

# Berger Realty

Since 1928



Berger Realty, Inc  
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10th  
Newtonville, NJ 08346

Asking \$75,000.00



#### COMMENTS

"Rare Opportunity: 19.78-Acre Forest Retreat in Atlantic County!" Discover nearly 20 acres of pristine New Jersey Pinelands in the FA3 (Forest Area) zone. This expansive parcel offers total privacy and is ideal for nature enthusiasts, agricultural use, or private recreational use. ZONING & USE NOTICE: Property is located within the Pinelands National Reserve. Please note that current zoning for residential development in this district typically requires a 20-acre minimum. At 19.78 acres, this lot is being sold as-is regarding buildability. DUE DILIGENCE: Buyer and Buyer's Agent are strictly responsible for performing all due diligence. This includes, but is not limited to, verifying all permitted uses with the local Municipality and the NJ Pinelands Commission. Sale is NOT contingent upon the buyer obtaining building permits or "Waivers of Strict Compliance." Seller and Listing Broker make no representations or warranties regarding the ability to construct a dwelling or the results of NJDEP wetlands/environmental testing.

#### PROPERTY DETAILS



Ask for Holly Wagner  
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