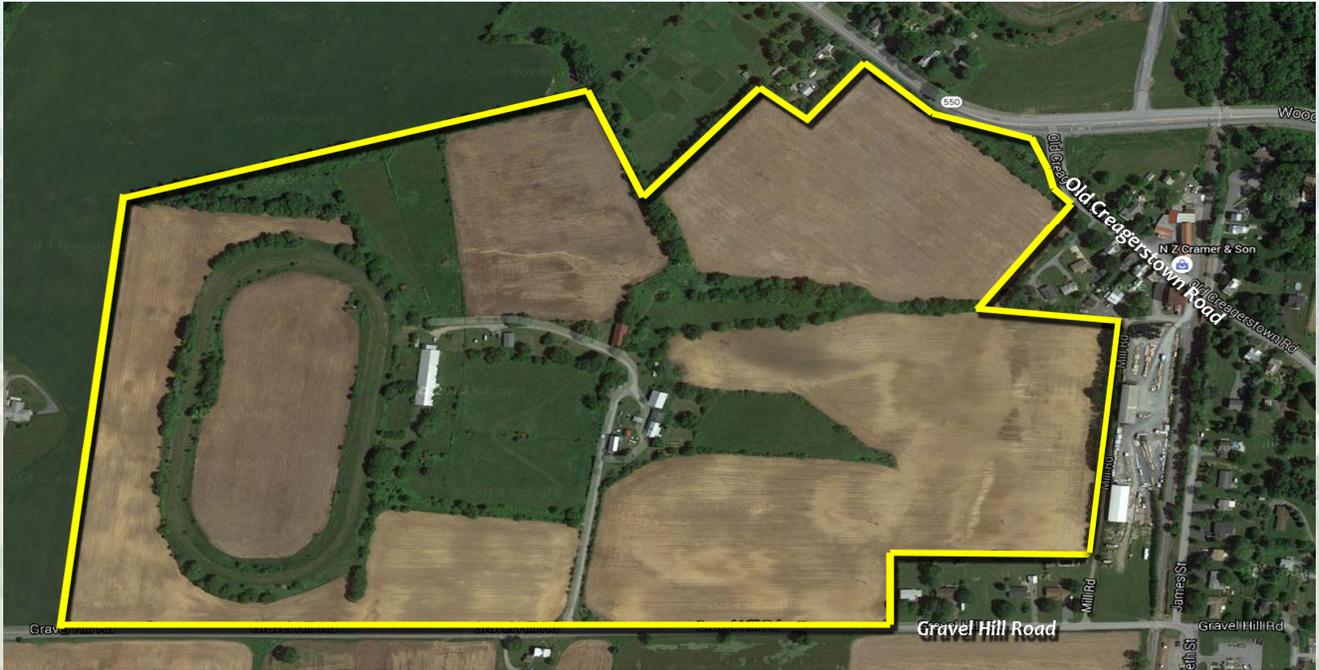


# MacRo

LTD.  
REAL ESTATE SERVICES™



**FOR SALE**

**\$750,000 (\$7,618/ac)**

**9902 A&B Gravel Hill Road, Woodsboro, Maryland**

***A Farm with Many Possibilities!***

This 98.45 acre property once operated as **Stein Standardbred Farms**, which at full capacity housed and bred up to 106 harness racing horses. The improvements include two dwellings, four barns, a 180-foot 28 stall horse barn and a harness track. Located on the northwest boundary of the Town of Woodsboro in Frederick County, Maryland, the property is comprehensively planned as an annexable tract with a future town low density residential zoning designation with public water and sewer potential. Approximately 70% of the property is composed of non-restricted soils which provides future buyer with an opportunity to subdivide into agricultural lots.



**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

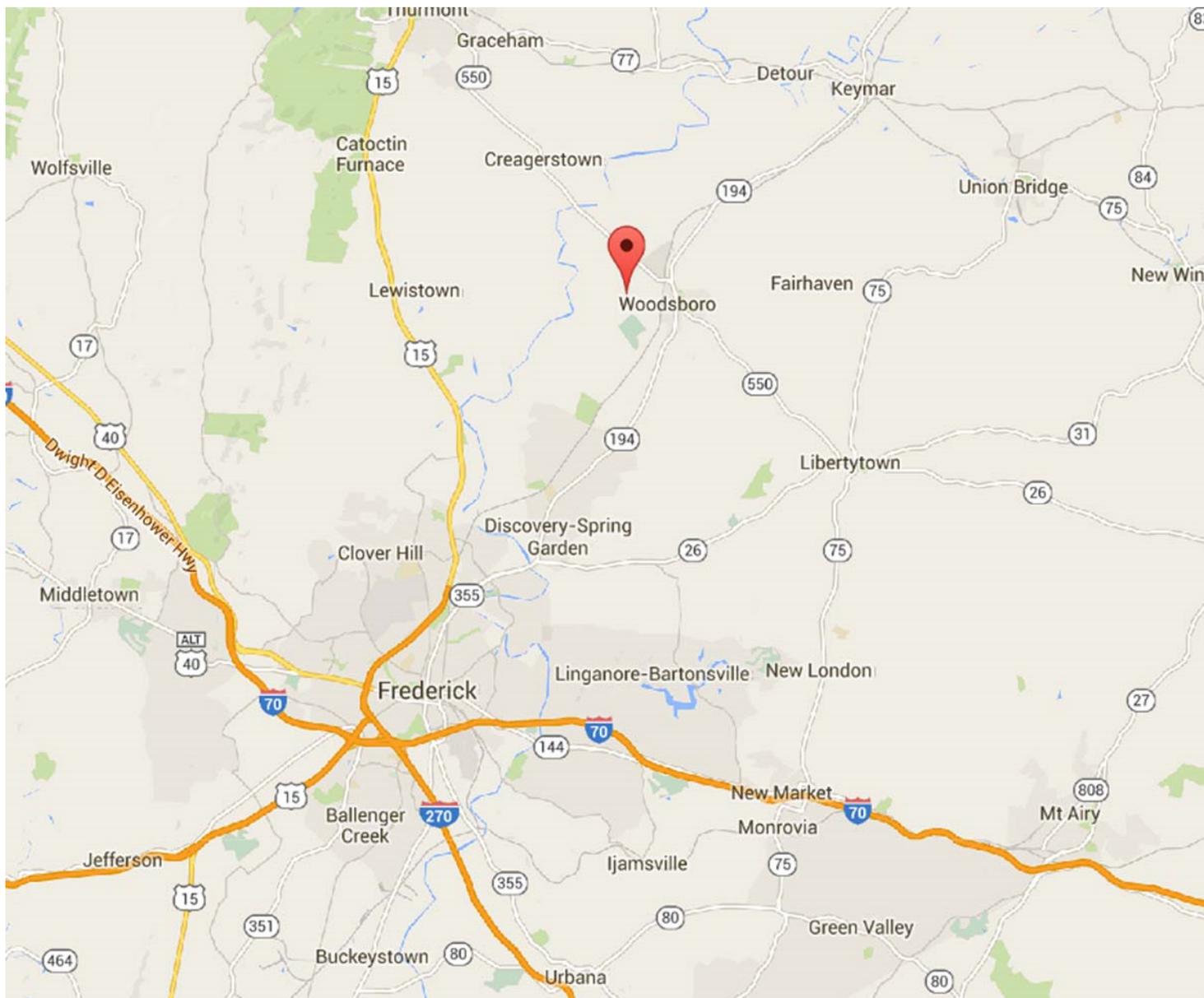
Fax: 301-698-9571

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

## PRESENTING

- LOCATION:** 9902 A&B Gravel Hill Road, Woodsboro, Maryland
- LEGAL:** Tax Map 0041, Parcel 0058
- 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:** 98.45 +/- acres
- WATER:** Multiple water wells
- SEWER:** Two separate existing septic tanks and drain fields.
- PRICE:** \$750,000
- CONTACT:** **Rocky Mackintosh, Broker**  
Mobile: 301-748-5655  
Office: 301-698-9696 ext. 202  
Email: rocky@macroltd.com

## LOCATION 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.*

## LIST OF PROPERTY STRUCTURES

(all in fair to poor condition)

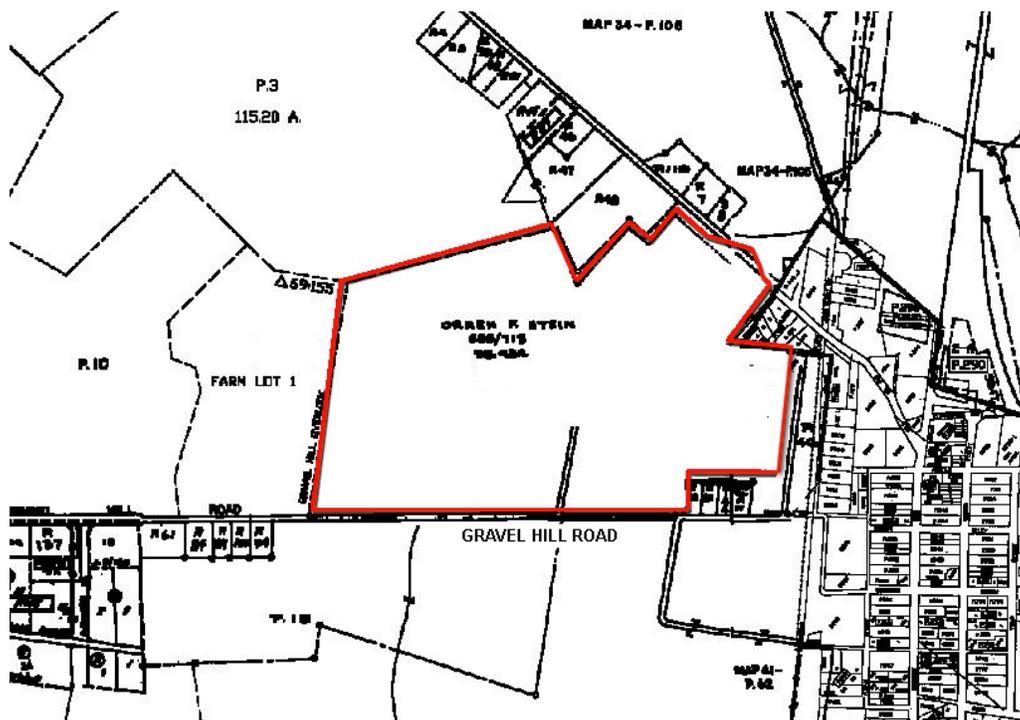
1. Main House: Two story 3-bedroom colonial style with two and one half baths containing 2,640 square feet
2. Tenant House: Single story modular 44' x 26' with a crawl space, vinyl siding, asphalt shingle roof, wood windows, built in 1992 with 3 bedrooms, kitchen, living room, dining room & kitchen and a full bath.
3. 28 stall block horse barn with wash stall 180' x 40'
4. Two trailers
5. Two metal sheds
6. Pump house
7. Two frame sheds
8. Block shed 12' x 24'
9. Metal run-in shed
10. Frame bank barn 60' x 32'
11. Block cow barn with several 12 stalls & electric 82' x 36'

## PHOTOS

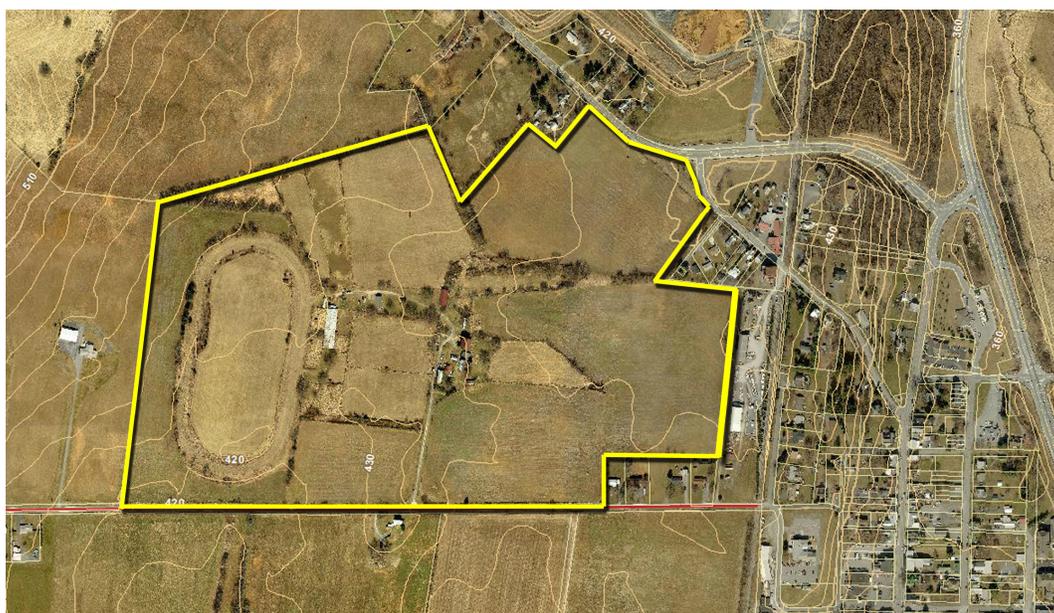


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## TAX MAP

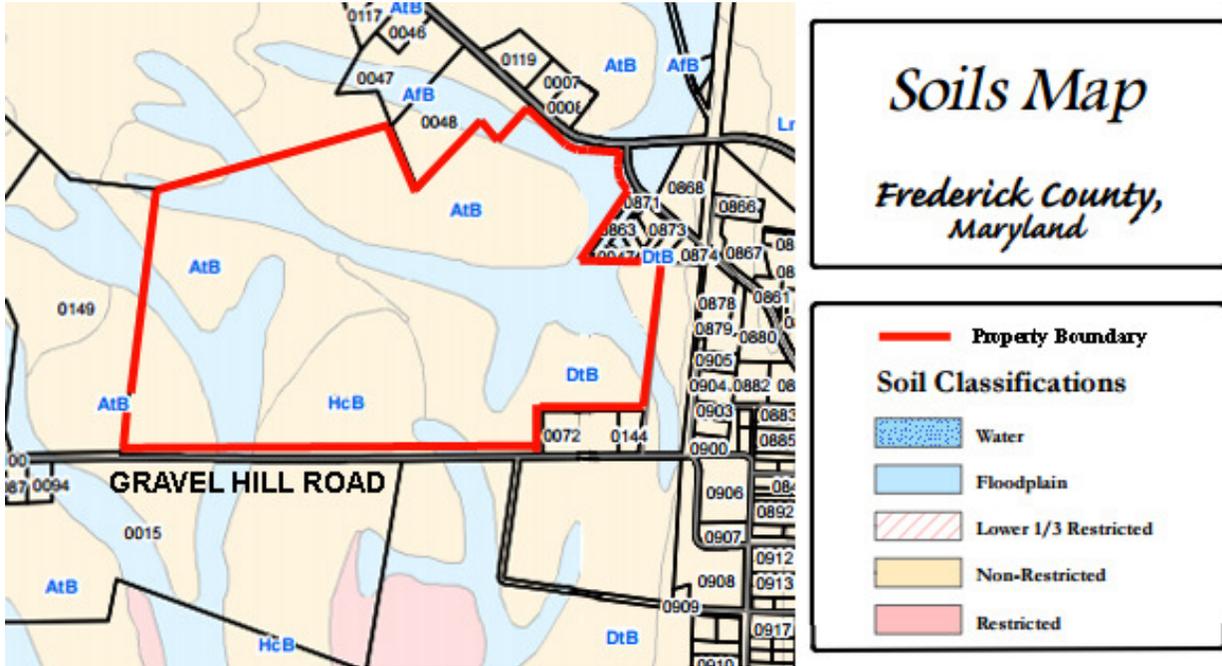


## TOPOGRAPHY



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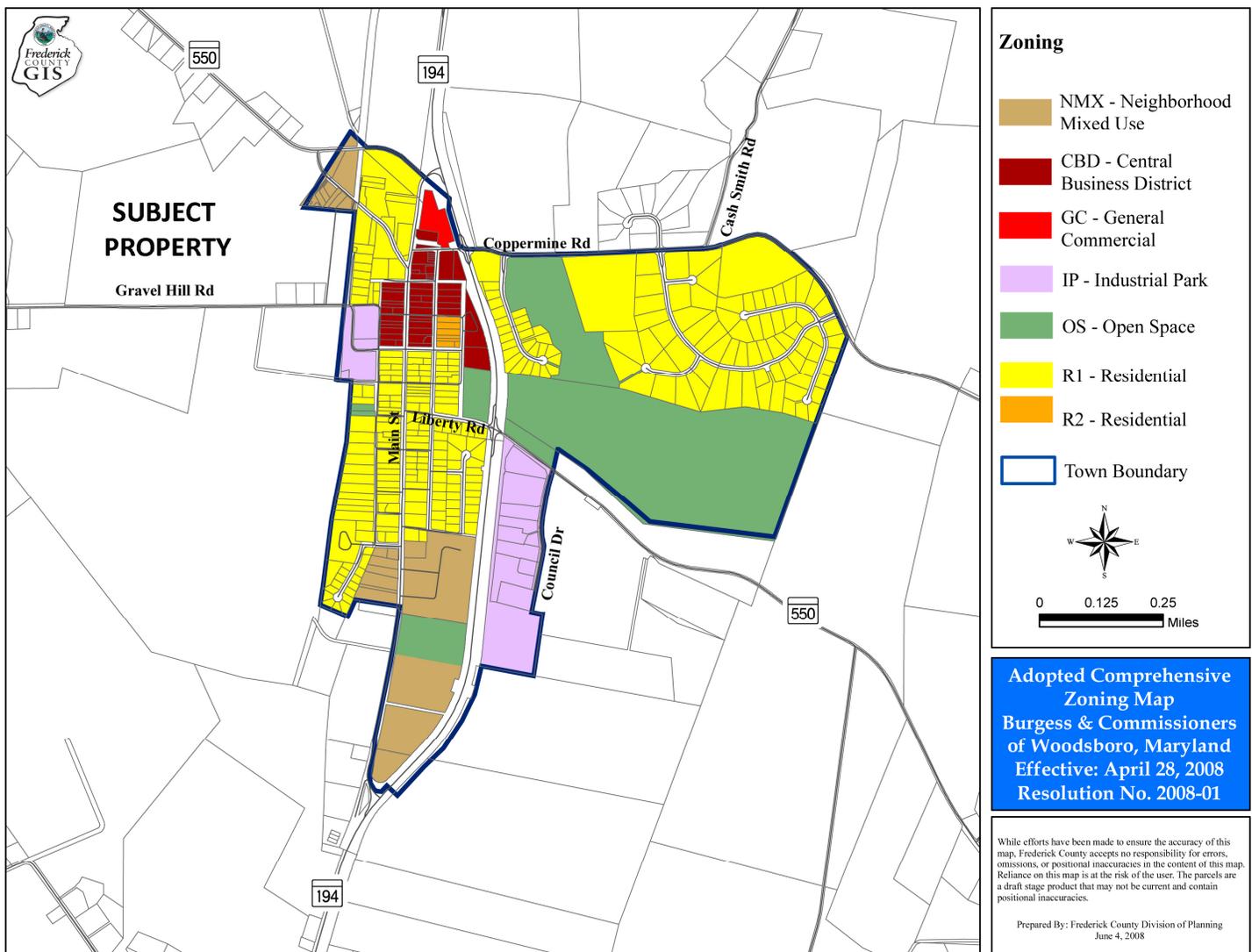
## SOILS INFORMATION



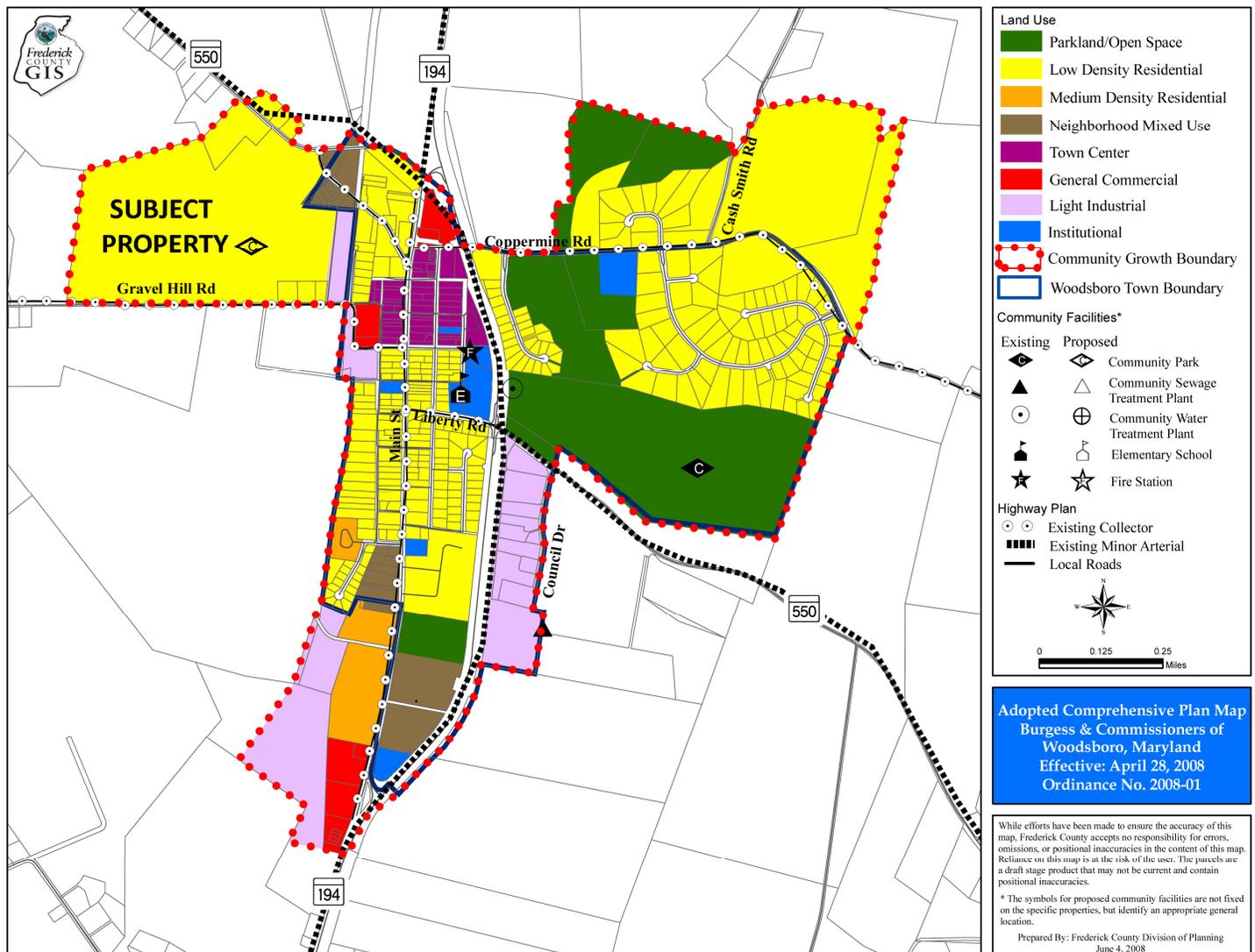
Map Unit Symbol	Map Unit Name	Percent of AOI
AfB	Adamstown-Funkstown complex, 0 to 8 percent slopes	28.0%
AtB	Athol gravelly loam, 3 to 8 percent slopes	46.4%
DtB	Duffield-Ryder silt loams, 3 to 8 percent slopes	14.6%
HcB	Hagerstown-Opequon silty clay loams, 3 to 8 percent slopes, rocky	10.9%
<b>Totals for Area of Interest</b>		<b>100.0%</b>

Report — Land Capability Classification				
Frederick County, Maryland				
Map unit symbol and name	Pct. of map unit	Component name	Land Capability Subclass	
			Nonirrigated	Irrigated
AfB—Adamstown-Funkstown complex, 0 to 8 percent slopes	55	Adamstown	2e	—
	35	Funkstown	2e	—
AtB—Athol gravelly loam, 3 to 8 percent slopes	85	Athol	2e	—
	DtB—Duffield-Ryder silt loams, 3 to 8 percent slopes	50	Duffield	2e
35		Ryder	2e	—
HcB—Hagerstown-Opequon silty clay loams, 3 to 8 percent slopes, rocky	55	Hagerstown	2s	—
	40	Opequon	3s	—

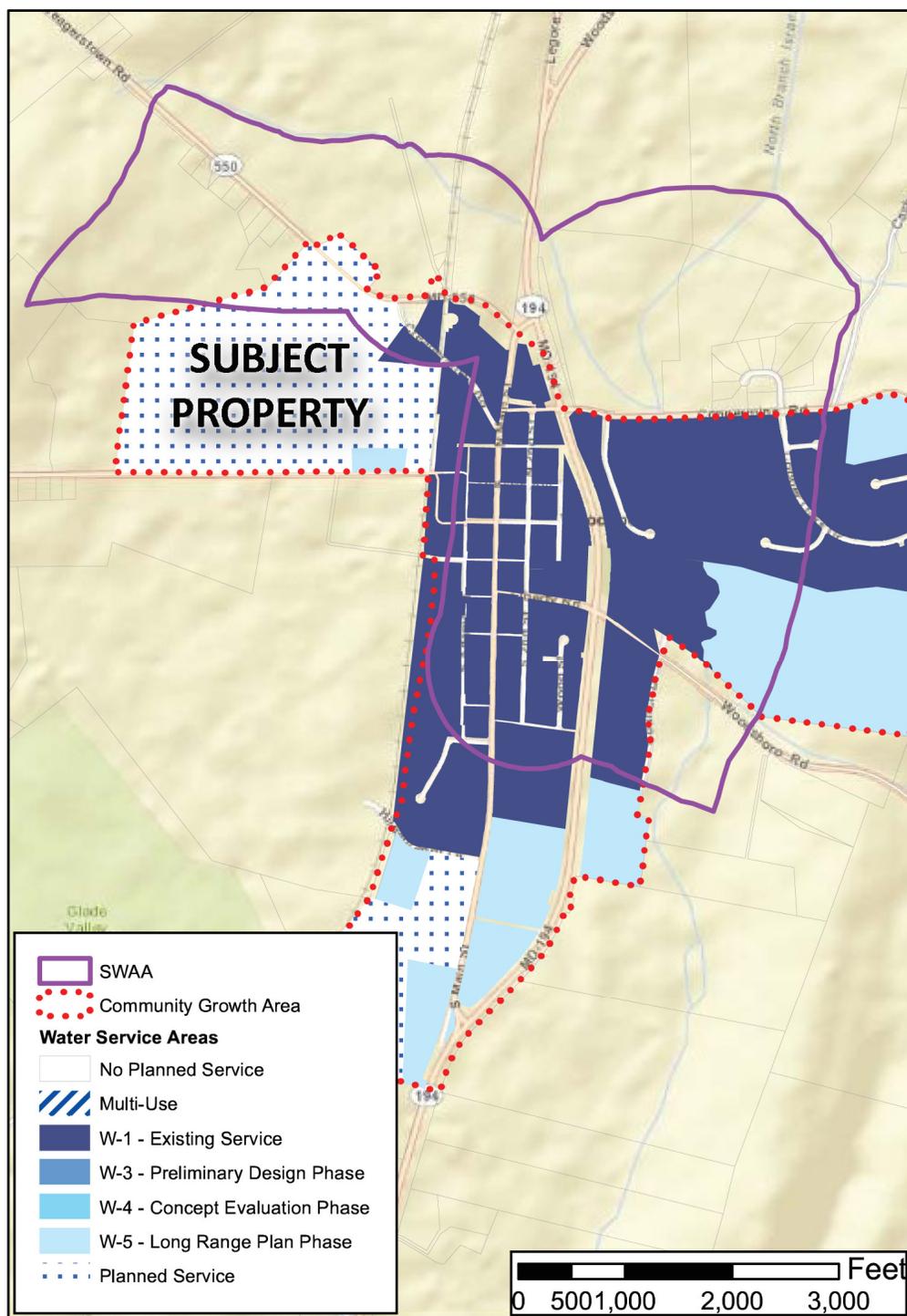
## TOWN OF WOODSBORO COMPREHENSIVE ZONING



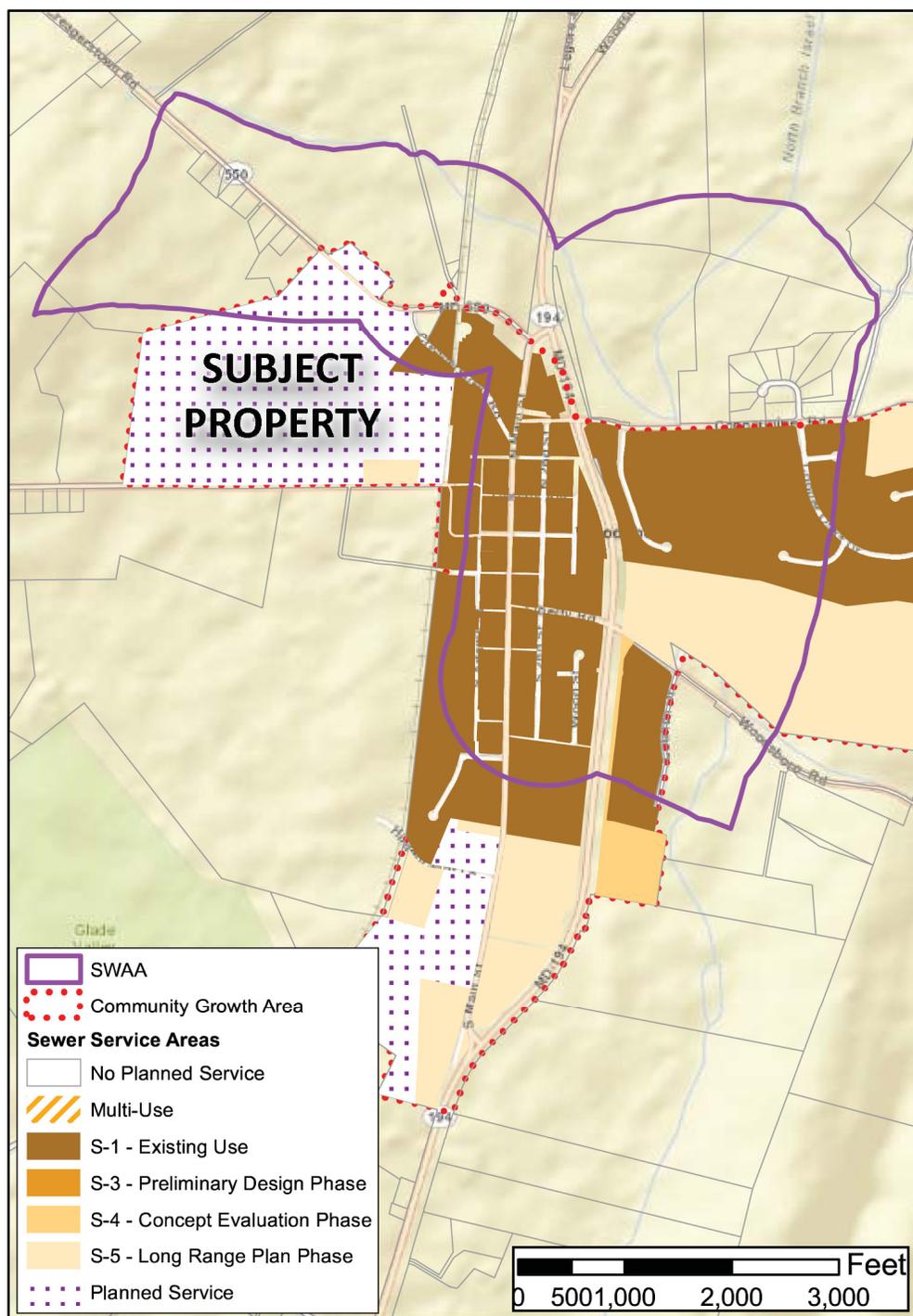
## TOWN OF WOODSBORO COMPREHENSIVE LAND USE PLAN



## PUBLIC WATER PLAN



## PUBLIC SEWER PLAN



## ANNEXATION INQUIRY

### Rocky Mackintosh

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**From:** Kenneth Kellar <woodsboroeditor@gmail.com>  
**Sent:** Tuesday, October 13, 2015 10:03 PM  
**To:** Ashleigh Kiggans  
**Cc:** kkellar@woodsboro.org; Sherri Mercer; Rocky Mackintosh  
**Subject:** Re: 9902 A+B Gravel Hill Rd. Woodsboro

Your attached graphic is accurate. Our Town's growth plan envisions the possibility of annexing the property you reference. The Town will play a passive role in any future annexation. A party or parties can approach the Town with a proposal and strive for an annexation agreement. There is no preset zoning of any annexation. That would be part of the proposal. A former proposal did involve a park, light industrial and residential but that proposal was not carried out and would have no impact on any future proposals. Burgess Smith emphasized the importance of any proposal bringing water with it.\* Our municipal water system is well supplied. Also be aware of the proximity to the active quarry. That's about it.

Ken Kellar  
Commissioner, Town of Woodsboro (P&Z)

**\* The reference to "bringing water with it" means that the construction of a water tower may be a requirement of any annexation application into the Town of Woodsboro from Frederick County.**

On Tue, Oct 13, 2015 at 4:23 PM, Ashleigh Kiggans <[ashleigh@macroltd.com](mailto:ashleigh@macroltd.com)> wrote:

Good afternoon Ken,

It was nice speaking with you this afternoon. As I mentioned on the phone, we are working with the trustee's at the property located at 9902 A+B Gravel Hill (96 acres). I found the Comprehensive Plan Map from 2008 (attached) on your website showing that the Town of Woodsboro may have an interest in the property. According to the information I found, it has been marked as a potential Community Park and Single Family home community.

Is this something the town was still considering pursuing at some point?

## 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...