

MacRo^{LTD.}

REAL ESTATE SERVICESTM



FOR SALE

\$989,000

128 Acres

8730 Old Hagerstown Road, Myersville, Maryland 21773

Crop-farm with agricultural subdivision potential. Large 2 story house in need of repair, 90 x 40 bank barn and several other outbuildings. Over 87 tillable acres, 8 acres of pastureland and 30 acres of woodland intersected by Catocin Creek. Predominately consisting of Myersville soil series most of which is non-restrictive with good percolation.



ROCKY MACKINTOSH | OWNER / BROKER

5300 Westview Drive, Suite 302

Frederick, Maryland 21703

Email: 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

PRESENTING

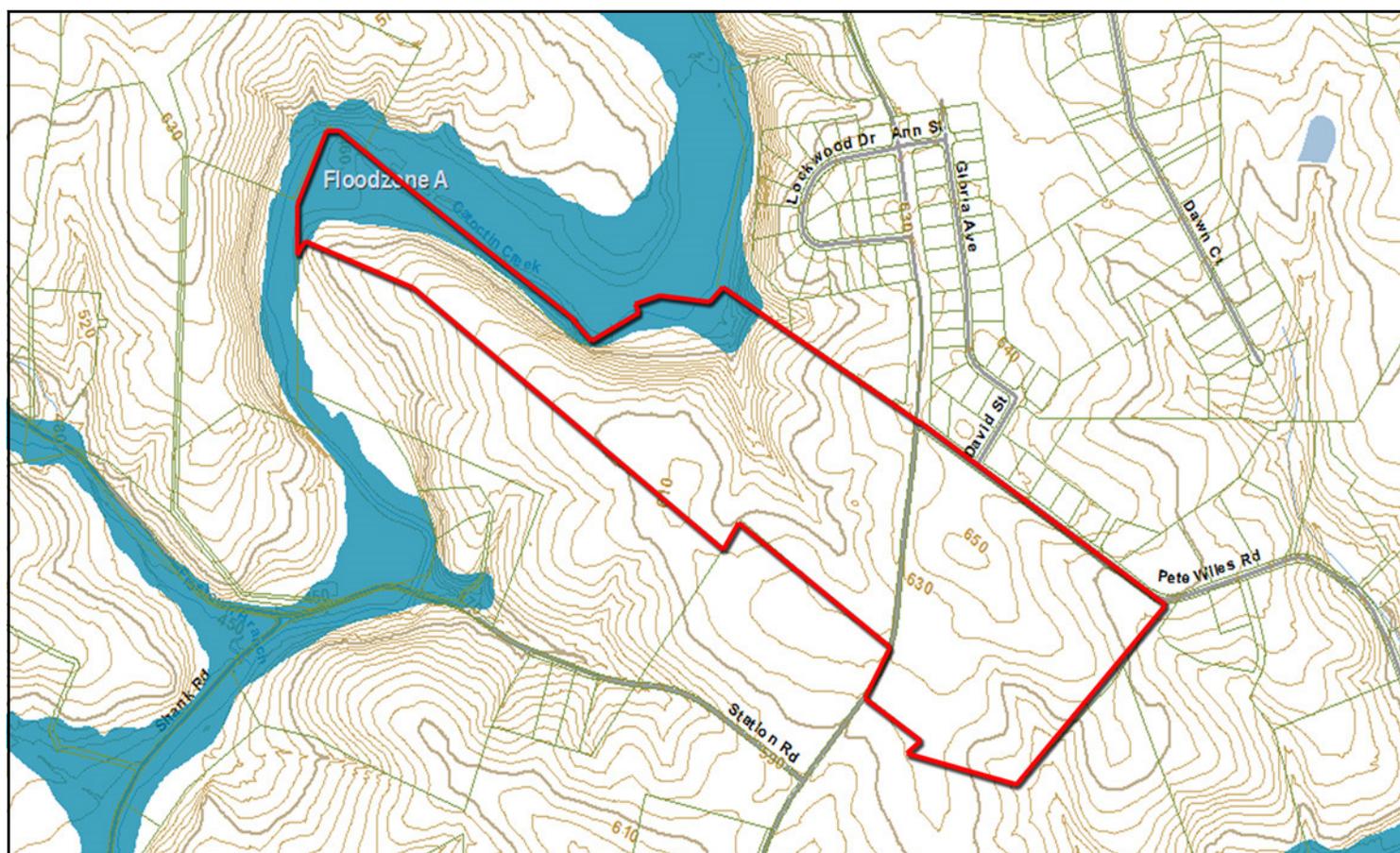
- LOCATION:** Intersection of Old Hagerstown Road and Pete Wiles Road
- LEGAL:** Tax Map 0055, Parcel 0002
- ZONING:** Frederick County: Agricultural (A)—The purpose of the Agricultural District is to preserve productive agricultural land and the character and quality of the rural environment and to prevent urbanization where roads and other public facilities are scaled to meet only rural needs.
- PRICE:** \$989,000
- LOT INFO:** 128 acres
- SUBDIVISION:** Although deeded as one parcel, the property is divided by Old Hagerstown Road, which under Frederick County subdivision regulations allow the property to be considered two separate parcels by “public taking.” therefore there is a potential that the 3 lots and a remainder (and/or AG cluster rule could apply to each. Call Broker for details.
- CONTACT:** **Rocky Mackintosh, Broker**
Mobile: 301-748-5655
Office: 301-698-9696 ext. 202
Email: rocky@macroltd.com

LOCATION



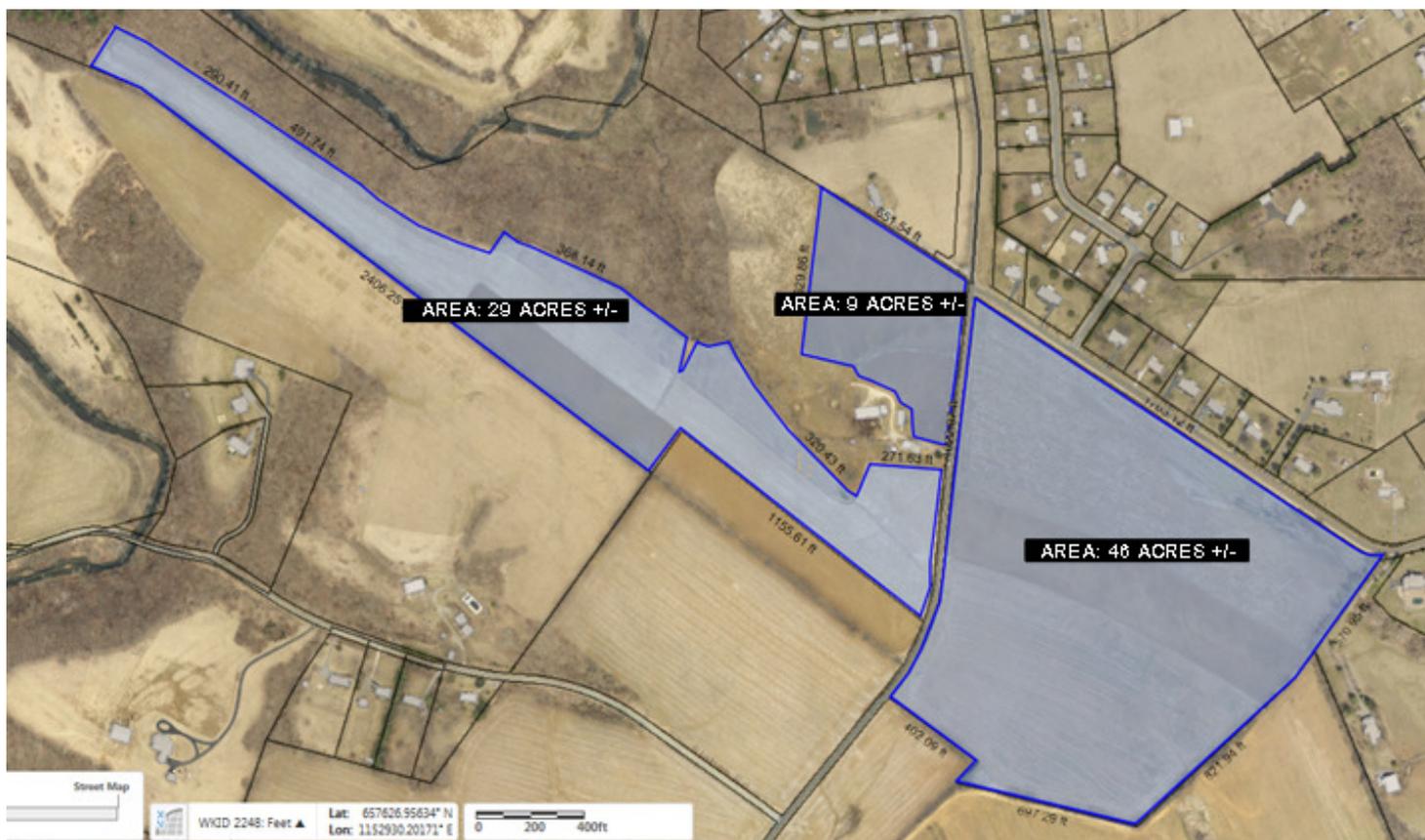
Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

TOPOGRAPHY AND FLOODPLAIN MAP

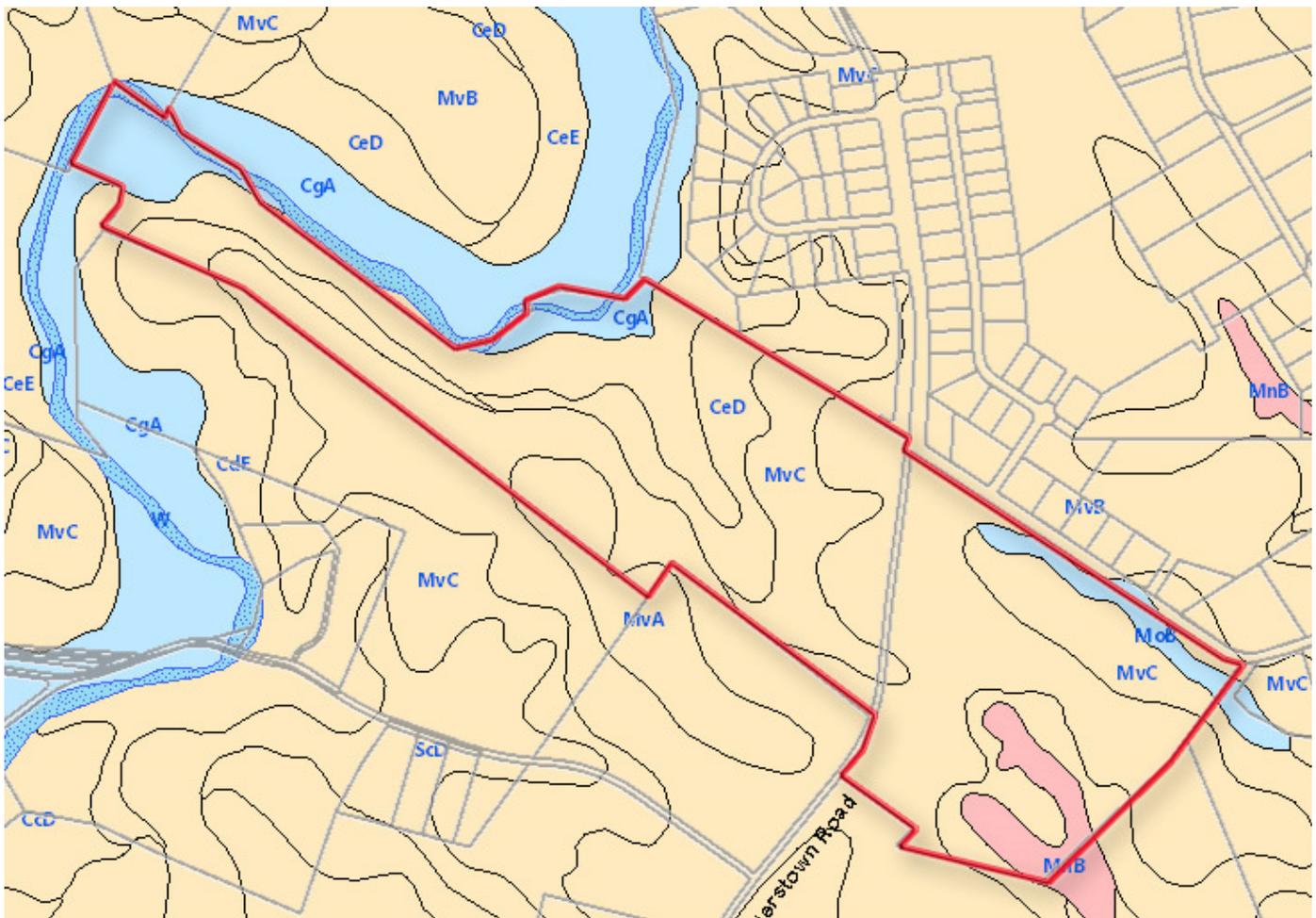


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TILLABLE ACREAGE



SOILS



Dominant Soil - MYERSVILLE series (MvA, MvB, MvC)
Predominately NON-RESTRICTED

Consists of deep, well drained soils formed in material weathered from basic crystalline rocks, including greenstone, on nearly level to very steep uplands. Permeability is moderate. Slopes range from 0 to 80 percent. Average annual temperature is 55 degrees F. Precipitation averages 41 inches.

Characteristics Solum thickness ranges from 20 to 40 inches. Depth to a paralithic contact is 40 to 60 inches, and depth to a lithic contact is more than 60 inches. Stones cover 0 to 15 percent of the soil surface.

Legend: Yellow - Non-Restricted Soils; Pink - Restricted Soils; Blue - Floodplain Soils

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BUILDINGS



<u>Bldg #</u>	<u>Square Feet</u>	<u>Type</u>
1	3,800	Bank Barn
2	800	Barn/Garage
3	1,350	Hay & Equip Storage
4	310	Loafing Shed
5	345	Tool Shed/Smoke House
6	2,708	2 Story House

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PHOTOS



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...