

**2480 Sheridan  
Franklin Township, NJ 08322**

**Asking \$520,000.00**



**COMMENTS**

This is a great opportunity to own your own Yellowstone horse ranch or produce farm. The property is 9.32 prime acres nestled in a secluded setting . The custom home showcases 9 foot ceilings, unique hardwood floors ,terra-cotta floors in the kitchen, bathroom and laundry area. along with oversize kitchen cabinets and Anderson windows throughout. The first floor is move-in ready with 2 bedrooms , one full bath and a possible half bath already plumbed . The second floor is plumbed for a full bath and can be designed to meet your needs. There is central air and electric baseboard heat. The 36 x 60 main barn is a Cadillac to be seen with it's cement floors and running water . The five high quality stalls are unique with their sliding stall doors and thick rubber floor mats. There is also a 16 x 48 loafing shed to house your farm equipment or animals. In addition, is a bonus 12 x 22 freestanding Amish built shed. On the property there are two paddocks and an area for a corral.

**PROPERTY DETAILS**

|  |   |  |   |
|--|---|--|---|
| Exterior<br>Vinyl  | OutsideFeatures<br>Fenced Yard<br>Horse Farm<br>Kennels/Stables<br>Porch<br>Shed<br>Farm  | ParkingGarage<br>Detached Garage<br>Three or More Cars | OtherRooms<br>Breakfast Nook<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Pantry<br>Primary BR on 1st floor<br>Storage Attic |
| InteriorFeatures<br>Carbon Monoxide Detector<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Burglar Alarm<br>Dishwasher<br>Dryer<br>Electric Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Shades                                 | Heating<br>Baseboard<br>Electric  |
| Cooling<br>Ceiling Fan(s)<br>Central   | HotWater<br>Electric  | Water<br>Well  | Sewer<br>Septic   |

# Berger Realty

• Since 1928 •



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)

Electric



Ask for Troy Eggie  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [tde@bergerrealty.com](mailto:tde@bergerrealty.com)

