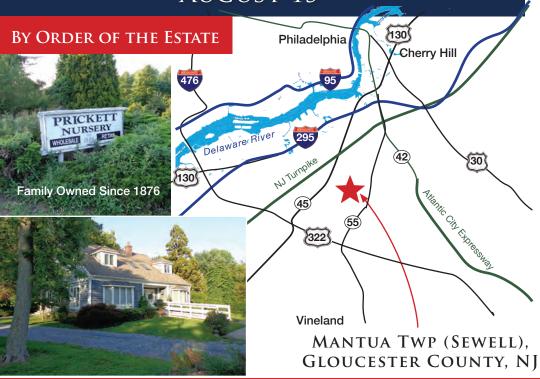
AUCTION

56+/- ACRES - NUMEROUS USES: DEVELOPMENT OPPORTUNITY, FARM, GARDEN CENTER, FAMILY COMPOUND, ETC.

AUGUST 15TH





Max Spann Real Estate & Auction Co. P. O. Box 4992 Clinton, New Jersey 08809

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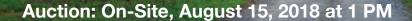


By Order of the Estate - Minimum Bid \$750,000 - Previously Asking \$1,400,000



Mantua Twp (Sewell), Gloucester County, NJ





Property Previews from 12 to 2 PM: Thursday, July 26th Wednesday, August 8th



56+/- Acre Nursery and Garden Center Residences and Outbuildings

- Development Opportunity-Bring your vision and begin the planning process
- Attention Investors! Continue the Income Stream with the existing 7 houses and garden center business
- Municipal Water & Sewer On-Site
- Inventory of seven homes;
 - Cape cod four bedroom house, 2,448+/- sf with two-story barn and shed
 - · Cape cod four bedroom house, 1,646+/- sf with attached 792+/- sf garage
 - · Colonial two bedroom house, 1,440+/- sf with basement
 - · House with two 2-bedroom apartments
 - · Three ranch style houses toward rear of site, each have three bedrooms, one bathroom, kitchen, living room, and dining room. Range in size from 1,056+/- to 1,288+/- sf
- **Includes Nursery Stock**
- Adjacent to 110 Acre Tall Pines State Park
- Located in the Philadelphia Metro Market
- Convenient to Cherry Hill, Vineland, Routes 45, 55, I-295, Atlantic City Expressway and NJ Turnpike

Property Location: 50 E. Sussex Avenue and 730 Mantua Blvd, Mantua Twp (Sewell), NJ 08080

FARM CREDIT EAST Financing Available Farm Credit East: 800-219-9179





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