

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



222 Route 50  
Estell Manor, NJ 08270

Asking \$159,900.00



## COMMENTS

Attention All Hunters, fisherman, birdwatchers , & nature lovers. CASH BUYERS ONLY! MUST PROVIDE PROOF OF FUNDS TO SET AN APPOINTMENT. Unique and Secluded property on 1 acre and surrounded by state owned protected land in Estell Manor. Privacy at its finest. County park and free boat ramp nearby. This property was used as a hunting club for past 80 years. Roof was recently epoxied. Plus roof and building exterior freshly painted. All equipment is included in sale, 10 burner propane stove w/ 2 ovens, frig/freezer, kitchen utensils. The inside has a fully equipped kitchen, large living room for gatherings with fireplace. Large room for eating quarters for the entire crew. Free boat ramp a mile down the street. Well was replaced in 2018. Propane heat, building is approx. 42x32 w/ 2 outside exits on 2nd floor. PROPERTY IS BEING SOLD STRICTLY IN "AS IS" CONDITION. Zoned R25-<https://ecode360.com/29977848>. Endless possibilities. Can possibly be a camp site, place for worship gatherings, storage, etc. It is currently a pre-existing, non-conforming use, should buyer wants to use for anything else, must go through all the necessary governing bodies for approvals permits, etc.

## PROPERTY DETAILS

Exterior Masonry/Block	OutsideFeatures Shed	ParkingGarage None	OtherRooms In-Law Quarters
AppliancesIncluded	Heating Electric	HotWater Electric	Water Well



Ask for Ben Duncan

Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: bmd@bergerrealty.com

