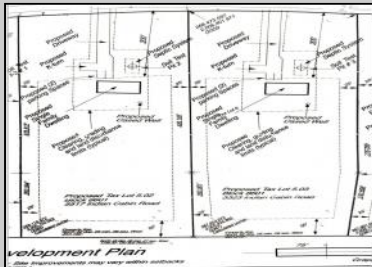
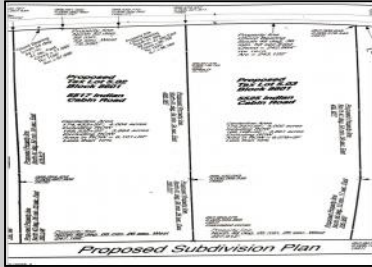


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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5517 Indian Cabin  
Mullica Township, NJ 08215

Asking \$167,000.00



#### COMMENTS

The time to build your dream home is now! Take a drive down the long, windy back road and arrive at 5525 Indian Cabin Road, situated in the desirable Mullica Township. This rare, fully approved plot boasts an in-hand Pineland's certificate! Additional Lots are attached to the property by deed of consolidation to meet the acreage requirement of the density transfer program 27+ acres. The seller has jumped all the hard hurdles! This is your streamlined opportunity at a fully approved, buildable lot DO NOT WAIT! Enjoy the peace and quiet of a low-traffic setting. The sending district is the small and highly regarded Mullica Township School District that nurtures students from Pre-K3 through 8th grade, all in one building. This is your chance at small-town country living. Embrace a lifestyle rich in outdoor pursuits, with ample space for gardening, hobby farming, hunting, and recreational activities. Across the way is state-owned land, so you can have peace of mind that your rural setting will remain rural! (Similar lot available- 5525 Indian Cabin)

#### PROPERTY DETAILS



Ask for Patricia (Trish) Spengler  
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3160 Asbury Avenue, Ocean City  
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Email to: pjs@bergerrealty.com

