

# FOR SALE

\$165,000.00

11924 Oak Hill Road. Woodsboro, MD 21798

**MacRo**  
LTD.  
COMMERCIAL REAL ESTATE™

## Presenting Troutville Estates Lot 2



- Location:** 11924 Oak Hill Road. Woodsboro, MD 21798
- Lot Info:** 2.58 Acres  
Existing well and approved for a 4 bedroom sand-mound septic system  
Topography is suitable for a walk-out basement, cleared lot, ready to build
- Legal:** Tax Map 0033, Parcel 0036
- Zoning:** Frederick County: Agricultural (A)
- Price:** \$165,000.00
- Contact:** Dave Wilkinson  
Office: 301-698-9696 ext. 203  
Mobile: 301-748-5670  
Email: [dave@macroltd.com](mailto:dave@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.

# AERIAL MAP

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# PHOTOS

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**View to  
Southwest**



**Building Site**



**View to Northwest**



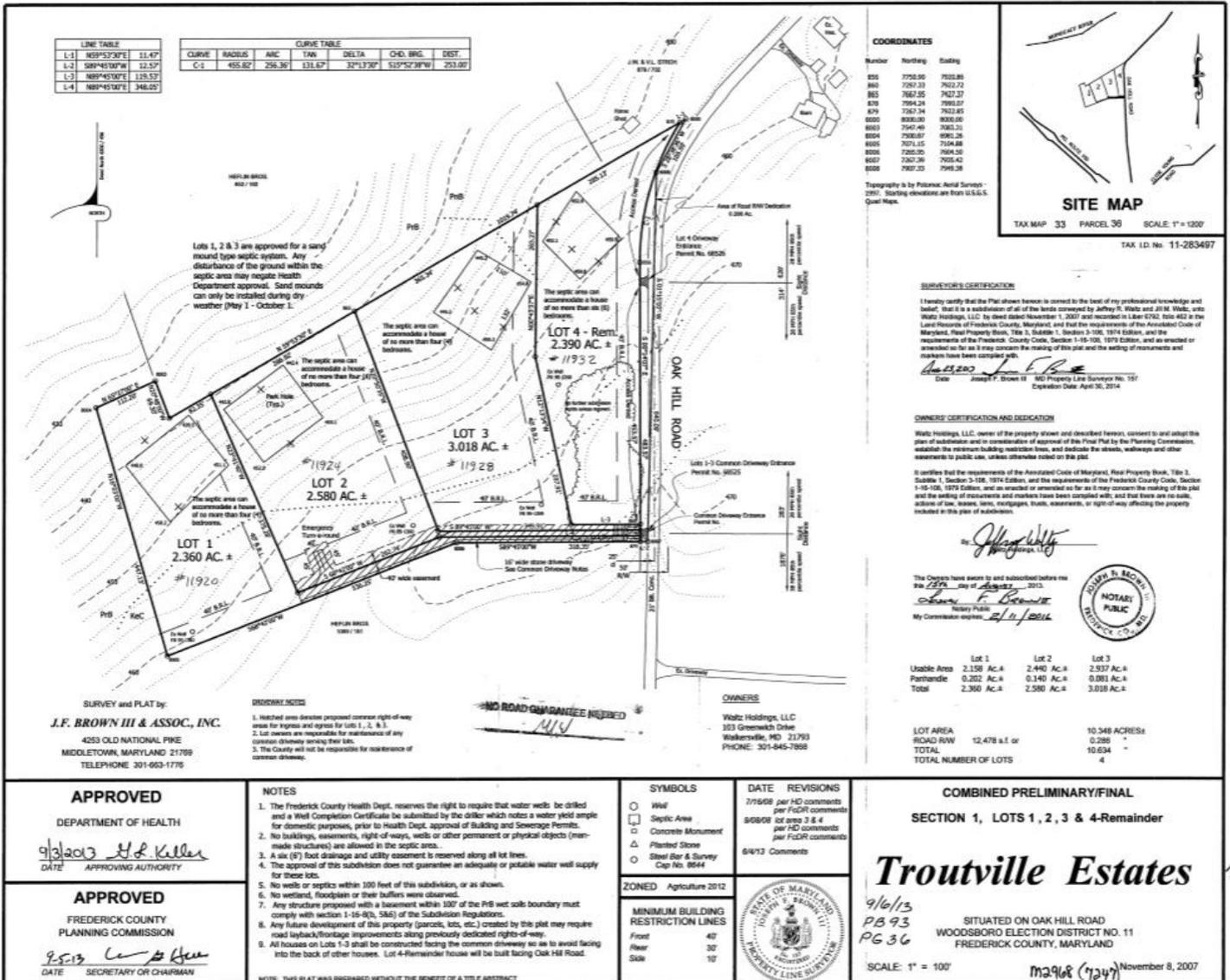
**View to  
East**

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# SUBDIVISION PLAT

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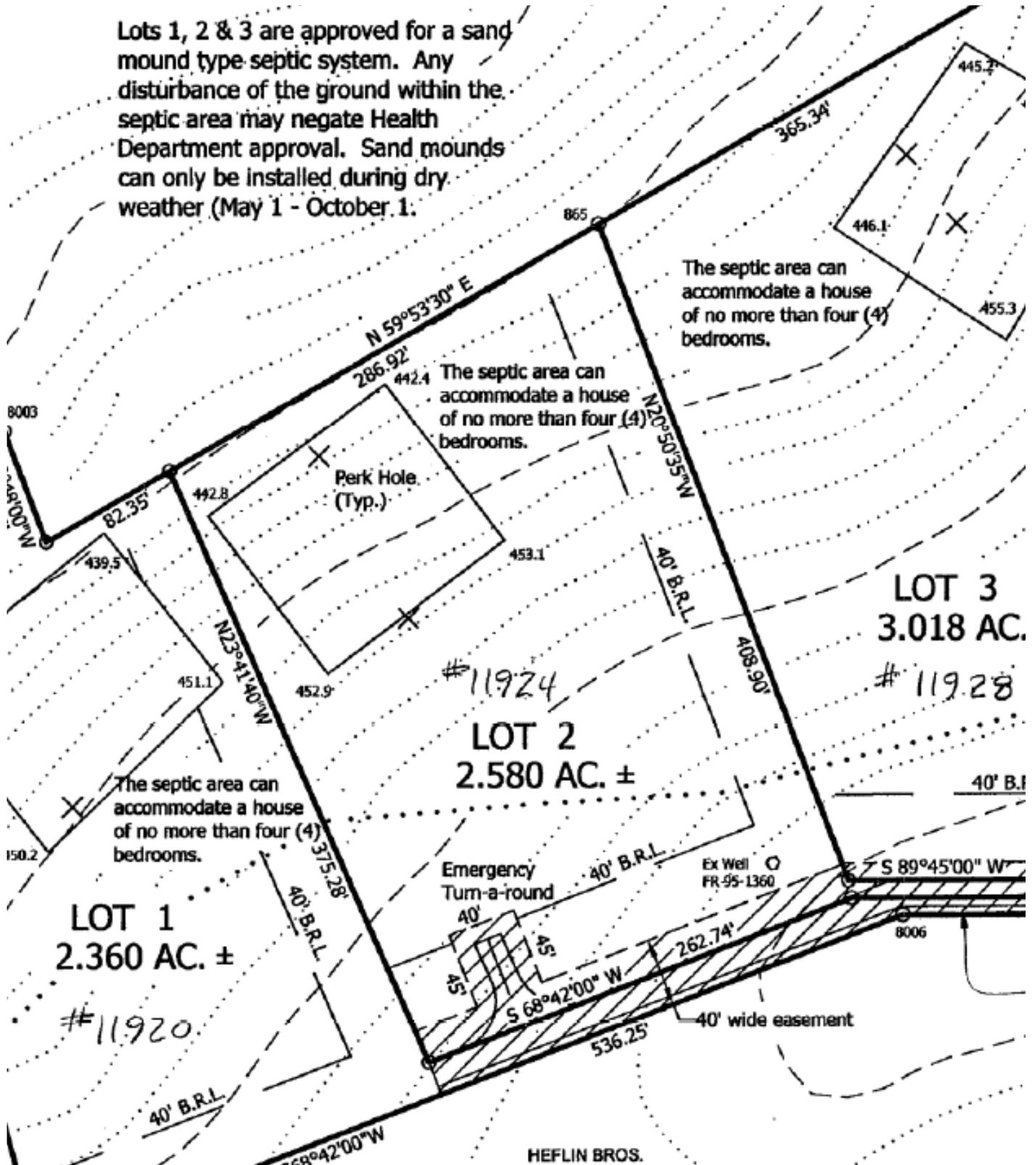
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# EXPANDED PLAT LOT 2

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Lots 1, 2 & 3 are approved for a sand mound type septic system. Any disturbance of the ground within the septic area may negate Health Department approval. Sand mounds can only be installed during dry weather (May 1 - October 1).



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