

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**5 Island  
Lower Bank, NJ 08215**

**Asking \$250,000.00**



#### COMMENTS

Embrace solitude in this secluded 2 bedroom 1 bath retreat nestled in Lower Bank NJ on a sprawling 12 acre sanctuary along a creek. Canoe or kayak from the rear of your lot into Cates Spruto Stream that goes into Cates Puter Creek that goes into the Mullica River. Approximately 900 foot frontage on creek.. This private haven offers true off-grid living potential with a wood stove providing reliable independent heat. No neighboring properties in sight means you'll enjoy complete privacy and uninterrupted natural surroundings. The expansive acreage provides opportunities to farm cranberries on its wet lands or simply enjoy your own private wilderness. The House is in need of Rehab. Whether your seeking a peaceful permanent residence or the ultimate weekend getaway this property delivers the increasingly rare gift of genuine privacy in todays connected world. A Large shed and 2 trailers will be left with the property. To access and view the creek as seen in photos. Enter pathway as seen in photos, go straight back on path, then bear right on path, then bear left to creek. This property is being sold in AS IS condition. The buyers are responsible for all repairs, certifications & CO necessary to settle at their expense. The Sellers are unable to clear property of inside and outside debris. See the photos on local map.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	Basement
Vinyl	Shed	None	Crawl Space
HotWater	Water	Sewer	Septic
Gas	Ask for Dave Zelinski		



HotWater Water  
GasAsk for Dave Zelinski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: djz@bergerrealty.com

