



**3065 Route 9**  
**Seaville, NJ 08230**

**Asking \$1,599,900.00**



#### COMMENTS

3065 Route 9 | A Rare Farmstead Opportunity in South Jersey. A once-in-a-lifetime opportunity to own an established, income-generating farm on 21 acres in the heart of South Jersey—just minutes from the beaches of Ocean City, Sea Isle, and Avalon. Whether you're looking to live the farm life, build a destination business, or simply enjoy the best of both worlds, this one checks every box. At the heart of the property is a grand estate offering over 5,000 square feet of living space, featuring 6 bedrooms, 3 full bathrooms, and 2 half baths. Inside, you'll find a recently updated, state-of-the-art kitchen that boasts custom cabinetry, heated tile floors, a fully outfitted bar area w/refrigerator drawers and sink, two wood burning fireplaces, granite countertops, and a built-in dining area. The home also includes in-law quarters, a full basement (partially finished with ample storage), a fully fenced inground Gunite pool with newer equipment, and a two-car garage with a full attic. The farm itself is fully equipped with the following established elements: Orchard of beach plum trees, Grove of mature chestnut trees, Rows of established Christmas trees, Six-stall horse stable with six paddocks, Five fenced pastures and a dedicated riding arena, Barn with water, electric, loft, rack room, and separate feed shed, and productive, tillable farmland currently planted with Indian corn, field corn, and vegetables. Additional infrastructure includes a new septic system, newer gas furnace with 5-zone heating, and a roof with 50-year shingles (8 years old). Located within the highly desirable Upper Township and Ocean City High School Districts, this property also offers income potential through leasing portions of the land, room to expand, and countless agrotourism possibilities (think Beach Plum Farm), wedding venue, winery, haunted hayrides, horseback rides, pumpkin and apple picking, photos with Santa, corn mazes and more. The possibilities are endless. Live, work, and create your dream legacy—all on one remarkable piece of land.

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Barn/Stables/Kennels	Garage	Storage Attic	Self-Clean Oven
In Ground Pool	2 Car	In-Law Quarters	Microwave Oven
	Attached		Refrigerator
			Washer
			Dryer
			Dishwasher
			Stove Natural Gas
Basement	Heating	Cooling	HotWater
Finished	Gas Natural	Central Air Condition	Gas- Natural

# Berger Realty

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Water  
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