

# Berger Realty

Since 1928



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222 Route 50  
Estell Manor, NJ 08270

Asking \$139,900.00



## 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. 70 Thuji Giants have been planted along the road to create a privacy and noise screen. They are planted in a 60\' triangular pattern that in a few years will interlock and create an impenetrable wall of trees. Their roots are now well established and are expected to see 3\' to 4\' of growth a year reaching a height of 40\' to 50\'. County park and free boat ramp a mile down the street. This property was used as a hunting club for past 80 years. Roof was recently epoxied. Plus roof and building exterior freshly painted. New electrical panel. An efficient wood stove has been installed with triple wall stovepipe. It does a fine job of heating the Lodge. 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. 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 want to use for anything else, must go through all the necessary governing bodies for approvals permits, etc.

## PROPERTY DETAILS

Outside Features	Parking Garage	Other Rooms
Shed	Circle	In-Law Quarters

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