



Patricia Baer
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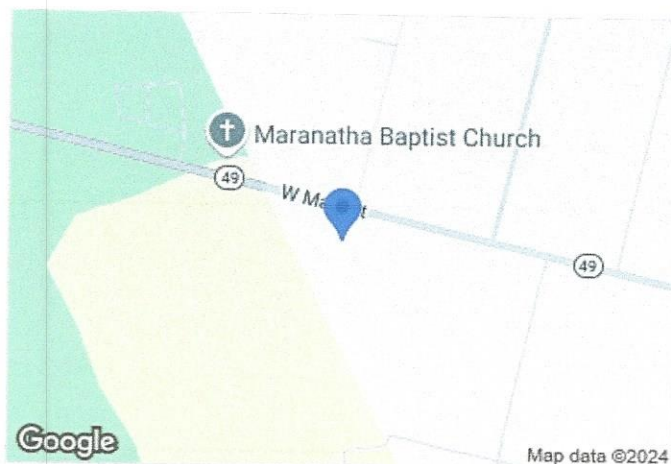
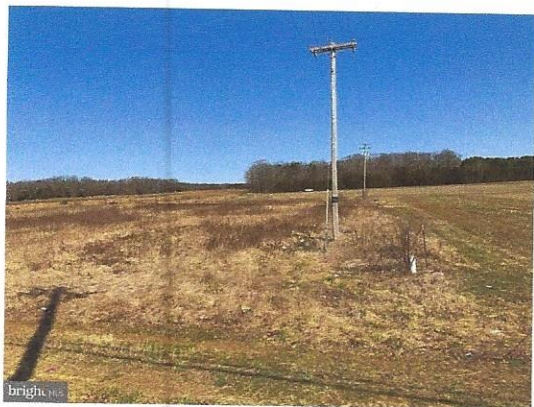
Agent Full

Lots 4 & 48 Main Street W, Millville, NJ 08332

Active

Land

\$542,332



MLS #: NJCB2012146
 Tax ID #: NO TAX RECORD
 Ownership Interest: Fee Simple
 Type: Land
 Waterfront: No

Lot Acres / SQFT: 55.34a / 2410610.4sf / Estimated
 Price/Acre: \$9,800.00

Location

County: Cumberland, NJ
 MLS Area: Millville City - Cumberland County (20610)

School District: Millville Area
 Cross Street: Sugarman

Association / Community Info

Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$1,581 / 2022
 Zoning: AGRICULTURE

Tax Assessed Value: \$41,700 / 2022

Land Information

Lot Acres / SQFT: 55.34a / 2,410,610sf / Estimated
 Current Use: Agriculture, Vacant
 Lease In Effect: Yes
 Lot Count: 2
 Additional Parcels: Yes / Both Lots 4 and 48 are included in this sale.

Lot Size Dimensions: Irregular

Ground Rent

Ground Rent Exists: Yes
 Remaining Years: 1

Utilities

Utilities: Water Source: None; Sewer: No Septic System

Remarks


Inclusions: Two Lots Included: Block 1, Lot 48, with 22 Acres, and Block 36, Lot 4 with 33 Acres., Total: 55.34 Acres.
 Agent: Land being farmed, do not walk into farmed areas.

Public: Two Lots on Rt. 49, zoned Agriculture with possibilities for 5-Acre Homesites, Golf Course, Park, Playground, Play field, Public Education & Cultural facilities, Cemeteries, etc. , subject to Approvals. See attached full Zoning Permitted Purposes. Lot 48 has 22 acres clear farm land. Lot 4 has 33 acres, currently leased by Tree Farm, newly signed lease for 5 years, ending in December 2029. Tenant will pay Annual Lease of \$20,000. Total for both lots is 55.34 Acres. Will sell both lots together for \$542,332, or buy separate lots, 22 Acres for \$199,000, or buy 33 Acres for \$349,000. Buyer responsible for all Roll Back Taxes (if not to be farmed). Drive by and see this beautiful land. On Rt. 49, Millville, near Sugarman Road, 33 acres on south side, 22 acres on north side. Signs on both lots. Mostly clear, with trees around perimeter at some sides.

Listing Office

Listing Agent: [Patricia Baer](mailto:Patricia.Baer@penzone.com) (3178177) (Lic# 787251) (856) 842-2137
 Listing Agent Email: cabinbaers@aol.com
 Responsible Broker: Joseph Penzone (3182070) (Lic# 786586-NJ)
 Listing Office: Penzone Realty (JPENZONE) (Lic# NJ-1325635; PA-RB067833; DE-RB-0020416; MD-5004450)
 3 E. High St, Glassboro, NJ 08028-2572
 Office Manager: Larry Stephens (3365821)
 Office Phone: (856) 227-3004
 Office Email: jpenzone@penzonerealty.com Office Fax: (856) 227-3008

Showing

Showing Contact: Go and Show - No Showing Contact  - [Schedule a showing](#)
 Showing Requirements: Call First, Drive By
 Showing Method: In-Person Only
 Directions: From Millville, Rt. 49, go West until Sugarman Road, Lot 4 on Left Side of Rt. 49, Lot 48 on Right Side. signs on Properties.

Listing Details

Original Price:	\$542,332	DOM / CDOM:	607 / 607
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	Yes	Expiration Date:	04/13/25
Listing Service Type:	Full Service	Lease Considered:	No
Dual Agency:	Yes	Seller Concessions:	
Sale Type:	Standard		
Listing Term Begins:	04/13/2023		
Listing Entry Date:	04/14/2023		
Possession:	Settlement		
Federal Flood Zone:	No		



22 Acres Front View

22 Acres Left View

22 Acres Right View



22 Acres Clear Land

22 Acres View from Rt. 49

22 Acres Google Map



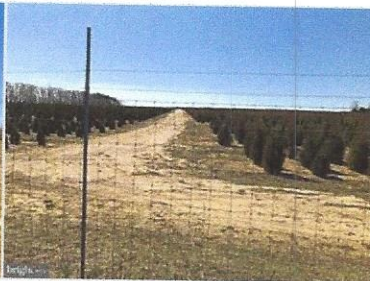
33 Acres Nursery Front View

33 Acres

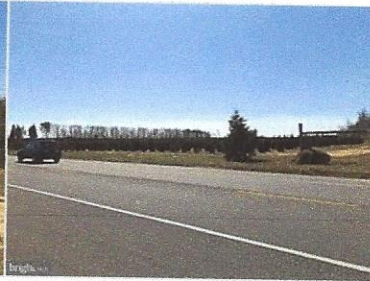
33 Acres



33 Acres



33 Acres



33 Acres View from Rt. 49



33 Acres Google Map



33 Acres

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