

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1036 Seashore  
Lower Township, NJ 08204

Asking \$1,150,000.00



#### COMMENTS

\*\*\*\*\* BEST & FINAL DUE BY FEBRUARY 3, 2025 at 5PM EST. BEST/FINAL CONDITIONS MUST INCLUDE: (1) Contingent upon final court approval, and (2) Buyer responsible for any/all local, state, and governmental certifications required for the resale of a property in Lower Township \*\*\*\*\* Massive Single-Family Home sitting on 2.932 Acres - PLUS - over 19 Acres of Deed-Restricted Farmland. All questions regarding what the future holds for the Single-Family Home Portion of this Parcel should be Independently Researched and/or Asked of the Zoning Department of Lower Township. Selling Entity has Very Limited Knowledge as to Condition or Interior History of this Home. Please see Associated Docs for Any Questions regarding the Deed of Easement for the Farm AND Sellers Disclosure. Any/All showings of this property will ONLY be permissible or approved once Buyer(s) AND Buyers Agent execute & return to listing agent a Hold Harmless Agreement (Associated Docs). There is no power to the property, so it is strongly recommended that viewing only occur when daylight is abundant.

#### PROPERTY DETAILS

|                     |                       |                 |                  |
|---------------------|-----------------------|-----------------|------------------|
| Exterior<br>Shingle | Heating<br>No Heating | Cooling<br>None | HotWater<br>None |
| Water<br>Other      | Sewer<br>Other        |                 |                  |



Ask for Ben Duncan  
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