

# Berger Realty

Since 1928



Ocean 17  
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828 Harrison  
Mays Landing, NJ 08330

Asking \$4,200,000.00



## COMMENTS

A Rare Equestrian Estate! Discover this exceptional 23.8-acre equestrian estate, which includes three contiguous subdivided wooded lots, all set in a picturesque countryside—ideal for equestrian living or business use. This unique property includes a charming country-style ranch home with two bedrooms, a cozy wood-burning stove, a sunroom, and modern comforts such as central AC and a jacuzzi tub. For horse enthusiasts, the farm offers two barns with stalls, tack rooms, an exercise arena, three pastures, and miles of scenic riding trails. Additionally, a spacious 7200 SF commercial-use building with 864 SF of office space, a workshop, and industrial amenities presents endless possibilities for business operations or expansion. Enjoy low taxes (under \$8,000) and prime accessibility to Atlantic City, major highways, shopping, and dining. Whether you're seeking a peaceful homestead or a thriving equestrian venture, this one-of-a-kind property is ready for you. Request full supplemental details to explore everything this remarkable estate offers. Schedule your private tour today!

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Fenced Yard Horse Farm Kennels/Stables Porch Shed	ParkingGarage None	OtherRooms Eat In Kitchen Library/Study
<p>AppliancesIncluded Electric Stove Refrigerator</p> <p>Basement Inside Entrance Unfinished</p> <p>Heating Oil</p>			
<p>Ask for Laryn Crisci Berger Realty Inc. 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: lrc@bergerrealty.com</p>			
HotWater Electric	Water Well		

