

# Berger Realty

Since 1928

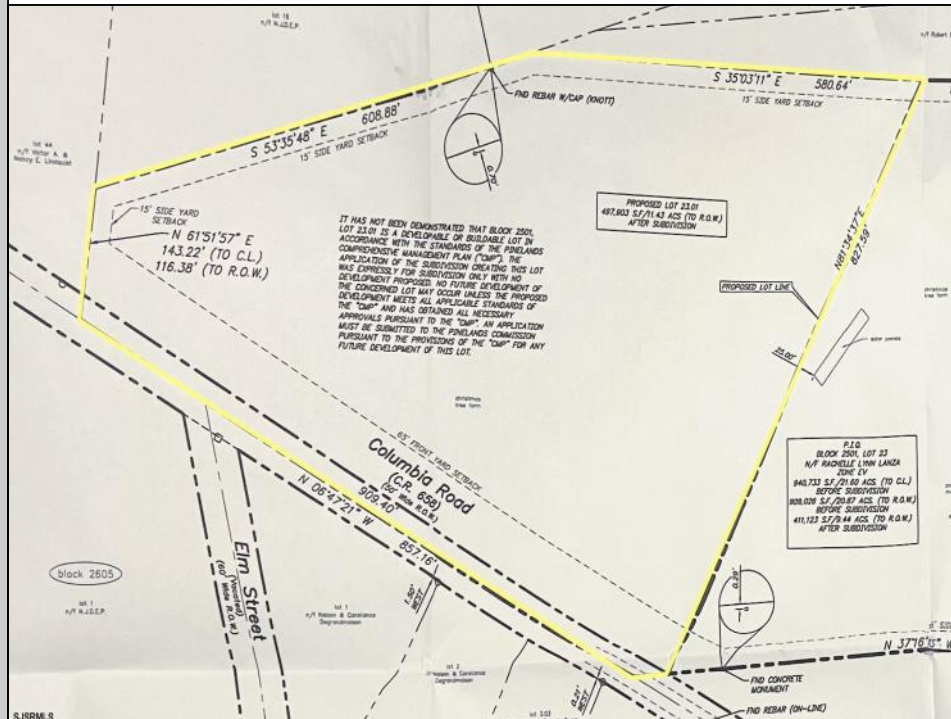


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



0 Columbia  
Hammonton, NJ 08037

Asking \$259,900.00



## COMMENTS

Discover a unique opportunity in Mullica Township, NJ 08037. This newly subdivided 11.43-acre lot on Columbia Road is your gateway to rural tranquility. Currently operating as a conifer farm, it offers valuable white pines, suitable for transplanting with a tree spade and potential resale. This property holds promise for various uses: continue farming, build a serene single-family home amidst the pines, or pursue the most lucrative option—subdivide into up to 4 building lots, courtesy of the special Elwood Village (EV) zoning. The zoning allows for one home per 2 acres, and preliminary inquiries suggest a minor subdivision could be possible. However, due diligence is required, and all subdivision and engineering work, permits, and approvals will be the buyer's responsibility. Make your legacy in Elwood by scheduling a tour of this exceptional property today.

## PROPERTY DETAILS



Ask for J.K. Hepner, III  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jkh@bergerrealty.com

