

# Berger Realty

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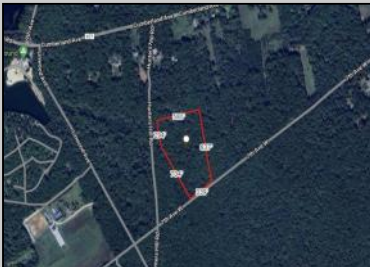
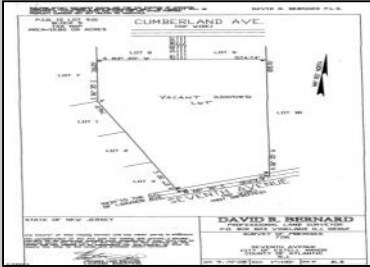


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Ocean City, NJ 08226  
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113A Cumberland  
Estell Manor, NJ 08319

Asking \$125,000.00



#### COMMENTS

Build your dream home on this 10.82 acres in Estell Manor, that already has a Pinelands Certificate of filing! Owner to access the property via 25' easement between 113 and 115 Cumberland Avenue (see survey). 7th avenue is an unimproved road that runs along the south side of the parcel. The buyer is responsible for any due diligence. Property is being sold as-is.

#### PROPERTY DETAILS



Ask for Patricia (Trish) Spengler  
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