

# Berger Realty

Since 1920



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



508 Darmstadt  
Mullica Township, NJ 08215

Asking \$385,000.00



## COMMENTS

Equestrian LOVERS!! This home could be your new horse FARM!! 5 horses would be allowed on the property per the township. The 5 acre piece of land is also partially cleared for you to build your forever home! The farmer that once owned this land and surrounding land parcels brought in almost every tree indigenous to NJ for a tree farm! You will find Weeping Willows, Walnut, Cypress to name a few!! The lot is perfect for farming, animals, camping. The lot is approved to build through the township. You could also have tours to show people about the Ecology of the land. There is so much to discover on this property and you will LOVE living and learning here!!! The barn has been completely rehabbed and is a work of art! You can not run a business out of the barn but you could use it as a barn, storage area, 4 car stalls (think a few classic cars!) gym, make stalls for your horses, (there is also a separate area for hay and feed) a workshop, music room or maybe you work from home and would love a Birdseye view of your land! There is a dance floor on the second level, a deck with double doors that overlooks your majestic property! The owner put in a rain barrel aquatic water system so you can have a HOT running shower and sink! The roof is completely waterproof, there is also another second floor area for storage and you can also put another deck on that side of the building. The owner also created many paths on the property to ride quads, horses etc. The land is gorgeous! You will want to buy this and build a home and never leave!! Great street in the Devonshire area of Mullica Twp. This won't last long! Super unique property that is unlike anything else in South Jersey! The Seller loves the property and shares with me that it is a lifestyle change for the

ng a fire in the fire pit on a weekend and hanging out with the deer that e will miss having his talks with the deer when he sells the property and will enjoy it as much as he does! Buyers can refer to the Mullica Twp on RDA zoning requirements <https://ecode360.com/13931092> and is 1330 Bay Avenue, Ocean City



Ask for Philip Berucci  
Berger Realty Inc

Call: 609-391-1330

Email to: pjb@bergerrealty.com

