

MacRo^{LTD.}

REAL ESTATE SERVICESTM



FOR SALE

\$435,000

18450 Cattail Road, Poolesville, MD 20837

Beautiful 25.11 acre parcel for sale in Poolesville Maryland. This partially wooded parcel is located at the corner of Darnestown Road (Rt 28) and Cattail Road. It's situated in an area of fine estate type homes and adjoins an equestrian easement on the north side. An 18 hole private golf club is approximately one-half mile north of this property.



ROCKY MACKINTOSH | OWNER / BROKER

5300 Westview Drive, Suite 302

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Land & Commercial Real Estate Services | www.macroltd.com

PRESENTING

LOCATION: Located at the corner of Darnestown Road (Rt 28) and Cattail Road

LEGAL: Tax Map CT53, Parcel N105

PRICE: \$435,000

ZONING: Montgomery County Agricultural Reserve Zone (AR) - The intent of the AR zone is to promote agriculture as the primary land use in areas of the County designated for agricultural preservation in the general plan, the Functional Master Plan for Preservation of Agriculture and Rural Open Space, and other current or future master plans. The AR zone accomplishes this intent by providing large areas of generally contiguous properties suitable for agricultural and related uses and permitting the transfer of development rights from properties in this zone to properties in designated receiving areas. Chapter 59: Section 4.2.1; Zoning Code Montgomery County, MD.

DEVELOPMENT

RIGHTS: One (1) Transferable Development Rights (TDRs) remain with the property

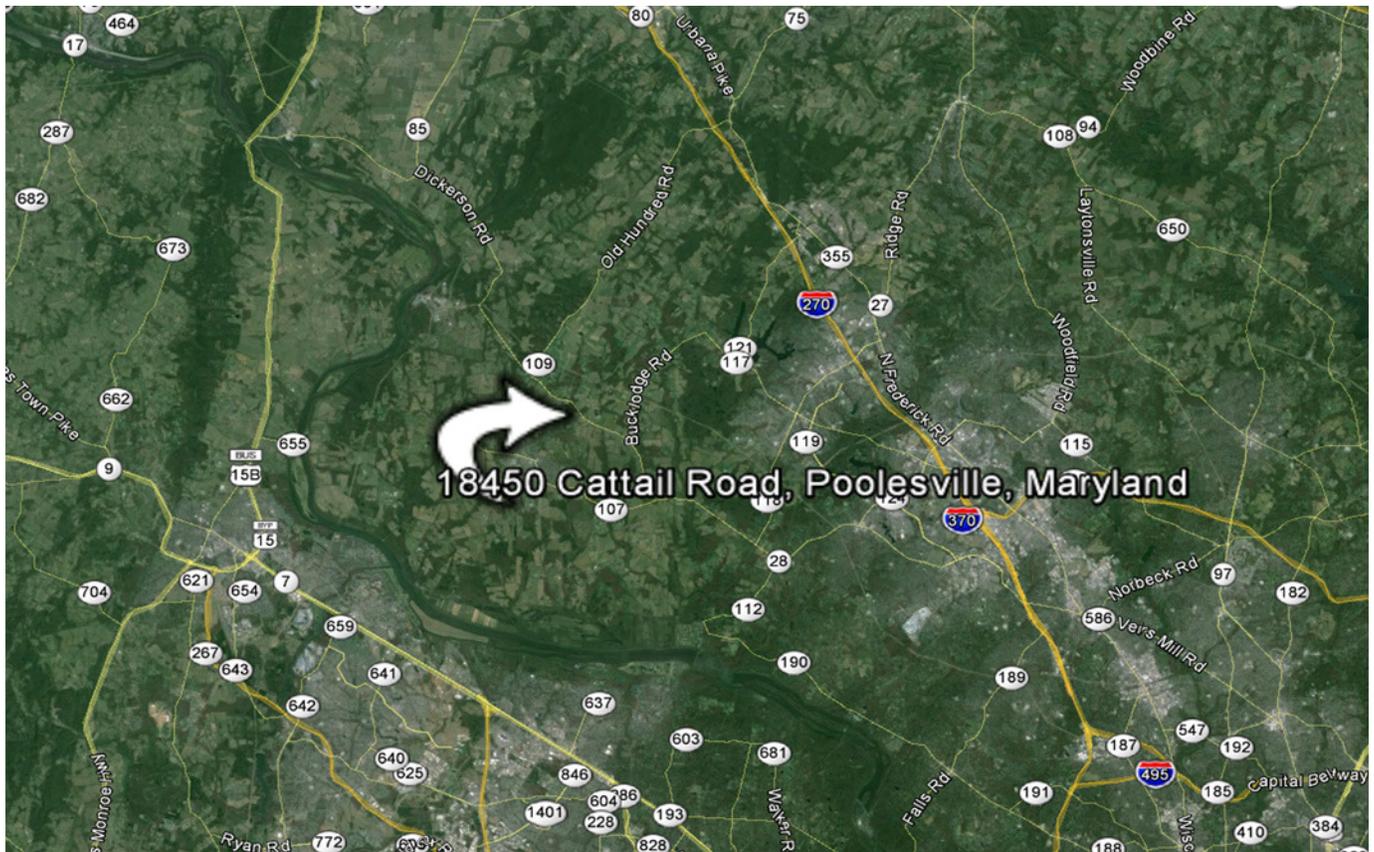
ACCESS: Ingress and egress to the property will be from Cattail Road

WATER/

SEWER: Well permit not applied for
Septic system perched for a maximum of a 3 bedroom residence

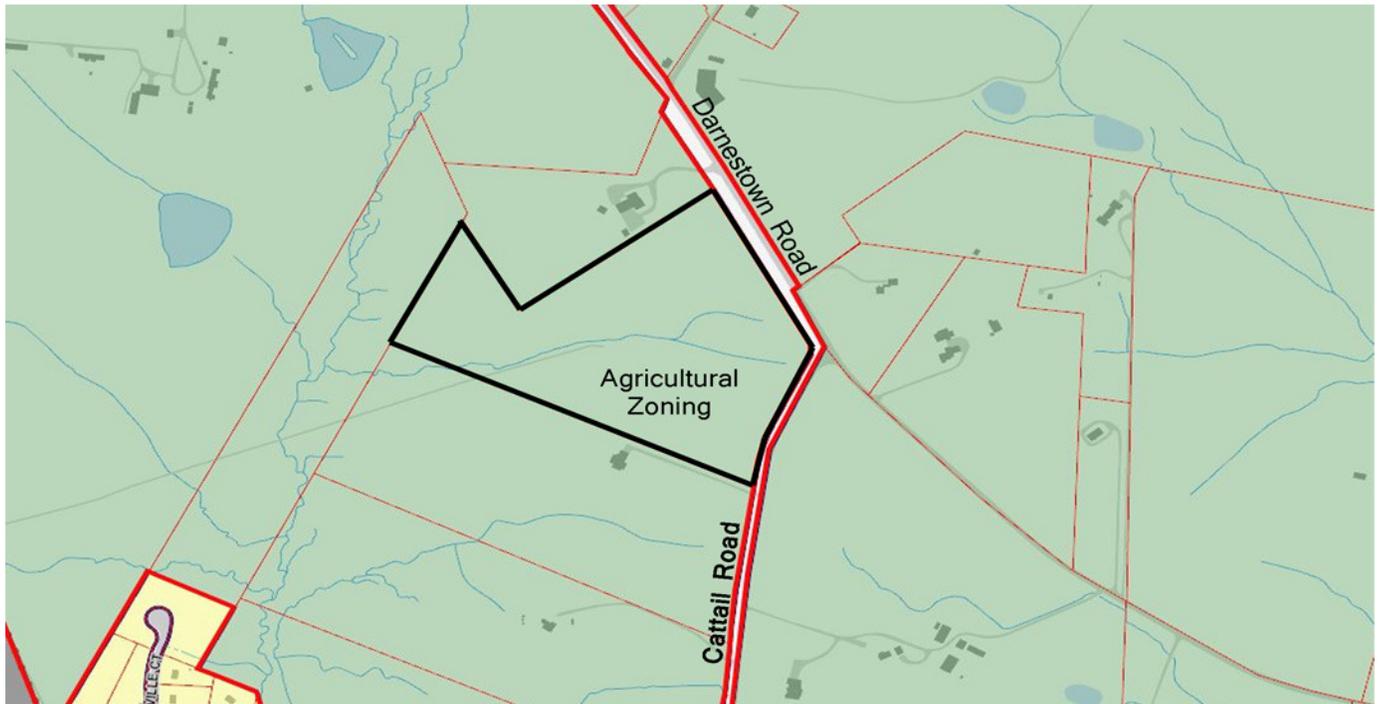
CONTACT: **Rocky Mackintosh, Broker**
Mobile: 301-748-5655
Office: 301-698-9696 ext. 202
Email: rocky@macroltd.com

LOCATOR MAP

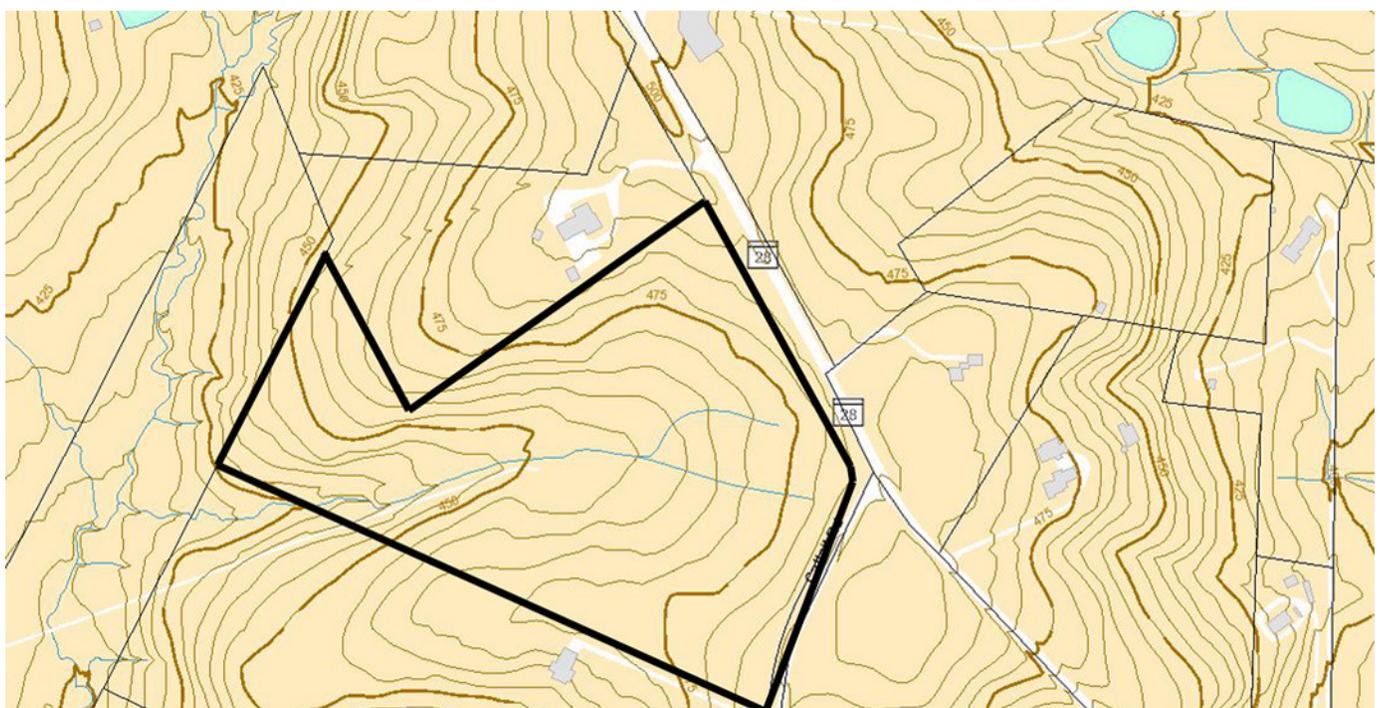


Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

ZONING MAP



TOPOGRAPHY MAP



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ZONING

Montgomery County Zoning: Agricultural Reserve (AR)

Agricultural Reserve (AR)

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

Key: P = Permitted Use L = Limited Use C = Conditional Use

- Agricultural Auction Facility - C
- Agricultural Processing - C
- Community Garden - L
- Equestrian Facility - L/C
- Farm Supply, Machinery Sales, Storage, and Service - C
- Farming - P
- Nursery Retail - C
- Nursery Wholesale - C
- Slaughterhouse - C
- Winery - L/C
- Farm Airstrip, Helistop - C
- Farm Market, On-Site - L
- Seasonal Outdoor Sales - L
- Single-Unit Living - P
- Residential Care Facility, Up to 8 Persons - L
- Residential Care Facility, 9-16 Persons - C
- Residential Care Facility, Over 16 Persons - C
- Attached Accessory Apartment - L/C
- Detached Accessory Apartment - C
- Farm Tenant Dwelling - L
- Guest House - L
- Home Health Practitioner, Low Impact - L
- Home Health Practitioner, Major Impact - C
- Home Occupation, No Impact - L
- Home Occupation, Low Impact - L
- Home Occupation, Major Impact - C
- Charitable, Philanthropic Institution - C
- Family Day Care, Up to 8 Persons - P
- Group Day Care, 9-12 Persons - L
- Day Care Center, 13-30 Persons - C
- Day Care Center, Over 30 Persons - C
- Private Club, Service Organization - C
- Public Use, Except Utilities - P
- Religious Assembly - L
- Animal Boarding and Care - C
- Veterinary Office / Hospital - C
- Cable Communications System - C
- Media Broadcast Tower - C
- Telecommunications Tower - L/C
- Cemetery - C
- Funeral Home, Undertaker - C
- Landscape Contractor - C
- Bed and Breakfast - L
- Surface Parking for Commercial Uses in an Historic District - L
- Shooting Range, Outdoor - C
- Rural Antique Shop - C
- Rural Country Market - C
- Amateur Radio Facility, Up to 65 Feet in Height - P
- Amateur Radio Facility, Over 65 Feet in Height - C
- Antenna on Existing Structure - L
- Lawn Maintenance Service - L
- Construction Administration or Sales Office - L
- Transitory Use - L
- Mining, Excavation - C
- (Continued next page)

ZONING (CONTINUED)

- Railroad Tracks - P
- Distribution Line, Above Ground - P
- Distribution Line, Below Ground - P
- Pipeline, Above Ground - C
- Pipeline, Below Ground - P
- Public Utility Structure - C
- Noncommercial Kennel - P
- Solar Collection System - L
- Wildlife, Game Preserve, and Other Conservation Areas - P
- Accessory Structures - L
- Accessory Use - P
- Security Pavilion - L
- And more...