

# Berger Realty

Since 1928



Berger Realty, Inc.  
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798 Indian Cabin Road Road  
Galloway Township, NJ 08205

Asking \$474,000.00



#### COMMENTS

33 Acres of Prime Agricultural Land in Galloway Township – Cannabis Zoned (Class 1, 2, 3, 4 & 6) Discover a rare opportunity to own 33 acres of agricultural land in Galloway Township, located within the designated Cannabis Zone for Class 1, 2, 3, 4, and 6 . This versatile property is divided into -2-5-acre and 2-10-acre lots, offering flexibility for various agricultural and business ventures. Property Highlights: ? Electricity Installed – Ready for your farming or business needs (under ground) ? Mostly Cleared Land – Ideal for cultivation and development ? Small Greenhouse – A great start for growing operations ? Pond with Bass & Sunfish – Adds to the natural beauty and potential for aquaculture ? Endless Possibilities – Perfect for farming, cannabis cultivation, agribusiness, or private estate use Approvals for a 30x80 Structure Showings by Appointment Only – Please do not access the property without an agent. Call today to schedule a private tour! Buyers to do their own due diligence.

#### PROPERTY DETAILS

Ask for Wendy Brown  
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109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: wmb@bergerrealty.com

