

AUCTION

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

AUGUST 15TH



Max Spann Real Estate & Auction Co.
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BY ORDER OF THE ESTATE



BY ORDER OF THE ESTATE - MINIMUM BID \$750,000 - PREVIOUSLY ASKING \$1,400,000

AUCTION

Prickett Nursery with 7 Houses

56+/- Acres



Tall Pines State Park

August 15th

Mantua Twp (Sewell), Gloucester County, NJ



Numerous Opportunities! Farm, Development, Subdivide, Family Compound, Country Estate, Nursery & Garden Center, Your Choice!

Auction: On-Site, August 15, 2018 at 1 PM

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



Financing Available Farm Credit East: 800-219-9179

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