Approved single family house site.



2026 APPROVALS INCLUDED

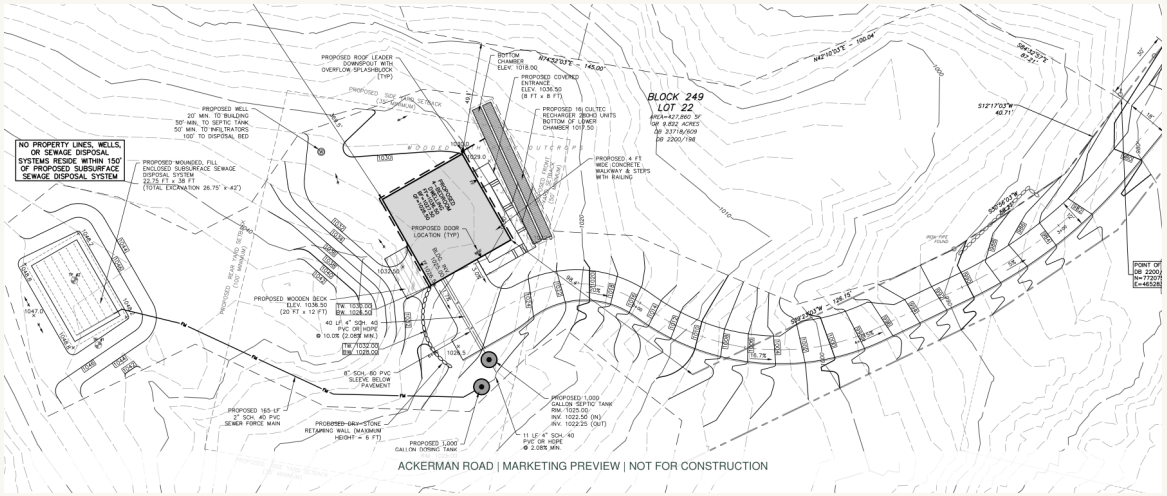
$189,500

2026 single family house approval. Septic approval. Survey. Engineering plans.

Illustrative house concept. Vacant land offered. House not included.

Approvals in place.

The property, approvals, survey and engineering plans are included at $189,500.



SITE ENGINEERING PREVIEW

Cropped and watermarked. Full documents shared privately.

2026

Single family house

Land use board approval

APPROVED

Septic system

Health department approval

INCLUDED

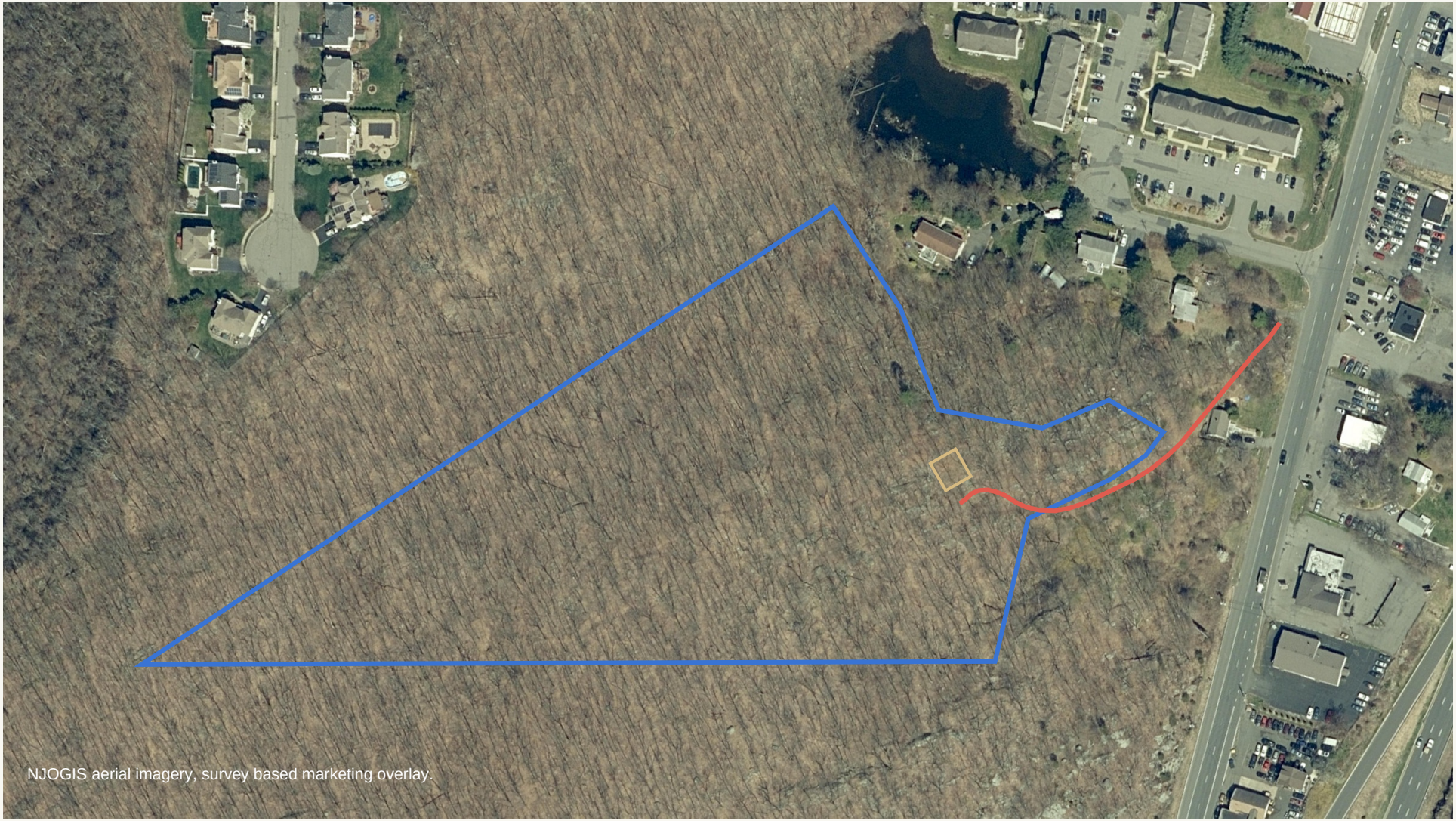
Survey & plans

Boundary, topography and engineering

9.8 ACRES **$189,500** **APPROX. $19,300 / ACRE**

9.8 wooded acres.

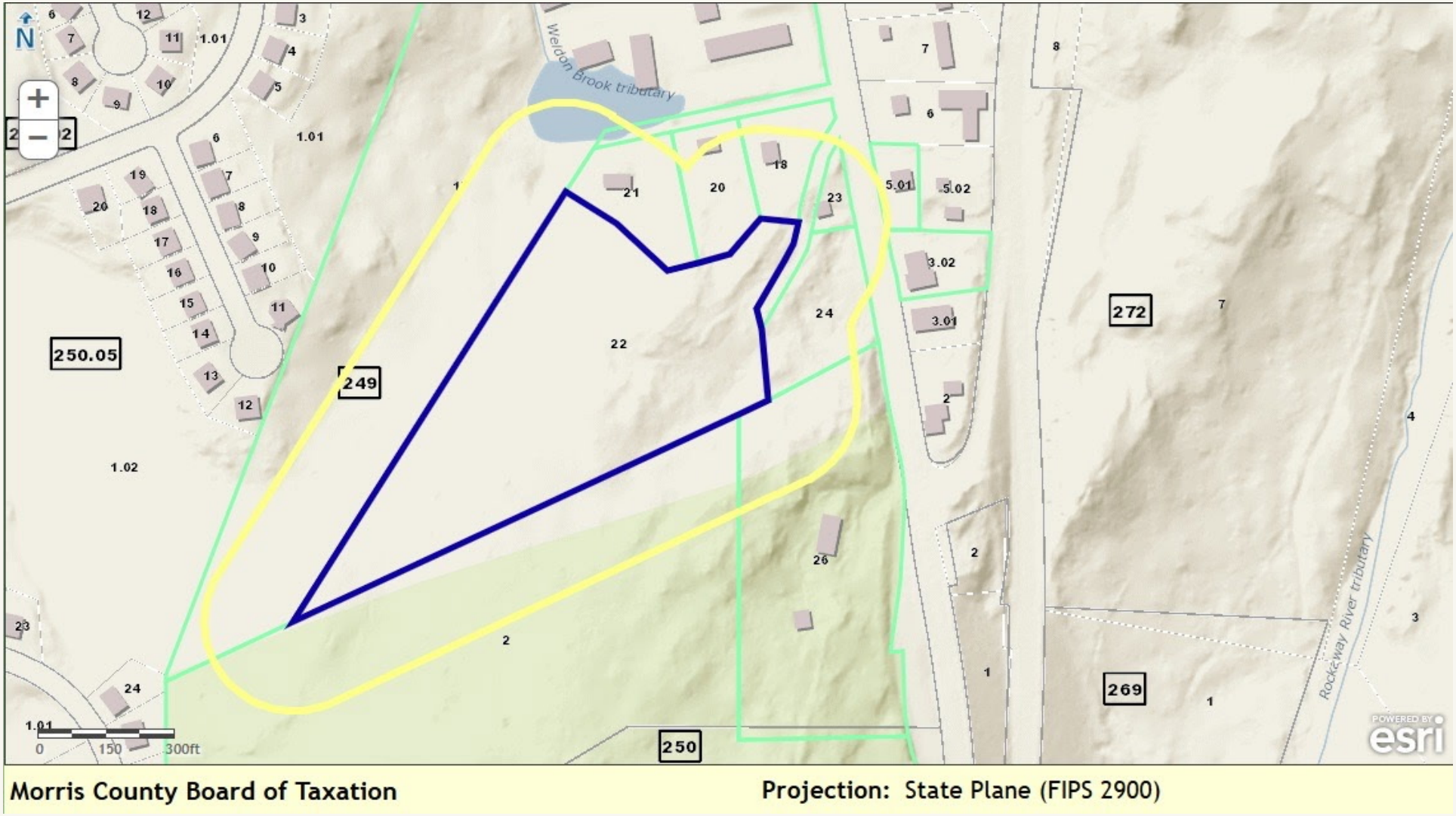
The parcel, road approach and planned home site, together in one view.



Property boundary Proposed driveway Planned home site

See how the parcel fits.

Block 249, Lot 22, shown by the blue outline.



Morris County Board of Taxation map. Seller supplied highlights; yellow marking is not a parcel boundary.

ROAD ACCESS

Ackerman Road starts here.

Route 15 southbound, just south of Gerhardt Road.



Actual roadside entrance, Google Street View reference. Entrance marker follows the supplied image.

EXISTING CURB CUT

Look for the curb opening beside the white mailbox.

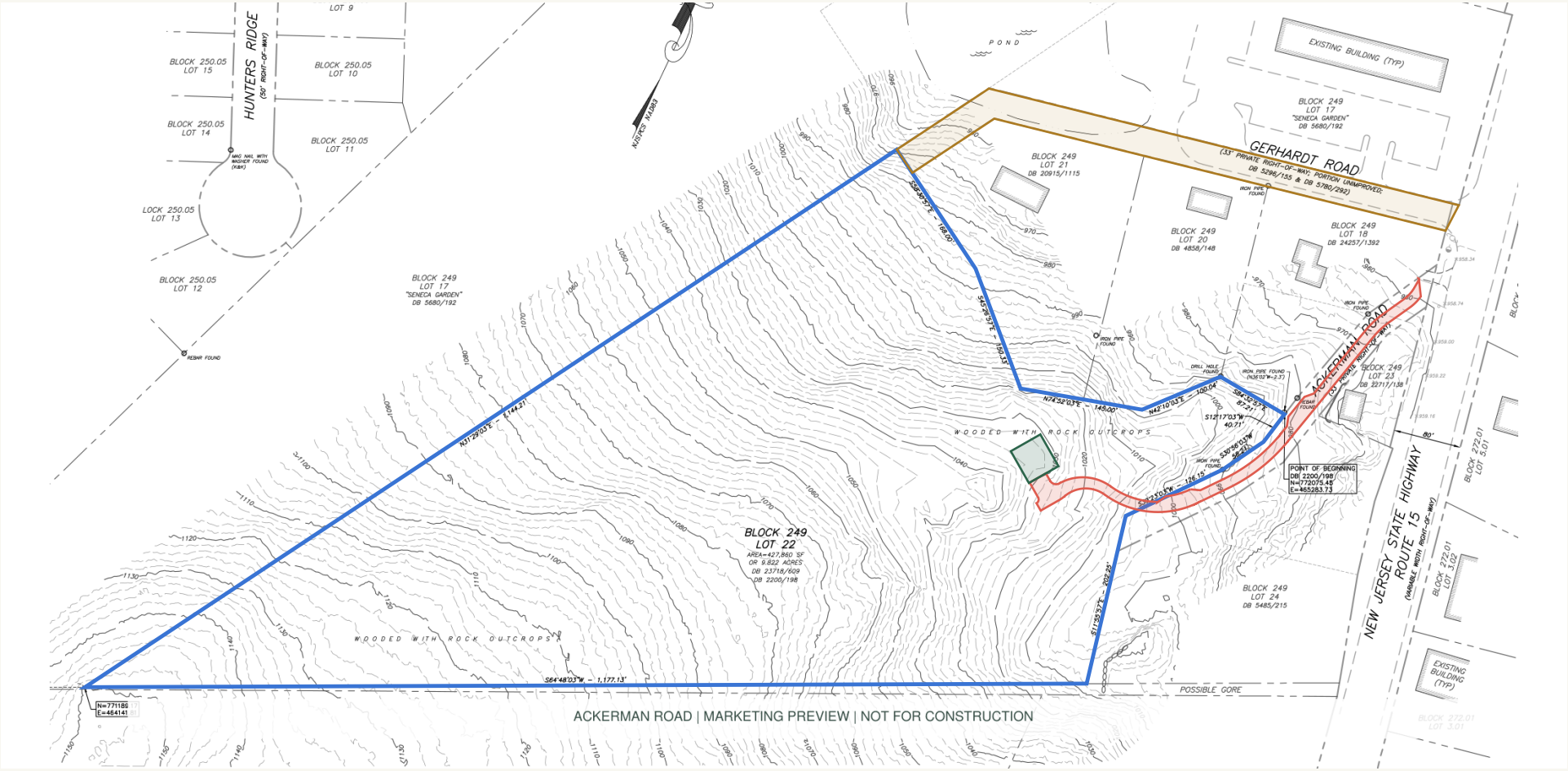
FROM THE ENTRANCE

The proposed uphill driveway leads toward the home site.

The uphill driveway requires construction.

Ackerman Road & Gerhardt Road.

Road alignment and parcel geometry from the supplied survey and site plans.



Property boundary **Ackerman Road access** **Gerhardt Road access**

Cropped survey preview. Full survey, deed and approval details are available privately.

ILLUSTRATIVE HOUSE CONCEPT

A house that fits your plans.

House design and square footage can be tailored, including a larger house.*



ILLUSTRATIVE HOUSE

House not included in the land offering.



ELEVATED HOME SITE

Wooded hillside. Privacy. Mature trees.

Actual area imagery, Google Earth. No lake view has been established.

*Site engineering plans are included. Architectural design and size changes are subject to applicable approvals and plan revisions.

Boating. Marinas. Waterfront dining.

Lake recreation close to the property.





TIME ON THE WATER

MARINAS & WATERFRONT DINING

6 minutes

1.9 miles to the marina

Reference route from the supplied GPS screenshot. Current travel time varies. Marina services and slips are arranged separately.

Recognizable brands. Real convenience.



ROCKAWAY TOWNSQUARE

MALL FAVORITES

Apple
Macy's
JCPenney

DINING

The Cheesecake Factory
P.F. Chang's

REGIONAL SHOPPING

The Mall at Short Hills

Nordstrom. Bloomingdale's.
Neiman Marcus.

COSTCO WHOLESALE — Wharton

TRADER JOE'S — Denville

WHOLE FOODS MARKET — Parsippany

target — Rockaway

Photo: NABFNJ, CC BY-SA 4.0. Retailer logos identify area stores; no affiliation or endorsement.

Restaurants. Shopping. Live shows.



MAYO PERFORMING ARTS CENTER

Exterior view, downtown Morristown.

See the MPAC event calendar

Photo: Ekem, Wikimedia Commons, CC BY-SA 4.0. Display crop is under the same license.

DOWNTOWN MORRISTOWN



Restaurants and shopping around the Green.

LIVE ENTERTAINMENT

Concerts. Comedy. Performances at MPAC.

MOVIE NIGHTS

AMC Rockaway 16 & IMAX

More to do outdoors.



HOPATCONG STATE PARK

A lakeside setting for recreation and picnics.

Explore the parks and course

Park photo: Tomwsulcer, Wikimedia Commons, CC0. Activities depend on season and park rules.

BERKSHIRE VALLEY GOLF

18 hole public course in Oak Ridge.

MAHLON DICKERSON

Hiking. Biking. 27 miles of multiuse trails.

HOPATCONG STATE PARK

Boating. Fishing. Picnic areas.

The marina. Manhattan. Morristown.

Open live GPS for current driving routes and travel times.



LAKE HOPATCONG MARINA

6 minutes

1.9 miles, reference route

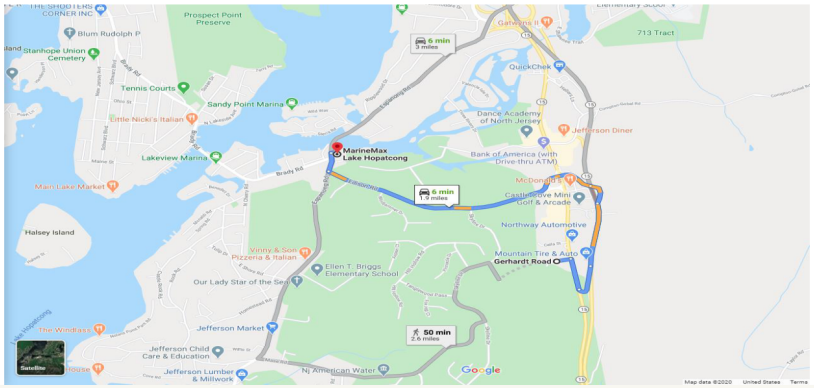


LOWER MANHATTAN

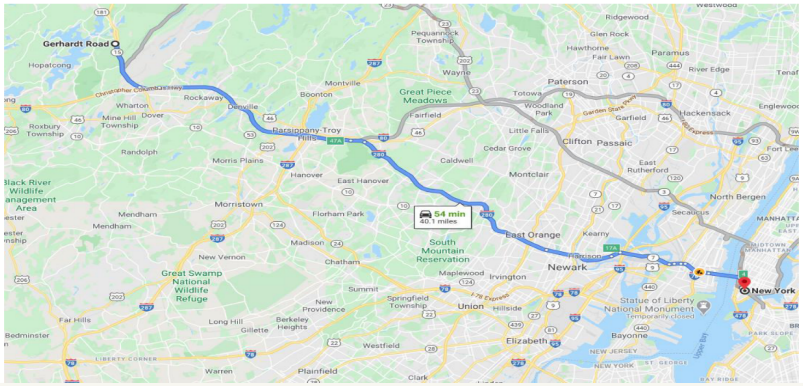
54 minutes

40.1 miles, reference route

6 Minutes to Marina and Lake



Only 54 minutes to New York City



Open marina GPS

Open Manhattan GPS



Downtown Morristown GPS

Marina and Manhattan figures are historical estimates from the supplied GPS screenshots, not current traffic predictions.

9.8 acres. Approvals included.



$189,500

APPROX. $19,300 / ACRE

2026 single family house approval

Health department septic approval

Boundary and topographic survey

Site engineering plans

THE COMPLETE DIGITAL PRESENTATION

Watch the property film

Explore the interactive 3D view

See the entrance & parcel

Open location & directions

Full approval documents and plans can be shared privately.

Illustrative house concept. Vacant land offered. House not included.

Sources and property notes.

OFFICIAL DESTINATIONS

Rockaway Townsquare

The Mall at Short Hills

Mayo Performing Arts Center

AMC Rockaway 16 & IMAX

Costco, Wharton

Trader Joe's, Denville

Whole Foods, Parsippany

Target, Rockaway

Berkshire Valley Golf Course

Mahlon Dickerson Reservation

Hopatcong State Park

PHOTO CREDITS

Rockaway Townsquare

NABFNJ, CC BY-SA 4.0

Mayo Performing Arts Center

Ekem, CC BY-SA 4.0

Hopatcong State Park

Tomwsulcer, CC0

Morristown Green: Jared Kofsky, CC BY-SA 3.0. Lower Manhattan: Kidfly182, CC BY 4.0. Photos cropped for thumbnail display; Morristown crop remains CC BY-SA 3.0.

Full photo credits and license links

Property and lake imagery supplied by seller. Source attributions retained.

PROPERTY NOTES

Seller supplied information. House illustrations are concepts. Design and size changes require applicable approvals and plan revisions. Property is subject to a conservation easement and approval conditions. Road and driveway construction is required. Full documents are available privately.

Travel figures are reference estimates from earlier GPS screenshots. Regional amenities are separate from the land.
Source information reviewed October 2026. Detailed legal and engineering documents are shared privately.