

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



159 3rd Ave.  
Estell Manor, NJ 08319

Asking \$22,500.00



#### COMMENTS

Hunter's Paradise – 6.85 Acres Bordering Peaslee Wildlife Management Area Welcome to your very own hunting oasis! This 6.85-acre property is a dream come true for outdoor enthusiasts, offering abundant wildlife and direct access to hundreds of additional acres in the Peaslee Wildlife Management Area. Whether you're an avid hunter or simply looking for a private recreational retreat, this property has it all. Wildlife Galore: Frequent sightings of deer and turkey (captured on camera) with numerous deer beds and trails throughout the land. Natural Water Source: A scenic creek runs through the property, providing an ideal habitat for wildlife. Ready-to-Enjoy Setup: ATV trails, a cleared campsite, and a designated feeder area are already in place for your convenience. Extras Included: A brand-new ladder stand and automatic feeder are set up and included in the sale (use at your own risk). Prime Location: Borders Peaslee WMA, giving you direct access to expansive hunting grounds and endless outdoor adventure. Mature Landscape: Beautiful, mature trees throughout the property create a secluded and serene environment. Don't miss this rare opportunity to own a prime piece of hunting land with immediate access to some of the best game in the region.

#### PROPERTY DETAILS



Ask for Michael Wallitsch  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: mow@bergerrealty.com

