

# Berger Realty

Since 1920



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



**4964 Moss Mill  
Mullica Township, NJ 08215**

**Asking \$99,900.00**



#### COMMENTS

Two buildable lots eligible for farmland assessments on 9.52 acres of land in the highly sought after Mullica Township. Property currently houses a tear-down home with existing septic and well that can be rebuilt per Seller's conversations with the township. Rebuild will require similar square footage, going up in size will require a variance from the township. Located between Moss Mill and Baremore Rd's this property also has access to Indian Cabin Creek for the nature enthusiasts to enjoy. Buyers' responsibility to complete Pineland/Wetland Approvals as well as any and all certifications and building requirements required by the township. Come take a walk on this beautiful piece of land and fall in love with the potential. Sale also includes the lot at 4964 Baremore Rd, Egg Harbor City which is located on a paper street.

#### PROPERTY DETAILS



Ask for Ludwik Samselski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: ls@bergerrealty.com

