Berger Realty
Since 1920

Berger Realty, Inc
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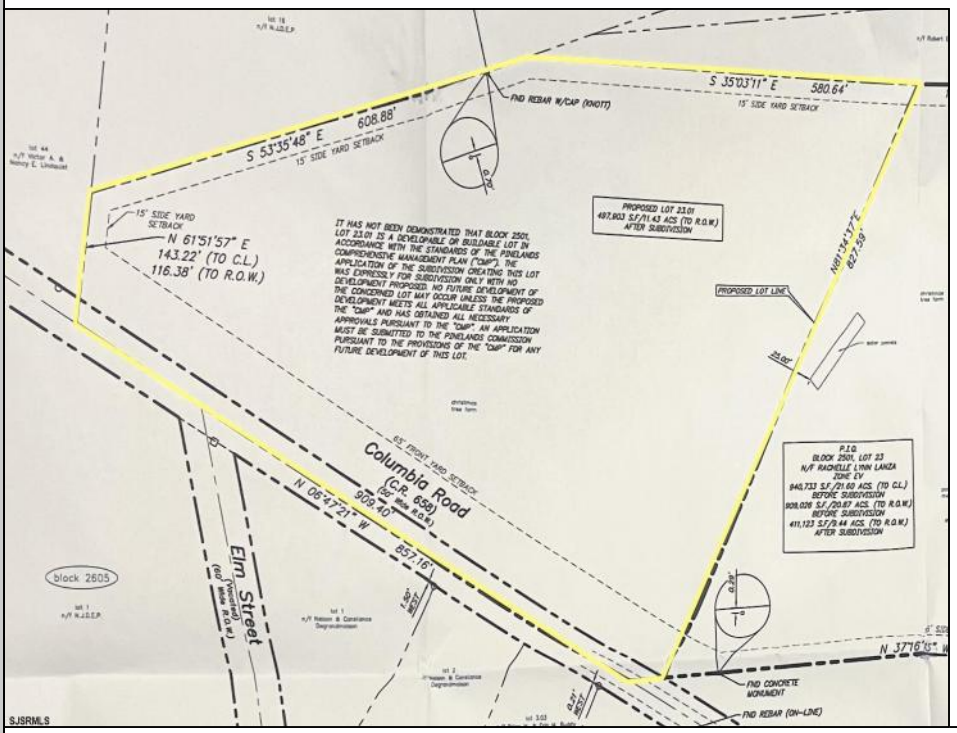
REALTOR

0 Columbia
Hammonton, NJ 08037

Asking $279,900.00



COMMENTS

Discover a unique opportunity in Mullica Township, NJ 08037. This newly subdivided 11.43-acre lot on Colombia Road is your gateway to rural tranquility. Currently operating as a conifer farm, it offers valuable white pines, suitable for transplanting with a tree spade and potential resale. This property holds promise for various uses: continue farming, build a serene single-family home amidst the pines, or pursue the most lucrative option—subdivide into up to 4 building lots, courtesy of the special Elwood Village (EV) zoning. The zoning allows for one home per 2 acres, and preliminary inquiries suggest a minor subdivision could be possible. However, due diligence is required, and all subdivision and engineering work, permits, and approvals will be the buyer\'s responsibility. Make your legacy in Elwood by scheduling a tour of this exceptional property today.

PROPERTY DETAILS

Ask for Joan S. Spencer
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