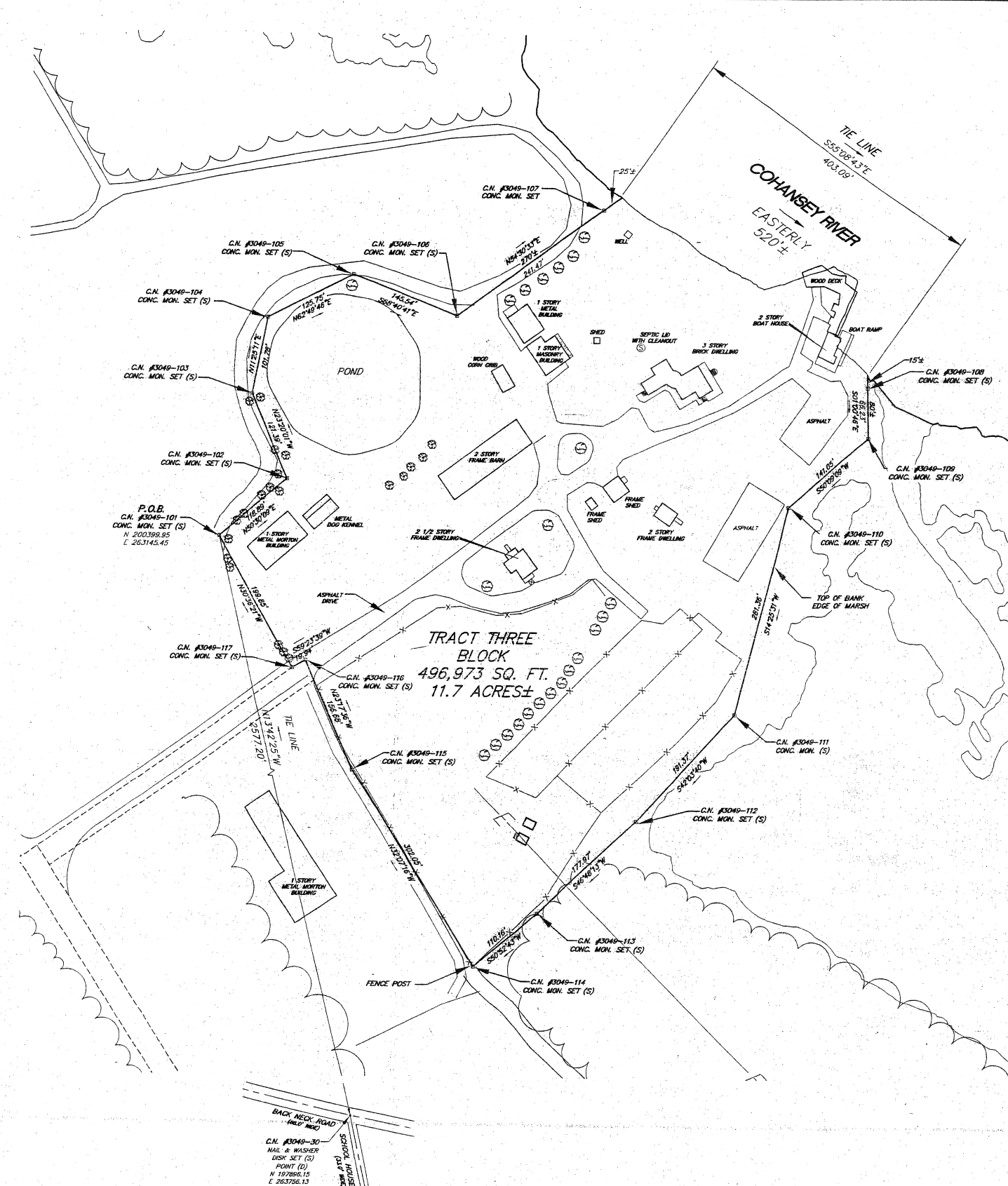
AREA IN PUBLIC ROADS: 2.056 ACRES  
AREA SUBJECT TO RIPARIAN CLAIM OF NEW JERSEY 0 ACRES  
TOTAL AREA UNDER NAVIGABLE FRESH WATERS 0 ACRES  
TOTAL AREA NEW JERSEY TIDELAND CLAIM: 10.3 ACRES  
TOTAL GORE BETWEEN ADJOINING LANDS 0 ACRES  
TOTAL OVERLAP BETWEEN ADJOINING LANDS 0 ACRES  
TOTAL AREA CLOUDED TITLE 0 ACRES

TRACT THREE

MUNICIPALITY: FAIRFIELD TOWNSHIP COUNTY: CUMBERLAND  
BLOCK: 51 LOT: 1 ENTIRE or PART (OF LOT)  
E/1 FEE PERCENT OF LOT: 0.02% ACRES: 11.72

SUBJECT TO:

AREA IN PUBLIC ROADS: 0 ACRES  
AREA SUBJECT TO RIPARIAN CLAIM OF NEW JERSEY 0 ACRES  
TOTAL AREA UNDER NAVIGABLE FRESH WATERS 0 ACRES  
TOTAL AREA NEW JERSEY TIDELAND CLAIM: 0 ACRES  
TOTAL GORE BETWEEN ADJOINING LANDS 0 ACRES  
TOTAL OVERLAP BETWEEN ADJOINING LANDS 0 ACRES  
TOTAL AREA CLOUDED TITLE 0 ACRES



LOCATION MAP

1"=200' (1:24,000)  
PART OF THE U.S.G.S. "SHILOH, N.J." QUADRANGLE

GENERAL NOTES

- TAX MAP REFERENCE:  
SHEET 36 40 41  
BLOCK 51 53 54  
LOT 1, 1.07 & 1.08 1 2, 3, 4, 4.01, 4.02, & 5.01
- DEED REFERENCE:  
BOOK 2315  
PAGE 169  
DATED 5-10-1998
- THIS PLAT BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. M598900 FOR THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED 3-19-2007. THIS CORPORATION AND/OR ITS EMPLOYEES ARE NOT LIABLE FOR ERRORS WITHIN OR OMISSIONS FROM SAID DOCUMENTS.
- SUBJECT TO THE FOLLOWING CONDITIONS AS THEY APPEAR IN THE SCHEDULE B OF THE TITLE REPORT:  
8.) SUBJECT TO THE EASEMENTS IN DB. 535 PG. 164, DB. 615 PG. 367, DB. 615 PG. 369, DB. 684 PG. 506, DB. 564 PG. 60, DB. 564 PG. 561, DB. 615 PG. 371, DB. 685 PG. 116 AND DB. 1998 PG. 298.  
10.) SUBJECT TO THE RIGHT OF BLOCK 54 LOT 1 TO USE A 20' WIDE RIGHT OF WAY, KNOWN AS LANNING WHARF ROAD IN DB. 901 PG. 304.  
11.) SUBJECT TO RIGHTS OF OTHERS IN AND TO LANNING WHARF ROAD.  
12.) SUBJECT TO RIGHTS IN A 20' WIDE RIGHT OF WAY OVER BLOCK 54 LOT 4.01 IN DB. 525 PG. 45.  
13.) SUBJECT TO THE RIGHT OF WAY OVER BLOCK 51 LOT 1 IN DB. 1201 PG. 775, DB. 1274 PG. 486.  
14.) SUBJECT TO A 5.59 ACRE "AREA OF QUESTIONABLE TITLE" AFTER TRACT 2 AND TWO 3-ACRE "AREAS OF QUESTIONABLE TITLE" AFTER TRACT 5 AS SET FORTH IN DB. 1533 PG. 88.
- SURVEY LINES THROUGH AREAS OF WETLAND VEGETATION CLEARED LESS THAN 1 FEET WIDE & THEREFORE NOT REGULATED PURSUANT TO N.J.A.C. 7:27A-2.2(c), GP12 NOT OBTAINED. NO FRESHWATER WETLANDS AS DEFINED BY THE NEW JERSEY "FRESHWATER WETLANDS PROTECTION ACT" (N.J.S.A. 13:8B-1), ARE INTENDED TO BE SHOWN OR DELINEATED AS PART OF THIS SURVEY.
- CORNER LEGEND:  
C = CORNER NUMBER  
S = SURVEY  
D = DEED
- AERIAL INFORMATION:  
TAKEN BY: U.S. DEPARTMENT OF THE INTERIOR - U.S. GEOLOGICAL SURVEY REFERENCE: MR. SID NEW JERSEY 2002 HIGH RESOLUTION ORTHOPHOTOGRAPHY, DATE OF FLIGHT: FEBRUARY-APRIL, 2002. DIGITAL INFO: DIGITAL COLOR-INFRARED (CIR) ORTHOPHOTOGRAPHY OF NEW JERSEY IN STATE PLANE NAD83 COORDINATES, U.S. SURVEY FEET. THE DIGITAL ORTHOPHOTOGRAPHY WAS PRODUCED AT A SCALE OF 1:2400 (1"=200') WITH A 1 FOOT PIXEL RESOLUTION. THE ORTHO-RECTIFICATION PROCESS ADDED A +/- 4.0 FT. HORIZONTAL ACCURACY AT A 95 % CONFIDENCE LEVEL. NATIONAL STANDARD FOR SPATIAL DATA ACCURACY (NSDA). THIS DATASET CONSISTS OF 5000' X 5000' TILES IN INFO3 FORMAT WITH A 16:1 COMPRESSION RATIO. AERIALS FLOWN FOR THE STATE OF NEW JERSEY, TILES USED IN SURVEY: DISK 2: B1981, B1982, B1983, B1984, B1985, B1986, B1987, B1988, B1989, B1990, B1991, B1992.
- ONLY COPIES FROM THE ORIGINAL MAP OF THIS PLAT, CLEARLY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID COPIES.
- THIS PLAT DOES NOT SHOW OR INTEND TO SHOW ANY NONRECORDED EASEMENTS OR RIGHTS-OF-WAY.

ACCESS & DOMESTIC WATER  
SUPPLY NOT ADDRESSED

LEGEND

- EP EDGE OF PAVEMENT
- ES EDGE OF STONE
- UTILITY POLE
- EDGE OF WOODS
- POST & WIRE FENCE
- SEWER MANHOLE
- TREE

MUNICIPAL CLERK CERTIFICATION

I, THE MUNICIPAL CLERK OF FAIRFIELD TOWNSHIP, DO HEREBY CERTIFY THAT THIS PLAN IS NOT THE SUBJECT OF ANY PLANNING OR ZONING BOARD REVIEW OR APPROVALS.

MUNICIPAL CLERK DATE

GUY M. DE FABRIS, P.L.S., P.P.  
PROFESSIONAL LAND SURVEYOR  
NO. 1548

DATE 5/17/2007

CERTIFICATION

I HEREBY CERTIFY TO HAVE MADE A PERSONAL AND ON BEHALF OF MYSELF AND/OR MY EMPLOYERS, A VISUAL INSPECTION OF THE LAND DESCRIBED IN THE ABOVE PLAT, AND TO HAVE BEEN AWARE OF THE FACTS AND CIRCUMSTANCES SURROUNDING THE SAME, AND TO HAVE BEEN AWARE OF THE FACTS AND CIRCUMSTANCES SURROUNDING THE SAME, AND TO HAVE BEEN AWARE OF THE FACTS AND CIRCUMSTANCES SURROUNDING THE SAME.

CONSULTING ENGINEERS  
PLANNERS  
ENVIRONMENTAL SERVICES  
& LAND SURVEYORS

**Fralinger Engineering**

635 SHILOH TRAIL  
FAIRFIELD TOWNSHIP, NJ 07003  
908-411-2000  
www.fralinger.com

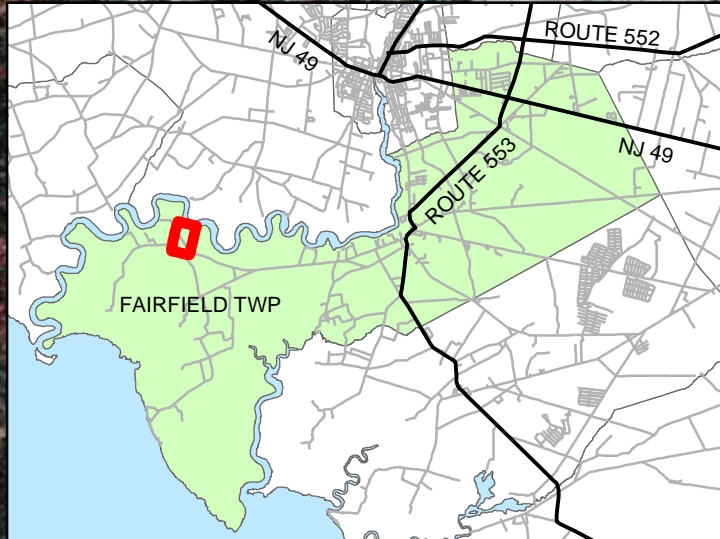
PLAN & REPORT OF SURVEY  
FOR THE NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
LAND OF EAGLES MANOR FARM, LLC.

FAIRFIELD TOWNSHIP  
CUMBERLAND COUNTY  
NEW JERSEY

DATE 5-17-2007  
DRAWN BY MFB

SHEET 2 OF 2







Back Neck Road

Cohansey River

**Part of Block 51, Lot 1  
Fairfield Township, Cumberland County, NJ**

**806 Back Neck Road  
Bridgeton, NJ 08302**

**Legend**

-  Auction Boundary
-  Driveway Easement



0 100 200 Feet



## **PUBLIC HEARING NOTICE**

### **Department of Environmental Protection**

### **Green Acres Program**

### **Notice of Public Hearings on Proposed Auction of Surplus Residential Property in the Township of Fairfield, Cumberland County**

**Take Notice** that in accordance with *N.J.S.A. 13:1D-51 through -58*, the State of New Jersey, Department of Environmental Protection, Green Acres Program, will hold two **public hearings** to seek comments on the proposed auction of surplus residential property in the Township of Fairfield, Cumberland County.

The property proposed for auction is located within 763 acres of property acquired by the Green Acres Program in 2007 as an addition to the Dix Wildlife Management Area. The property is known locally as Brickhouse Farm or Eagles Manor Farm. The street address for the property to be auctioned is 806 Back Neck Road, Bridgeton, New Jersey 08302. The Department proposes to auction approximately 11.7 acres within Block 51, Lot 1 in the Township of Fairfield, Cumberland County along with the following structures:

- A 272-year old three-story (5,200 square foot) brick and frame manor house.
- A 158-year old two-story (1,660 square foot) frame construction tenant house.
- A 1.5-story (1,800 square foot) boathouse, including a pier, dock (2,400 square foot) and boat lift.
- An ice house/barn (670 square foot).
- A milk house (750 square foot).
- A doll house (140 square foot).
- A 2 story (5,600 square foot) dairy/bird barn.
- A corn crib (640 square foot).
- A shop building (1,700 square foot) with an airplane hanger (1500 square foot).
- A pond and a kennel area (2,500 square foot).

A copy of a report analyzing the proposed transaction, including photographs of the structures and a more detailed description of each structure, is available online at [www.nj.gov/dep/greenacres/notices.htm](http://www.nj.gov/dep/greenacres/notices.htm).

The exact lot size, minimum bid price and other auction conditions will be determined in consultation with the Department of Treasury prior to the auction. Based on discussions with the State Historic Preservation Office, historic preservation restrictions will be imposed on the manor house and may be imposed on other structures as a condition of sale, as well as a no further subdivision restriction on the entire lot. The proposed conveyance will include the execution of two easements allowing the purchaser to use the existing driveway to access the area proposed for auction. As a condition of the

sale, the Department will require the purchaser to install a new well within the 11.7-acre lot. If it is determined that the installation of the new well is not feasible within the 11.7-acre lot, DEP will execute an easement with the purchaser for the continued use of a well located outside the lot.

As required by *N.J.S.A. 13:1D-57*, the proceeds of the sale will be returned to the Garden State Preservation Trust Fund (or other appropriate Green Acres bond fund) for use in future open space acquisitions. State House Commission approval is required for this proposal. If approved, the Department anticipates that the auction will occur in late 2008.

The **first public hearing** on the proposed auction of this property will be held on:

Wednesday, May 7, 2008 at 6:00 PM at the  
Fairfield Township Municipal Building  
70 Fairton Gouldtown Road  
Fairton, New Jersey 08320  
(856) 451-9284

The hearing record for the first public hearing will close on May 21, 2008. Interested persons may obtain information from David R. Smith in the Green Acres Program or Anthony Petrongolo in the Division of Fish and Wildlife at the addresses below and may submit written comments to Mr. Smith until the close of business on May 21, 2008.

The **second public hearing** will be held on:

Thursday, May 22, 2008 at 4:00 PM at the  
Department of Environmental Protection  
4th floor large conference room  
501 E. State Street  
Trenton, New Jersey 08625

The hearing record for the second public hearing will close on June 5, 2008. Interested persons may obtain information from David R. Smith in the Green Acres Program or Anthony Petrongolo at the address below and may submit written comments to Mr. Smith until the close of business on June 5, 2008.

Persons wishing to make oral presentations at either of the public hearings are asked to bring a written copy of their comments to the hearing for use by the Department. For further information on the proposal, please contact:

David R. Smith, Team Leader  
Bureau of Legal Services and Stewardship  
Green Acres Program  
Department of Environmental Protection

P. O. Box 412  
Trenton, NJ 08625-0412  
(609) 984-0631  
David.Smith@dep.state.nj.us

Anthony Petrongolo, Chief  
Bureau of Land Management  
Division of Fish and Wildlife  
Department of Environmental Protection  
P.O. Box 400  
Trenton, NJ 08625-0400  
(609) 984-1401  
Anthony.Petrongolo@dep.state.nj.us

DATE: \_\_\_\_\_

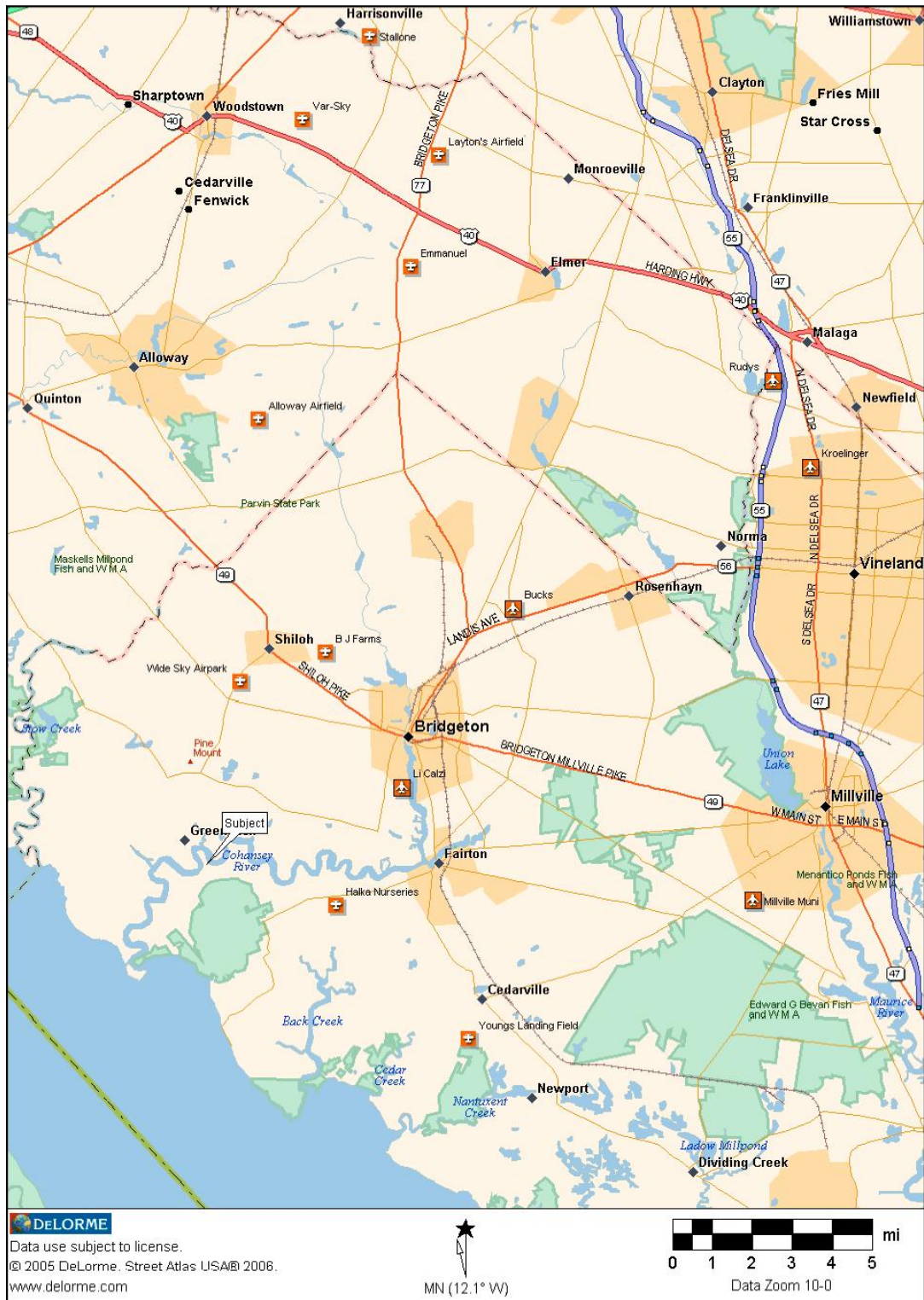
3/10/08



Lisa P. Jackson, Commissioner  
Department of Environmental Protection

# PRESENTATION OF DATA

## Regional Map



## PRESENTATION OF DATA

### Location Map





## PRESENTATION OF DATA



Front View of Main Residence



Side View of Main Residence



## PRESENTATION OF DATA

### Improvements

#### Property Identification:

Isaiah & Mary Sheppard House

#### Gross Building SF:



5,212 square feet including the finished third floor. In addition, there is a finished enclosed porch/three-season room totaling 398 square feet. This section of the building is attached to the northerly side of the section built in 1796 and joins the center section of the house.

#### Current Use:

Single-family residence used as a second home.

#### Layout:



The building was built over a period of years originally for use as a farm house. It consists of three sections built over a period of 60 years and renovated and modernized by the current owner.

#### Interior Description:

The following is an interior description of the dwelling by its section.

#### 1736 Section

This is the oldest section of the residence. It was built parallel to the Cohansey River as the original residence by Isaiah & Mary Sheppard.

#### 1736 Section – First Floor Layout

This section has a large living room and former kitchen on the first floor, now open into one room with two brick fireplaces, one formerly used for cooking. The open room leads to a screened porch

## PRESENTATION OF DATA

### Improvements



on the northerly side facing the river. The screened porch has a total area of 580 square feet.

The floors are carpeted over hardwood and the walls and ceiling are painted plaster. There is painted wood base molding. This section is built over a full basement with brick foundation walls and floor. The windows are single-pane glass in wood frames with six panes. Each is set in eight-inch window casements with a six-inch window seat at the base. The interior doors are six-panel wood in wood frames with wrought-iron box lock and latch-type handles.

The second and third floors are accessed by a stairway shared between the 1736 and the 1786 sections. It has pine wood risers and kick plates and decorative balusters and railings.

### 1736 Section - Upper Story Layout



There are three bedrooms on the second floor and two on the third floor. The second floor bedrooms each have a functional brick fireplace. Two bathrooms have a private bathroom. A three-fixture bathroom with shower stall in the hallway serves the other second-floor bedroom.

The third floor bedrooms share a small three-fixture bathroom in the hall.

The two master suite bathrooms and the third-floor bathroom in this section of the house have marble floors with porcelain pedestal sink and a porcelain claw-foot tub. The common area bathroom in the second floor hallway has a shower stall instead of the claw-foot tub.

The interior finish is painted plaster walls and ceilings with affixed incandescent lighting fixtures. The windows are single-pane glass in wood frames with six panes. Each is set in eight-inch window casements with a six-inch window seat at the base. The interior doors are four or six-panel wood in wood frames with wrought-iron box lock and latch-type handles.

## PRESENTATION OF DATA

### Improvements

This section is adjacent to the original section and was incorporated into the original house. It is built on a brick foundation with a brick floor.

#### 1786 Section

#### 1786 Section - First Floor Layout



The first floor consists of a mostly open dining room with a staircase leading to the upper stories in both sections at the easterly side of the building. There is a brick fireplace with in-laid porcelain tile “hieroglyphics” above a wood mantle. There also is a two-fixture bathroom.

The dining room area floors were added by the current owner who wanted to cover the original brick flooring. Mr. Streep imported barn board from 1700s Lancaster County, PA barn and had them milled and finished into the floor covering laid over the existing brick. The walls and ceiling are painted plaster and there is painted wood base molding. The two-fixture bathroom has similar finish to the other bathrooms in the house with marble floors and porcelain sink and toilet.

The windows are single-pane glass in wood frames with four and six panes. The interior doors are six-panel wood in wood frames some with wrought-iron box lock and latch-type handles and others with later period brass finish knobs.

As noted in the previous description, the second and third floors are accessed by a stairway shared between the 1736 and the 1786 sections.

#### 1786 Section – Second Floor Layout

There are three bedrooms on the second floor and two on the third floor. A three-fixture bathroom is located in the second floor hallway and there is a half-bath on the third floor.

Two of the three second floor bedrooms are very small, less than 120 square feet; the third is somewhat larger. There is one three-fixture bathroom in the hallway for these bedrooms. It has finish similar to the original section. The third floor

## PRESENTATION OF DATA

### Improvements

has knee-walls and a ceiling line that follows that of the roof and dormers.

The interior finish is painted plaster walls and ceilings with affixed incandescent lighting fixtures. The windows are single-pane glass in wood frames with six panes.

There is a foyer area connecting the original two sections with the section built in 1796. It is portico style with mostly open foyer at the front with a small sitting area at the rear. It has 15-panel double French doors with symmetrical side lights at the front and rear and is open between the 1786 and the 1796 section in the center of the house.

### Foyer



The foyer has a flat roof and is rounded at the front. It leads to a brick patio at the rear of the house.

The interior floor is the same as the 1786 section, imported finished barn board over brick. The walls and ceiling are painted plaster. It is the most modern section with recessed incandescent lighting and a skylight in the ceiling and modern brass finish door knobs.

The newest section is located perpendicular to the river at the southern-most side of the residence and closest to the driveway.

### 1796 Section

The first floor is partitioned to include a living room, laundry room, powder room and a modern kitchen built over a basement foundation. There also is an attached three-season room with pass-through from the kitchen counter.

### 1796 Section – First Floor Layout



The walls and ceiling in this section are painted plaster with incandescent lighting fixtures. The living room and hallway floors are carpet over hardwood flooring. The laundry room, powder room and kitchen floors are ceramic tile.

The kitchen has a center island with base cabinet and granite top. The kitchen cabinets and sink are adjacent to the attached three-season room and there is a small pass-through with granite counter.



## PRESENTATION OF DATA

### Improvements



There is older built-in cabinetry on the south side wall and matching base and upper cabinetry on the north side of the kitchen. There is a single-bowl porcelain sink with disposal, an LP-gas fired, four-burner range with oven, a built-in microwave oven, dishwasher, trash compactor and side-by-side refrigerator.

The three season room has the same wood flooring as the foyer and 1786 section. The walls are tongue-and-groove stained pine and Anderson casement windows. The ceiling is tongue-and-groove stained pine. There is a wood-burning stove in this section.

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The following is a description of the building construction.

#### Elevations:

Two and one-half story brick construction. The section built in 1736 is pattern-brick with the date and owner's initials fashioned into the easterly elevation.

There is painted wood clapboard facing the southern elevation at the third floor of the 1786 section. The soffit, fascia, window trim and shutters area also painted wood.

#### Foundation:

The building is set on brick foundation with basement under the 1736 and 1796 sections. The middle section, including the foyer, is slab with brick flooring.

#### Roof:

The roof is gable-style on the 1736 and 1796 sections, with a Dutch Colonial roof on the 1786 section and a gabled and flat roof over the foyer. The roof cover is slate on all sections except the foyer which has standing seam metal over the gabled portion at the center with a rubber roof over

## **PRESENTATION OF DATA**

### **Improvements**

a flat section at the entry.

The original section has four dormers, the 1786 section has two and the 1796 section has six dormers.

### **Exterior Windows:**

Original single-glass pane glass, four and six panes to a window, set in wood frame with sash. Aluminum screens and storm windows have been added in the last century. The foyer has modern, 15-pane French-style doors with side lights. The three-season room has Anderson insulated casement-type windows with aluminum screens.

### **HVAC:**

Oil-fired forced hot-air furnace supplied by two under-ground, 500 gallon tanks. There is no central air conditioning.

### **Water:**

Water to the house and all outbuildings is supplied via a well located approximately ½ mile away near Back Neck Road. The water has a conditioning system and treats all potable water on the estate.

### **Septic:**

Effluent disposal is via an onsite septic field serving the house.

### **Construction Quality:**

Good

### **Condition:**

Good. The property has been thoroughly renovated and restored since the owner's purchase in 1995. The foundation has been stabilized, the heating system and electric replaced and the kitchen modernized. The oil tanks were replaced and no leaks are reported or observed.

### **Property Utility**

Fair. The building layout is typical of those built in its period and although restored its design is not of 21<sup>st</sup> Century standards for single-family residences. Specifically, the ceiling height is low in some sections and room sizes are small and have limited closet space. Additionally, the room flow is interrupted do to the add-on design.

## PRESENTATION OF DATA

### Improvements

The following is a general description of the construction of the outbuilding improvements.

Property Identification:

Tenant Residence

Gross Building SF:



1,664 square feet on the first and second floors, with a third floor finished attic comprising approximately 850 square feet.

Current Use:

Single-family residence used as the property manager's house.

Age:

Built approximately 1900.

Layout:

The building was built for use as a farm house. It has a living room, kitchen and laundry room with a shower, toilet and sink on the first floor. The second floor has three bedrooms and a three-fixture bathroom. The third floor is essentially open, dorm-style living, currently with semi-private partitioning.

Interior Description:

The dwelling has painted drywall walls and ceiling with ceramic tile floors in the kitchen and carpet in the living areas. The kitchen has been modernized and has an adequate amount of wood cabinets with laminate counter top and one sink. The bathrooms have modern porcelain sink and toilet with a fiberglass free-standing shower. There is a fireplace in the living room.



## **PRESENTATION OF DATA**

### **Improvements**

<u>Elevations:</u>	Two and one-half story wood frame construction. The exterior is aluminum siding with aluminum The soffit, fascia and downspouts.
<u>Foundation:</u>	The building is set on a masonry foundation with basement under the two-story rear section and crawl space at the front and under the rear one-story section. There is a concrete open porch at the front and rear of the dwelling.
<u>Roof:</u>	The roof is gable-style with asphalt shingle cover. It as four dormers.
<u>Exterior Windows:</u>	Double-hung insulated vinyl replacement windows with two panes. Each has aluminum screen windows.
<u>HVAC:</u>	Oil-fired forced hot-air furnace supplied by one under-ground, 500 gallon tank. There is no central air conditioning.
<u>Water:</u>	Water to the house and all outbuildings is supplied via a well located approximately ½ mile away near Back Neck Road. The water has a conditioning system and treats all potable water on the estate.
<u>Septic:</u>	Effluent disposal is via an onsite septic field serving the house.
<u>Construction Quality:</u>	Good
<u>Condition:</u>	Good. The property has been thoroughly renovated and restored since the owner's purchase in 1995. The heating system and electric were replaced and the kitchen, bathrooms and third floor modernized. The oil tanks were replaced and no leaks are reported or observed.
<u>Property Utility</u>	Average. The building layout is typical of those built around the turn of the century. The third floor is mostly one open room and used as a bunk room rather than a large bedroom.

## PRESENTATION OF DATA

### Improvements

Property Identification:

Boat House & Dock

Gross Building SF:



954 square feet on the first and second floors, with 871 square feet of open porch and 2,372 square feet of dockage.

Current Use:

Boat house and dock.

Age:

Built approximately 1996.

Layout & Interior Description:



The building was built for recreational use. It has a large common area and a kitchen on the first floor. There is a loft on the second floor.

The dwelling has painted drywall walls and ceiling with ceramic tile floors. The kitchen has builder grade base and wall cabinets with laminate counter tops. There is a free-standing refrigerator, a range top and stainless steel sink.

Elevations:

One and one-half story wood frame construction. The exterior is painted wood siding with aluminum soffit and fascia.

Foundation:

The building, porch, decking and dock are set on pilings.

Roof:

The roof over the boat house is gable-style with asphalt shingle cover. The porch roofs are shed and

## PRESENTATION OF DATA

### Improvements

hip style.

#### Exterior Windows:

Double-hung insulated vinyl replacement windows with two panes. Each has aluminum screen windows.

#### HVAC:

Liquid propane-fired unit heater. There is no central air conditioning.

#### Water:

Water to the house and all outbuildings is supplied via a well located approximately ½ mile away near Back Neck Road. The water has a conditioning system and treats all potable water on the estate.

#### Septic:

None.

#### Construction Quality:

Good

#### Condition:

Good.

#### Building Utility

Average. The building layout was purpose-built for open recreational use. The kitchen is functional for its intended use.

#### Miscellaneous:



The dock has a 10,000-pound hydraulic lift capable of inserting and removing small boats. There is 160' of piling, including 50' with Shore-Guard fiberglass bulkhead. The owner reports more than 200 ton of rock was installed as part of the bulkhead in 1996. The Cohansey River is reported to have a low tide depth of 19' at the dock and is 67' deep in the channel at the property. There is a total of 2,372 square feet of permanent dock area as well as a floating dock.

## PRESENTATION OF DATA

### Improvements

#### Property Identification:

Maintenance Shop & Shed

#### Gross Building SF:



1,123 square foot shop with a 589 square foot shed.

Maintenance shop and storage for various farm vehicles and bird equipment. It is unfinished and houses bird incubators.

#### Elevations:

One story masonry block garage with attached pole-frame shed with corrugated metal panel walls.

#### Foundation:

Concrete slab with floor drain in incubator room.

#### Roof:

Gable and shed style with standing seam metal cover.

#### Exterior Windows:

Double-hung single-pane wood frame.

#### HVAC:

Wood stove.

#### Water:

Community well.

#### Septic:

None.

#### Construction Quality:

Fair.

#### Condition:

Average.

#### Building Utility

Average. Two overhead doors and one pedestrian door provides access.

## PRESENTATION OF DATA

### Improvements

#### Property Identification:

Bird Barn

#### Gross Building SF:

5,643 square feet with second floor loft for bird hatching.



Unfinished barn with loft used as a bird hatching building. First floor is unfinished with a portion of the area used for feeding and staging of bird operation. Loft area is filled with birds. Building has an automated temperature and humidity control, feeding, watering and medication system as part of the birding operation. A detached LP gas tank and grain silo are pad mounted adjacent to the building.

#### Elevations:

Two-story pole frame barn with peg and knob construction.

#### Foundation:

Concrete slab.

#### Roof:

Gable style with standing seam metal cover.

#### Exterior Windows:

Wood barn-style sliders and double-hung wood frame, single-pane.

#### HVAC:

LP-gas fired unit heaters.

#### Water:

Community well.

#### Septic:

None.

#### Construction Quality:

Fair.

#### Condition:

Average for use.

#### Building Utility

Good. The building is a converted barn with special purpose fit-out that appears to accommodate its intended use.

## PRESENTATION OF DATA

### Improvements

#### Property Identification:

Bird Cage/Pole Barn/Kennel

#### Gross Building SF:

Bird Cage – 400 square feet  
Pole Barn – 2,560 square feet  
Kennel – 832 square feet



Unfinished pole barn with attached kennel and bird cage. Kennel and bird cage are chain link fence with concrete slab floor. There also is an attached 10' x 12' stoop.

#### Elevations:

One-story pole frame barn with painted wood siding.

#### Foundation:

Concrete slab.

#### Roof:

Gable style with standing seam metal cover.

#### HVAC:

None

#### Water:

Community water

#### Septic:

None.

#### Construction Quality:

Fair.

#### Condition:

Average for use.

## PRESENTATION OF DATA

### Improvements

Property Identification:

Ice House

Gross Building SF:

669 square feet



One-story with loft used for storage of equipment and decoys. This building previously was used for cold storage and has heavy-duty electric.

Elevations:

One-story pole frame barn with painted wood siding.

Foundation:

Concrete slab.

Roof:

Gable style with asphalt shingle cover.

HVAC:

None

Water:

Community water

Septic:

None.

Construction Quality:

Fair.

Condition:

Average for use.

## PRESENTATION OF DATA

### Improvements

Property Identification:

Doll House

Gross Building SF:

140 square feet, unfinished storage building



Elevations:

One-story light wood frame outbuilding with painted wood siding.

Foundation:

Concrete slab.

Roof:

Gable style with asphalt shingle cover.

HVAC:

None

Water:

None

Septic:

None.

Construction Quality:

Fair.

Condition:

Average.



## PRESENTATION OF DATA

### Improvements

Property Identification:

Milk House

Gross Building SF:



750 square feet used for storage of hunting equipment. Building is an open, finished room with ceramic tile floors, painted drywall walls and ceiling and there is a finished loft area with three cape dormers.

Elevations:

One and one-half story Cape Cod style dwelling of light wood frame construction.

Foundation:

Masonry block over full basement with steel beam support.

Roof:

Gable style with asphalt shingle cover and three dormers.

HVAC:

Woodstove

Water:

Community water

Septic:

None.

Construction Quality:

Good

Condition:

Good

## PRESENTATION OF DATA

### Improvements

Property Identification:

Corn Crib

Gross Building SF:



640 square feet used for corn storage. The building interior is unfinished.

Elevations:

One story painted slat board.

Foundation:

Elevated on masonry block.

Roof:

Gable style with asphalt shingle cover.

HVAC:

None

Water:

None

Septic:

None

Construction Quality:

Fair

Condition:

Fair. The asphalt shingle cover is worn and missing in places.

## PRESENTATION OF DATA

### Improvements

Property Identification:

Pole Barn

Gross Building SF:



1,320 square feet for farm vehicle storage. The building interior is unfinished with concrete and dirt floor sections.

Elevations:

One story pole frame with painted corrugated steel on three sides.

Foundation:

Pole frame

Roof:

Gable style with corrugated metal roof.

HVAC:

None

Water:

None

Septic:

None

Construction Quality:

Fair

Condition:

Average

## PRESENTATION OF DATA

### Improvements

#### Property Identification:

Equipment Storage and Farm Office Building

#### Gross Building SF:



This building totals 8,160 square feet including 400 square feet of finished breakroom/bathroom area. The building consists of a 40' x 164' farm vehicle pole frame shed with six sliding doors and a 25' x 64' attached shed with shed roof.

#### Elevations:

One story pole frame with painted corrugated steel siding.

#### Foundation:

Pole frame

#### Roof:

Gable and shed style with corrugated metal roof.

#### HVAC:

Electric heat in finished section

#### Water:

From community well

#### Septic:

On-site septic

#### Construction Quality:

Fair

#### Condition:

Average.

#### Notes:

The finished section includes a small kitchenette with one-basin sink and minimal wood cabinets. There is a bathroom with porcelain toilet, vanity sink and shower stall.