

# Berger Realty

Since 1928



Berger Realty, Inc  
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Ocean City, NJ 08226  
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842 13th St  
Hammonton, NJ 08037

Asking \$649,900.00



#### COMMENTS

Incredible Opportunity on 20 Acres of Versatile Farmland! Currently a very profitable working blueberry farm that produces every year. This expansive 20-acre parcel offers a rare blend of potential and versatility. Whether you're looking to farm, invest, or develop, this property delivers. Formerly approved for a 13-lot residential subdivision (approximately 10 years ago), the land provides excellent potential for future development (subject to township approval). At the heart of the property sits a tenant-occupied single-family home. The house is in need of TLC—renovate and restore it to its former charm or tear it down and start fresh. Surrounded by peaceful, rural beauty yet conveniently located, this is your chance to own a sizable piece of land with multiple use options—farm it, build on it, or hold for long-term investment.

#### PROPERTY DETAILS

|               |         |       |        |
|---------------|---------|-------|--------|
| ParkingGarage | Heating | Water | Sewer  |
| None          | Oil     | Well  | Septic |



Ask for Ludwik Samselski  
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