

FOR SALE

\$895,000.00

11201 Hill Road, Woodsboro, Maryland 21798



Crop Farm with Subdivision Potential

132.2064-acre crop farm with extraordinary views, active stream and agricultural lot subdivision potential.

Property Details

- Fantastic setting for building that dream house
- 67 acres currently tilled
- 20 +/- acres of woodland (hunting and timber)
- Active stream on the property
- Existing farmhouse in good condition
- Located just outside Woodsboro, MD
- Just 12 miles to City of Frederick boundary

PRESENTING

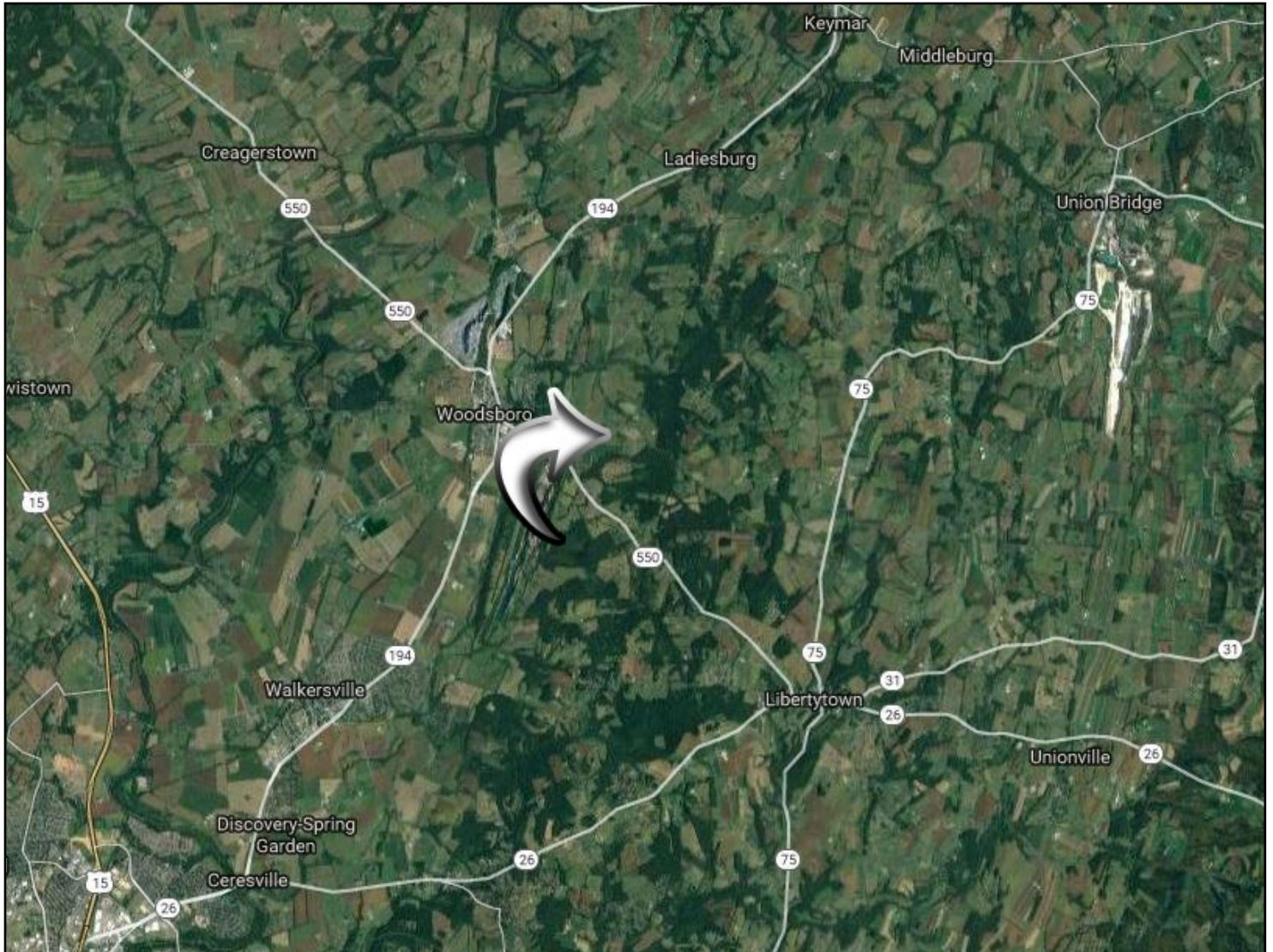
- Location:** 11201 Hill Road, Woodsboro, MD
- Legal:** Tax Map 0042, Parcel 0012
- Zoning:** Frederick County: A—The purpose of the Agricultural District (A) is to preserve productive agricultural land and the character and quality of the rural environment and to prevent urbanization where roads and other public facilities are scaled to meet only rural needs.
- Lot Size:** 132.2064 acres, more or less
- House & Barn:** 2 story frame farmhouse with 2 full baths, containing 2,018 SF excluding the basement area, built in 1910. Large bank barn good condition. No leases in place for the house or barn.
- Utilities:** Well and Septic
- Ag Easements:** There are no Agricultural Easements on the property; however, the farm could be eligible for State or County Programs.
- Farm Lease:** Annual lease of the tillable acreage for crops (soybeans and/or corn).
- Subdivision:** Under current Frederick County zoning the property may be subdividable into 3 lots (2 Lots and a Remainder).
- Contact:**
- | | |
|-------------------------------|-------------------------------|
| Rocky Mackintosh | Ashleigh Kiggans |
| Office: 301-698-9696 ext. 202 | Office: 301-698-9696 ext. 205 |
| Mobile: 301-748-5655 | Mobile: 703-507-1069 |
| Email: rocky@macroltd.com | Email: ashleigh@macroltd.com |

Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

FOR SALE 11201 Hill Road, Woodsboro, MD 21798

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PHOTOS

FOR SALE 11201 Hill Road, Woodsboro, MD 21798

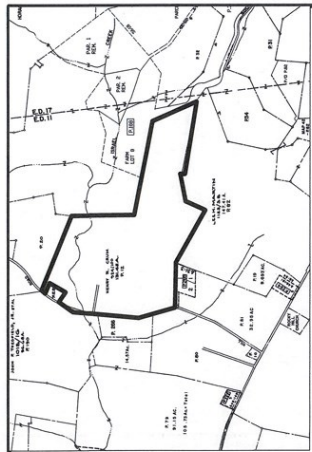
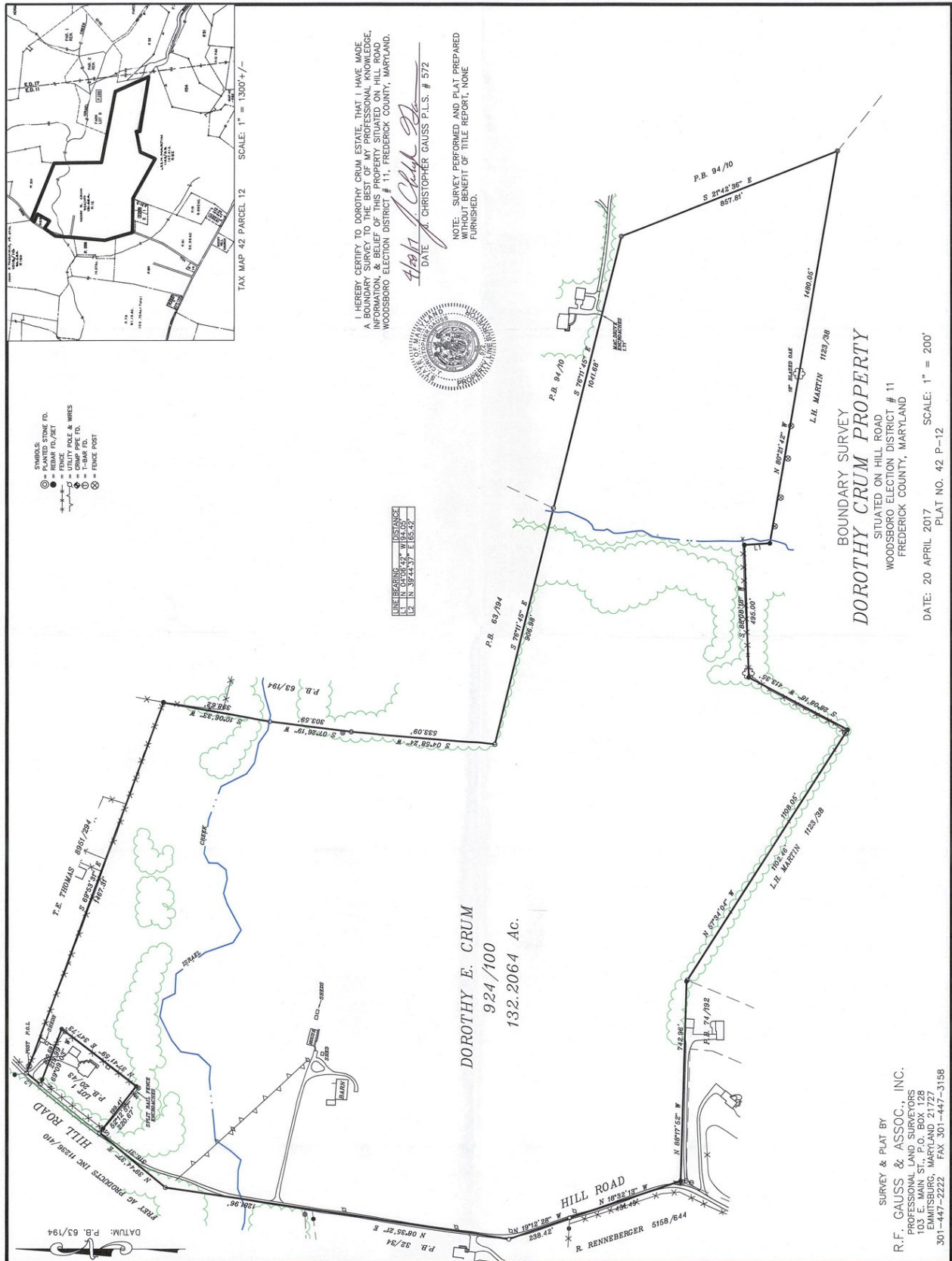
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BOUNDARY SURVEY

FOR SALE 11201 Hill Road, Woodsboro, MD 21798



- SYMBOLS:
- ⊙ = PLANTED STONE FD.
 - ⊙ = FENCE POLE/SET
 - ⊙ = UTILITY POLE & WIRES
 - ⊙ = 1\"/>

HEREBY CERTIFY TO DOROTHY CRUM, ESTATE, THAT I HAVE MADE A PERSONAL VISUAL INSPECTION OF THE PROPERTY, AND THAT THE INFORMATION & BELIEF OF THIS PROPERTY, SITUATED ON HILL ROAD, WOODSBORO ELECTION DISTRICT # 11, FREDERICK COUNTY, MARYLAND.

DATE: *4/20/17* CHRISTOPHER GAUSS P.L.S. # 572

NOTE: SURVEY PERFORMED AND PLAT PREPARED FOR THE BENEFIT OF TITLE REPORT, NONE FURNISHED.



| LINE BEARINGS AND DISTANCES | |
|-----------------------------|--------------|
| N | 89°21'42\"/> |

SURVEY & PLAT BY
R.F. GAUSS & ASSOC. INC.
 PROFESSIONAL LAND SURVEYORS
 103 E. MAIN ST., P.O. BOX 128
 EMmitsBURG, MARYLAND 21727
 301-447-2222 FAX 301-447-3158

BOUNDARY SURVEY
DOROTHY CRUM PROPERTY
 SITUATED ON HILL ROAD
 WOODSBORO ELECTION DISTRICT # 11
 FREDERICK COUNTY, MARYLAND

DATE: 20 APRIL 2017 SCALE: 1" = 200'
 PLAT NO. 42 P-12

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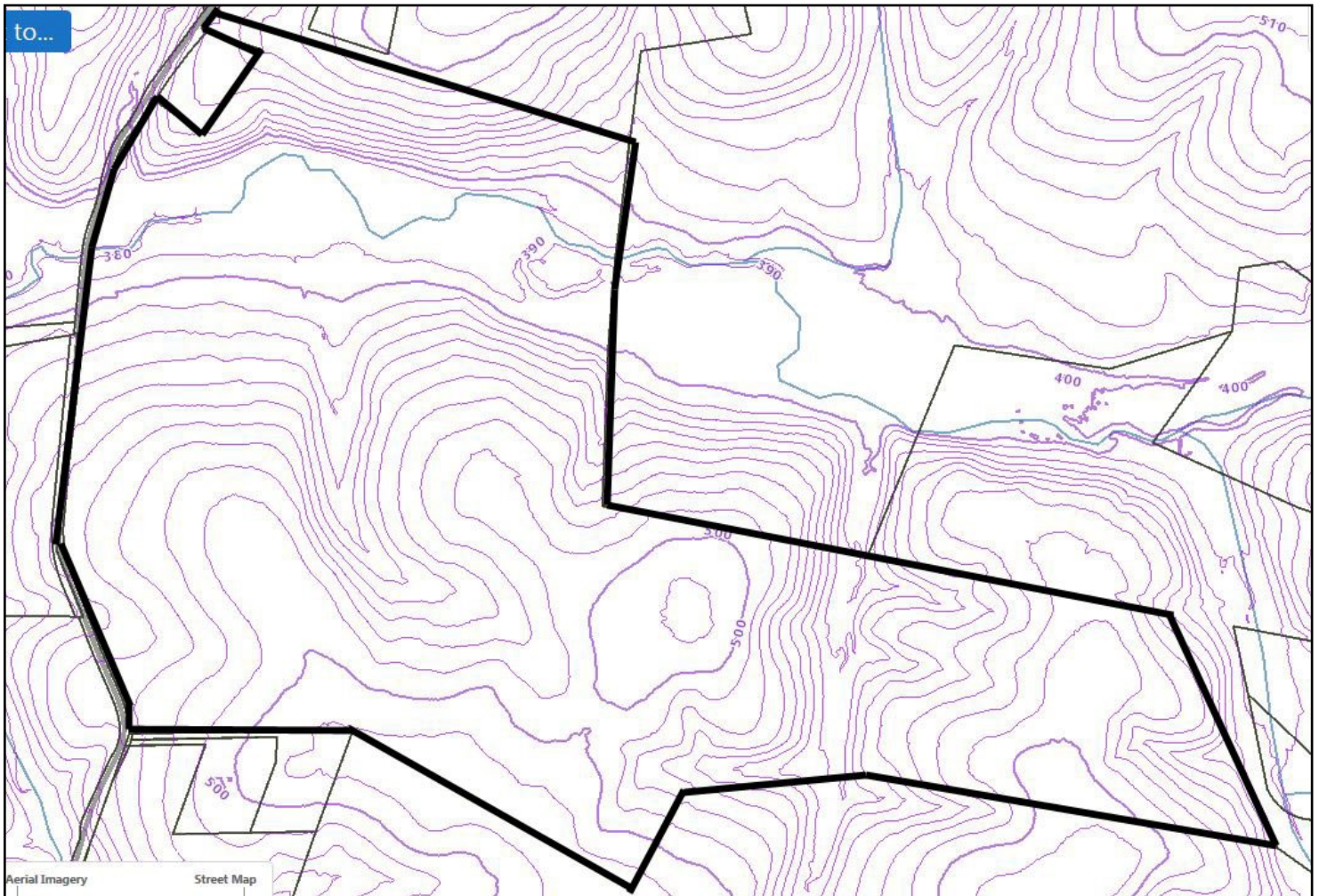
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TOPOGRAPHY MAP

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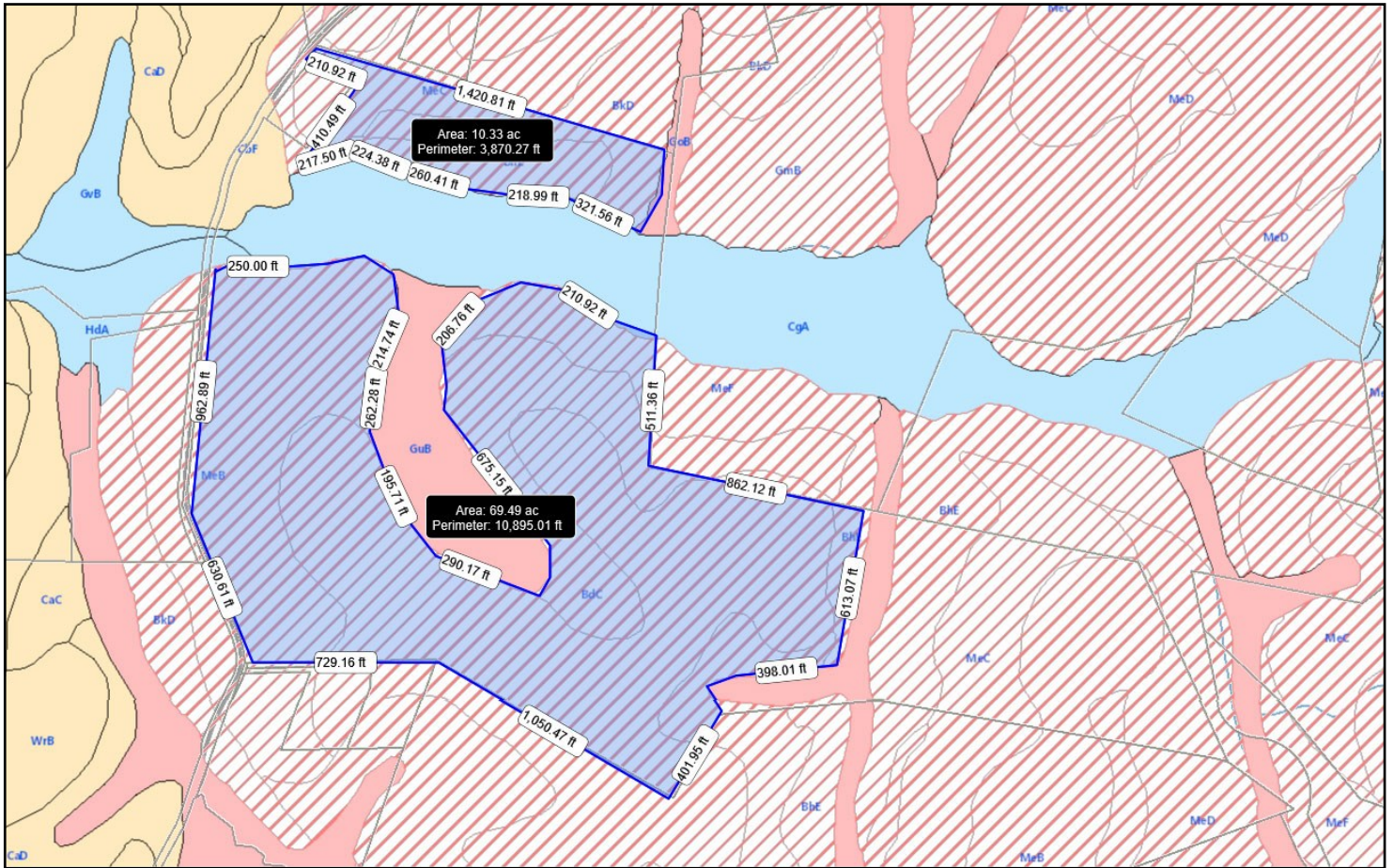
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TILLABLE SOILS MAP

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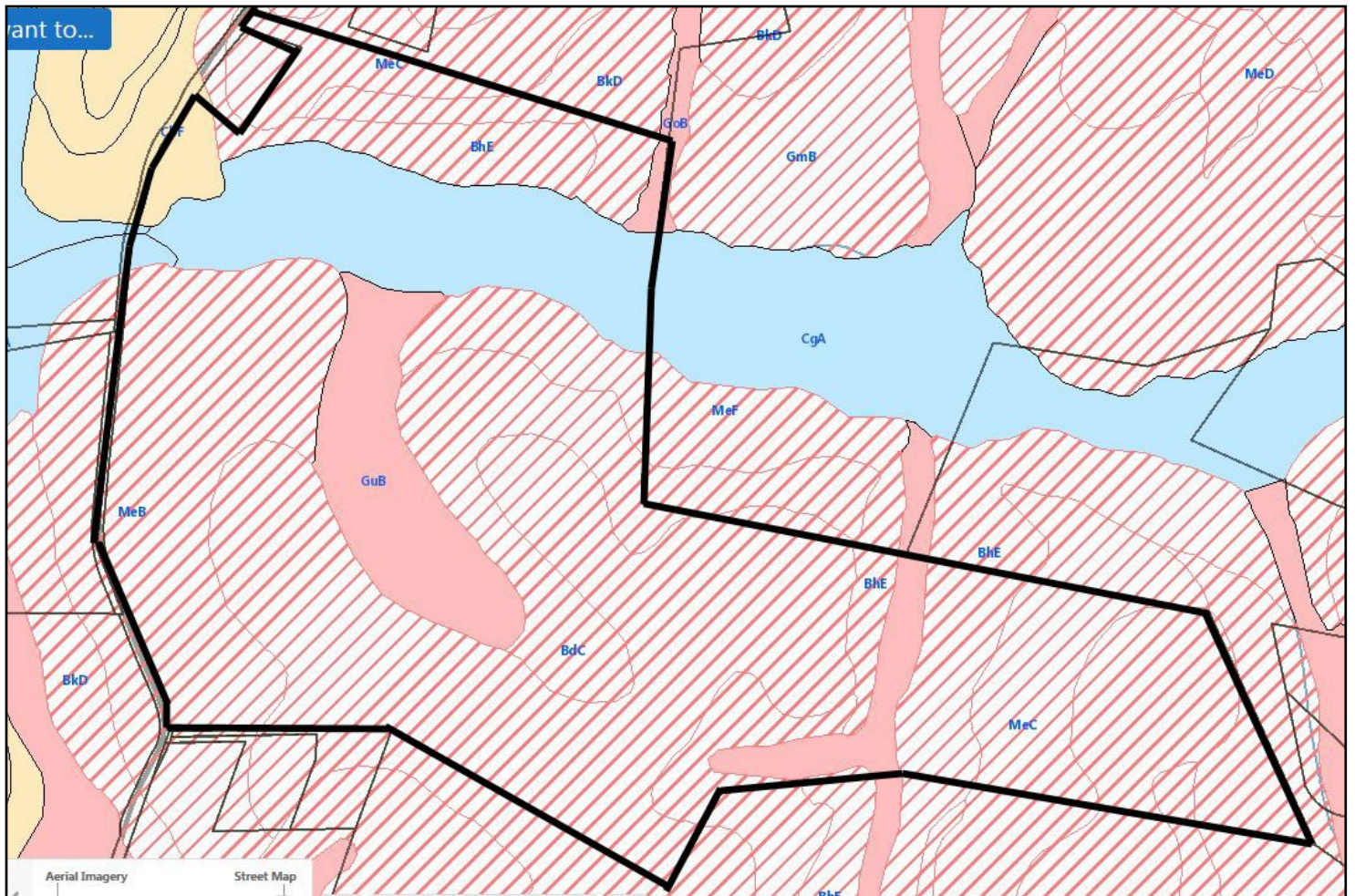


79.82 Total Tillable Acreage

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SOILS MAP

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See USDA Soil Descriptions next 2 pages

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USDA Soil Description

FOR SALE 11201 Hill Road, Woodsboro, MD 21798



MT. AIRY SERIES (MeB) (MeC)

The Mt. Airy series consists of moderately deep, somewhat excessively drained, moderately rapid to moderately permeable soils on uplands. They formed in residuum from micaceous crystalline rocks. Slopes range from 0 to 75 percent. Mean annual temperature is 53 degrees F., and mean annual precipitation is about 40 inches.

RANGE IN CHARACTERISTICS: The thickness of the solum ranges from 15 to 36 inches; with average being about 26 inches. Depth to bedrock ranges from 20 to 40 inches, but most pedons have bedrock at depths of 36 inches or less. Rock fragment content ranges from 15 to 60 percent by volume in the A horizon and averages about 30 percent. Rock fragment content in the B horizon ranges from 45 to 75 percent by volume and averages about 60 percent. The C horizon averages at least 70 percent by volume of rock fragments and in some places the amount is over 90 percent. There are stony and very stony phases of Mt. Airy soils, and outcrops of the extremely hard schist are fairly common. The soil is strongly to extremely acid throughout the profile unless limed.

DRAINAGE AND PERMEABILITY: Somewhat excessively drained. Runoff is rapid to very rapid. Permeability is moderate to moderately rapid.

USE AND VEGETATION: General crops, including corn, small grains, and hay. There are some orchards, and large areas are in pasture. There are many, though usually not large, wooded areas, and in places much urban and suburban development. Natural vegetation is of mixed hardwoods, dominated by black oak, chestnut oak, hickory, yellow poplar, and red maple, and having an understory of dogwood, holly, and huckleberry, and some areas with laurel and azalea.

BLOCKTOWN SERIES (BhE)

The Blocktown series consists of shallow, well drained soils with moderate permeability. They formed in residuum that weathered from phyllite and schist materials in the Piedmont Plateau. Slopes range from 0 to 60 percent. Mean annual temperature is about 51 degrees F and mean annual precipitation is about 40 inches.

RANGE IN CHARACTERISTICS: The thickness of the solum ranges from 10 to 20 inches. Depth to the Cr horizon ranges from 10 to 20 inches, and the depth to hard bedrock ranges from 20 to 40 inches. Rock fragments of veined quartz and phyllite range from 15 to 50 percent in the A horizon, and from 35 to 90 percent in the B and C horizons. The fine-earth fraction of the textural control section has greater than 50 percent silt and very fine sand. Soil reaction ranges from medium acid to slightly acid if not limed.

DRAINAGE AND PERMEABILITY: Well drained; medium to very rapid runoff; moderate permeability.

USE AND VEGETATION: Most of this soil is cropped to corn, small grain, soybeans and hay. A moderate amount is in pasture and woodland. Forested areas consist of black oak, white oak, red oak, hickory, Virginia pine and yellow poplar.

DRAINAGE AND PERMEABILITY: Well drained. Permeability is moderate throughout and runoff is medium.

USE AND VEGETATION: Used for general crops and pastures. Native vegetation probable was mixed hardwoods, but little if any woodland remains.

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BENEVOLA SERIES (BdC)

The Benevola series consists of very deep, well drained, moderately permeable soils formed in residuum from marble. They occupy narrow valley landscape positions within the piedmont plateau surrounded by ridges of phyllite and schist controlled bedrock. Mean annual temperature is about 50 to 54 degrees F, and mean annual precipitation is about 38 to 45 inches.

RANGE IN CHARACTERISTICS: Solum thickness ranges from 40 to 60 inches. Depth to bedrock is greater than 5 feet. Rock fragments of marble ranges from 0 to 25 percent throughout. Reaction ranges from strongly acid to neutral.

DRAINAGE AND PERMEABILITY: Well drained. Permeability is moderate throughout and runoff is medium.

USE AND VEGETATION: Used for general crops and pastures. Native vegetation probable was mixed hardwoods, but little if any woodland remains.

GLENVILLE SERIES (GuB)

The Glenville series consists of very deep moderately well drained or somewhat poorly drained soils. They formed primarily in colluvium or residuum affected by soil creep that is weathered from phyllite, micaceous schist, granitic gneiss and other acid crystalline rocks. Slopes range from 0 to 15 percent. Saturated hydraulic conductivity is moderately low to moderately high. Mean annual precipitation is 1145 mm (45 inches). Mean annual temperature is 10 degrees C (51 degrees F).

RANGE IN CHARACTERISTICS: Solum thickness ranges from 30 to 40 inches. Depth to bedrock is more than 60 inches. Depth to the fragipan is 15 to 30 inches. Rock fragments of phyllite, schist, gneiss or quartzite generally increase with depth, ranging from 0 to 30 percent in the solum and from 5 to 80 percent in the C horizon. Some pedons have flakes of mica that generally increases with depth. Reaction is neutral to very strongly acid in the A horizon, moderately acid to very strongly acid in the B horizon, and moderately or very strongly acid in the C horizon.

DRAINAGE AND SATURATED HYDRAULIC CONDUCTIVITY: Moderately well drained or somewhat poorly drained depending on depth to the fragipan. Runoff is negligible to very high. Saturated hydraulic conductivity is moderately high to high above the fragipan, moderately low to high in the fragipan, and moderately high below the fragipan.

USE AND VEGETATION: General crops but mostly grain, hay and pasture. Native vegetation consists of mixed hardwoods. Sizable areas are adjacent to community development and urban expansion.

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CARDIFF SERIES (CbF)

The Cardiff series consists of deep, well drained soils formed in material weathered from hard quartzitic slate, phyllite, or other fine-grained rock. They are nearly level to steep soils on uplands. Typically these soils have channery silt loam A horizons, and very channery loam Bw horizons over very channery silt C horizons. Hard slate bedrock is below 40 inches.

RANGE IN CHARACTERISTICS: Solum thickness ranges from 15 to 35 inches. Depth to bedrock ranges from about 40 to 60 inches. Rock fragments range from 20 to 70 percent in the solum, and average more than 75 percent in the C horizon and 90 percent in the Cr horizon. The fragments consist of gray to light gray slate or other fine-grained rock. Reaction (unlimed) is strongly acid to very strongly acid.

DRAINAGE AND PERMEABILITY: Well drained and somewhat excessively drained. Overall permeability is moderate. Runoff ranges from slow to rapid depending on slope.

USE AND VEGETATION: Most areas are used for growing general crops and orchards, or for pasture. Steeper areas are commonly wooded. Native vegetation is mixed hardwoods dominated by oaks.

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ZONING

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Frederick County Zoning – Agricultural District (A)

The purpose of the Agricultural District (A) is to preserve productive agricultural land and the character and quality of the rural environment and to prevent urbanization where roads and other public facilities are scaled to meet only rural needs.

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Agricultural Activities
- Apiary
- Agricultural Value Added Processing
- Agritourism Expertise
- Nursery Retail or Wholesale
- Farm Winery
- Farm Winery Tasting Room
- Farm Brewery
- Farm Brewery Tasting Room
- Limited/Commercial Roadside Stand
- Forestry
- Sawmill
- Single-Family Detached
- Two-Family Dwelling
- Mobile Homes
- Caretaker Residence in Conjunction with Permitted Use
- Accessory Apartment
- Bed and Breakfast
- Farm Equipment Sales or Service
- Feed and Grain Mill
- Communication Towers
- Limited Landscape Contractor
- Landscape Contractor
- Country Inn
- Agricultural Products Processing
- School Bus Parking Recreational Vehicle Storage Facility
- Animal Hospital or Veterinary Clinic
- Kennel
- Auction Sales – Animals
- Outdoor Sports Recreation Facility
- Rodeo
- Cemetery/Memorial Gardens
- Shooting Range/Club – Trap, Skeet, Rifle, Archery
- Aircraft Landing and Storage Areas, Private
- Aircraft Landing and Storage Areas, Private – Commercial Use
- Tent Campground
- Rustic Retreat/Camp/Outdoor Club
- Child Care Center/Nursery School
- Civic Community Center
- Civic Service Clubs
- Group Homes, Small Private
- Group Home, Large
- Place of Worship
- Private School
- Community Fire and Rescue Service
- Public School
- Nongovernmental Utility
- Borrow Pit Operations
- Industrial Waste Landfill
- Limited Wood Waste Recycling Facility
- Sludge Pit
- And more...

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