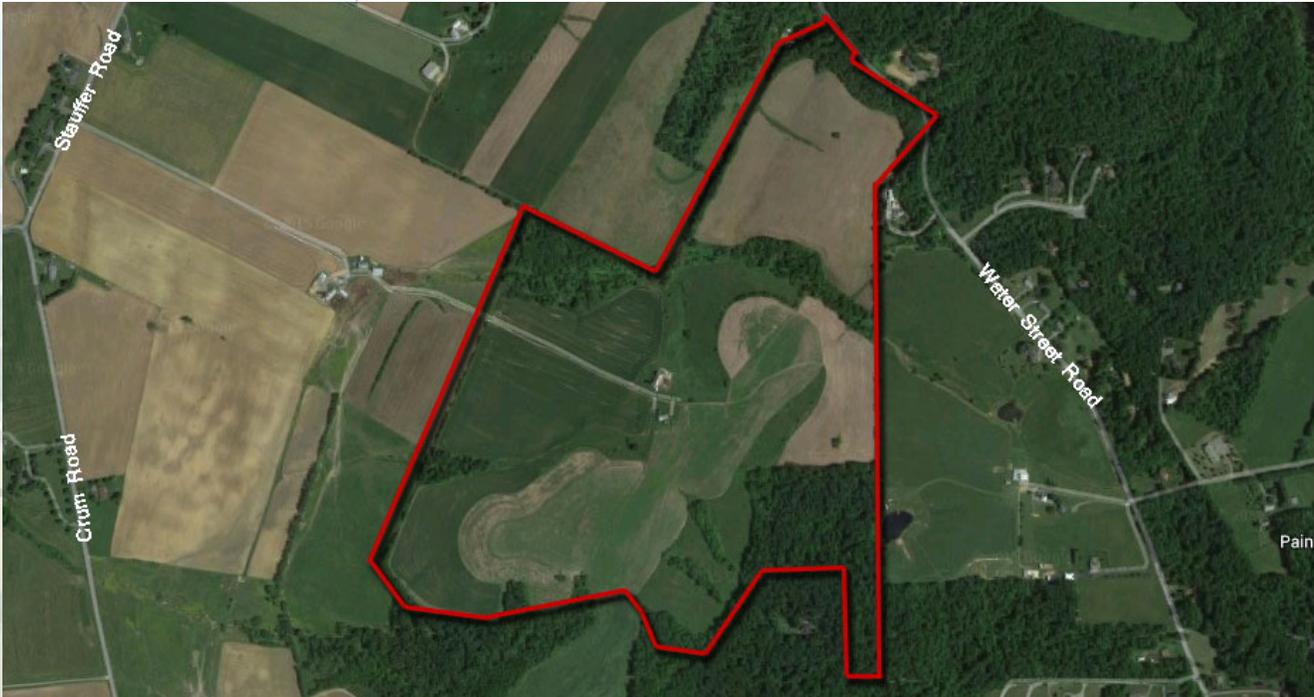


# MacRo<sup>LTD.</sup>

REAL ESTATE SERVICES<sup>TM</sup>



**FOR SALE**

**\$1,009,900**

**9527B Stauffer Road, Walkersville, Maryland**

This 155.1 acre crop farm has a gently rolling topography with approximately 110 acres of tillable soils. It could be subdivided under Frederick County Agricultural Zoning regulations, as well as Farmland Preservation funding potential. It is very competitively priced to sell at \$6,511/acre.



**ROCKY MACKINTOSH | OWNER / BROKER**

5300 Westview Drive, Suite 302

Frederick, Maryland 21703

Email: [rocky@macroltd.com](mailto:rocky@macroltd.com)

Mobile: 301-748-5655

Phone: 301-698-9696 ext. 202

Fax: 301-698-9571

Land & Commercial Real Estate Services | [www.macroltd.com](http://www.macroltd.com)

## PRESENTING

- LOCATION:** 9527B Stauffer Road, Walkersville, Maryland
- LEGAL:** Tax Map 0058, Parcel 0020
- ZONING:** Frederick County Agricultural (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.
- ACREAGE:** 155.1 +/- acres (141.31 and 13.0 acres)
- WATER:** Well on Property (has not been used for many years)
- SEPTIC:** Perkable soils and one abandoned septic tank and drain field.
- IMPROVEMENTS:** One abandoned house and bank barn.
- ACCESS:** Approximately 400 feet of frontage on Water Street Road. Concept construction drawing has been designed and priced (details available upon request).
- FARM LEASE:** Currently leased seasonally by an adjoining property owner (details available upon request).
- DEVELOPMENT /PRESERVATION POTENTIAL:**  
Concept Plan available for a 3 to 5 lot agricultural subdivision containing:  
**Lot 1 - 51.7 acres; Lot 2 - 37.09 acres; Lot 3 - 53.2 acres; Parcel 184A - 10.0 acres and Parcel 184B - 3.11 acres** (Parcel 184's A & B may have to be combined into Lot 2). With the potential to subdivide, this property may be eligible for Farmland Preservation Funding on a state or local level.
- PRICE:** \$1,009,900 (\$6,511/AC)
- CONTACT:** **Rocky Mackintosh, Broker**  
Mobile: 301-748-5655  
Office: 301-698-9696 ext. 202  
Email: rocky@macroltd.com



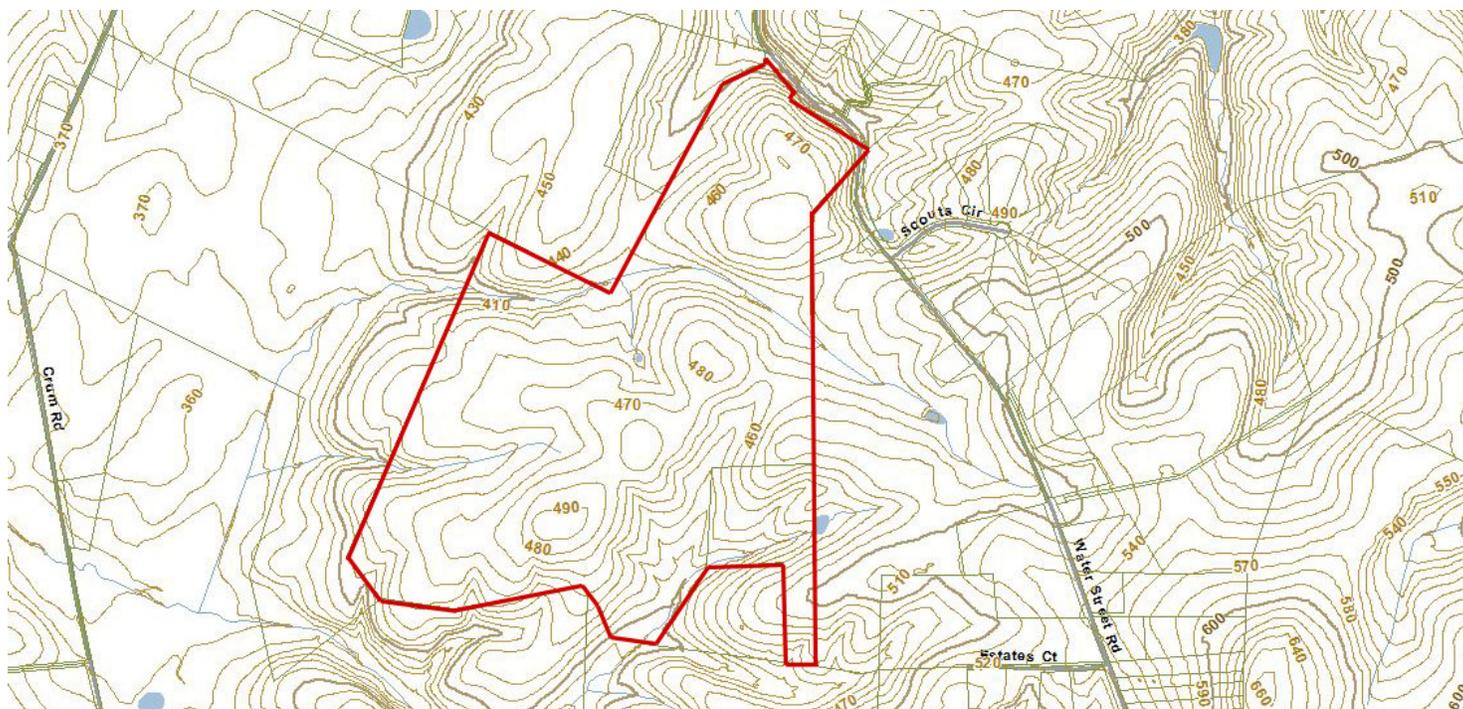
## LOCATION MAP



## AERIAL



## TOPOGRAPHY



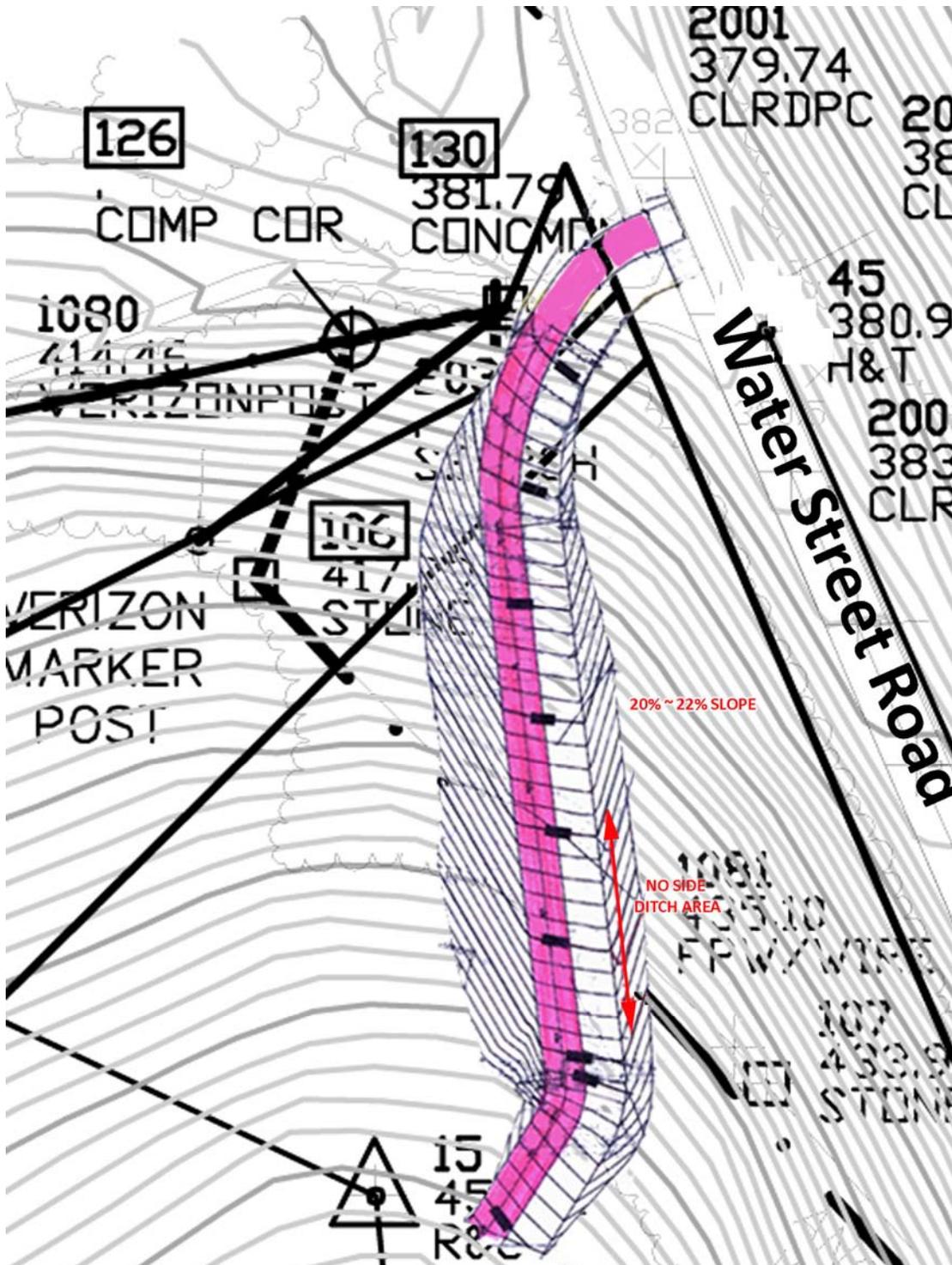
*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*

## PROPOSED SUBDIVISION PLAT

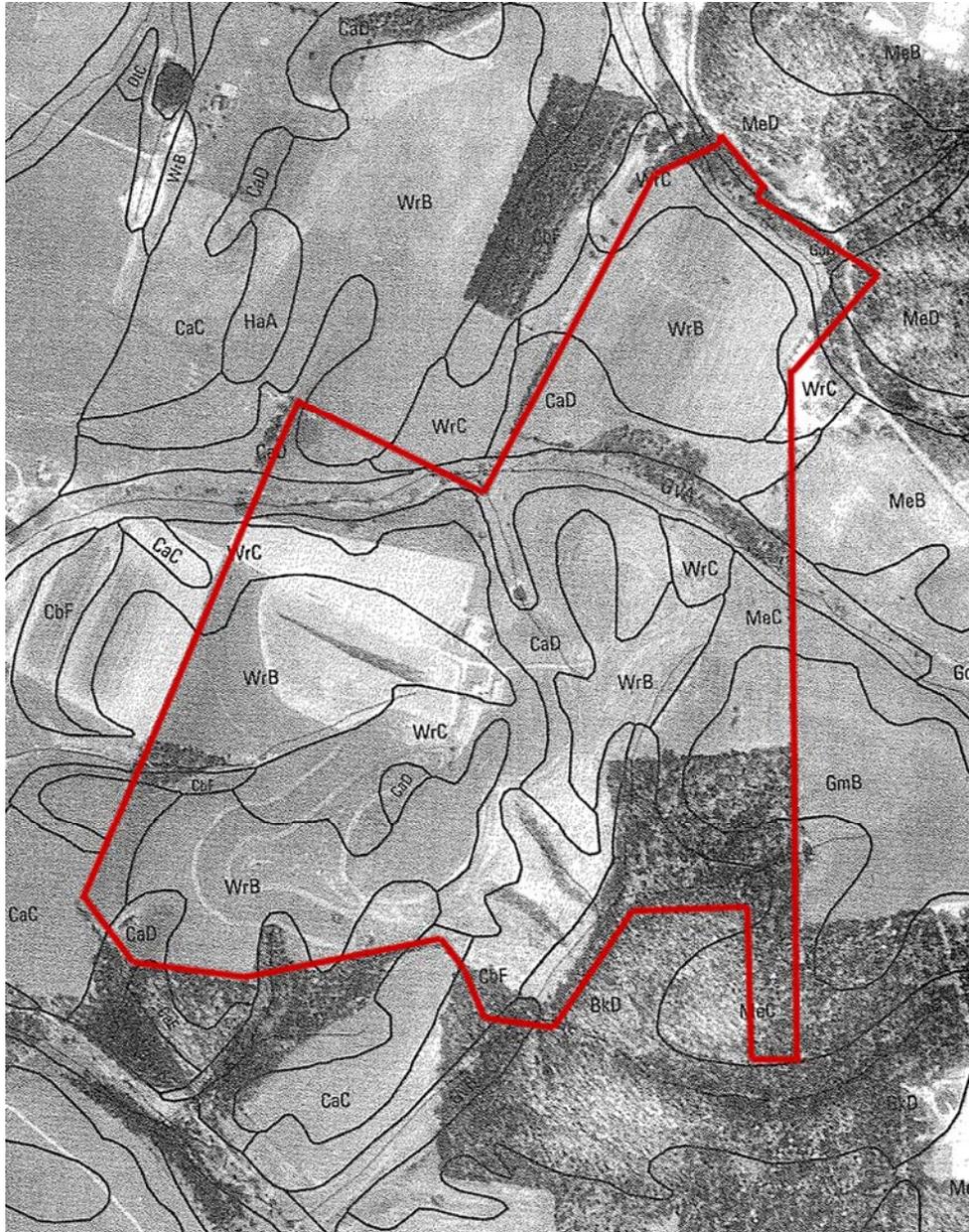


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## PROPOSED DRIVEWAY ACCESS From Water Street Road



## SOILS 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.*

## SOILS DESCRIPTION

### Predominate Soil Type:

**WHITEFORD SERIES (WrB, WrC)** consists of very deep, well drained, moderately permeable soils on uplands. They formed in residuum from dark colored slate and/or phyllite. Slopes range from 0 to 25 percent. Mean annual temperature is about 52 degrees F., and mean annual precipitation is about 42 inches.

### Other Soil Types found:

**CARDIFF SERIES (CaD, CbF)** 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.

**GLENELG SERIES (GmB)** consists of very deep, well drained soils formed in residuum weathered from micaceous schist on uplands of the Blue Ridge and the Northern Piedmont. Slopes range from 0 to 55 percent. Saturated hydraulic conductivity is moderately high in the subsoil and moderately high to high in the substratum. Mean annual temperature is 53 degrees F., and mean annual precipitation is 40 inches.

**MT. AIRY SERIES (MeC)** 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.

**GLENVILLE-CODORUS SERIES (GvA)** Flood Plain Soil. Slopes 0 to 8 percent.

**BRINKLOW-BLOCKTOWN SERIES (BkD)** Slopes 15 to 25 percent.

For further information, consult

**Frederick County Soils Atlas:**

<http://frederickcountymd.gov/3337/Soils-Atlas>

**Frederick Soil Conservation District Office:**

92 Thomas Johnson Drive,

Suite 230 North Amber

Frederick, MD 21702

(301) 695-2803, ext. 3

<http://www.mascd.net/scds/MDSCD05.htm#9>

## ZONING

### Frederick County Zoning – Agricultural (A)

#### Agricultural (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...