

FOR SALE

McGiffin Property

Woodville Road, Mount Airy, Maryland

MacRo
LTD.
COMMERCIAL REAL ESTATE^{LLC}

Presenting the McGiffin Property

141 ACRES - with development rights intact

This is a unique opportunity to purchase a large tract of undeveloped land in eastern Frederick County. The Property is comprised of two parcels of land with all subdivision rights intact. Approximately 40 acres is cleared & tillable and the remainder is unspoiled woods with very little undergrowth. There are three 'year round' creeks supporting an abundance of game. This property is peaceful and serene. There is one fully approved home site (approved septic area that can support a 4 BR home and existing well); four additional septic areas received perc test approvals in 2006. Mt Airy commercial & retail areas and I-70 are all less than 5 miles away.



Location: Woodville Road, Mount Airy, Maryland (Frederick County)

Zoning: Agricultural

Size: 141 acres, comprised of two parcels

Encumbrances: None. All Subdivision rights are intact. No covenants, no forest conservation easements, no preservation easements.

Price: \$1,850,000

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SHOWN BY APPOINTMENT ONLY - NO TRESPASSING

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.

PHOTOGRAPHS

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View of the Property from the southeastern corner



One of 3 streams located on the Property

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View of the approved home site



One of several ATV trails through the woods

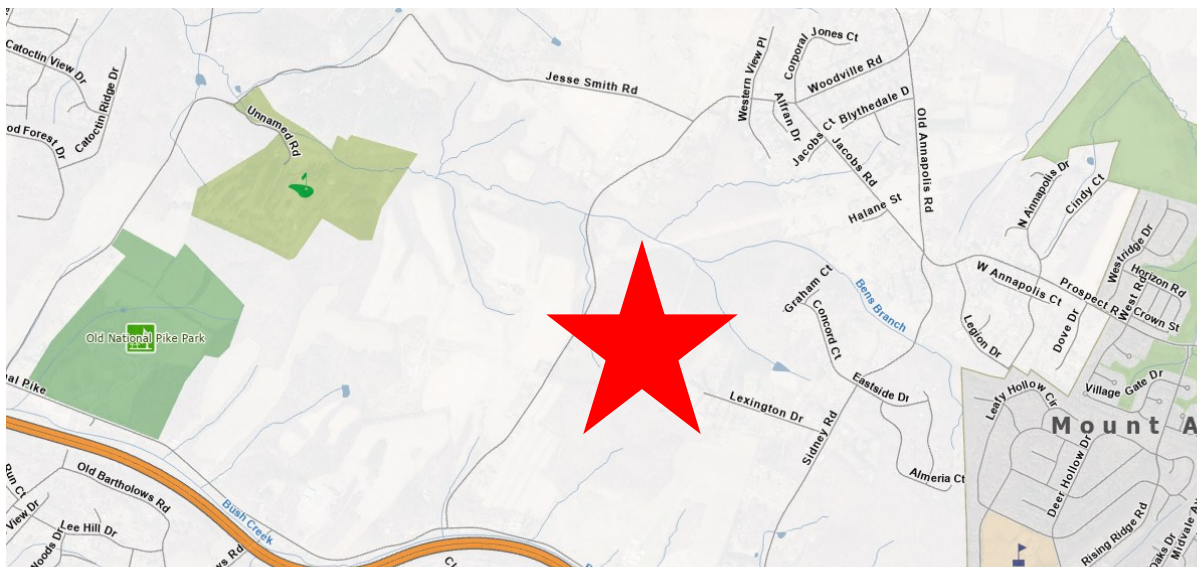
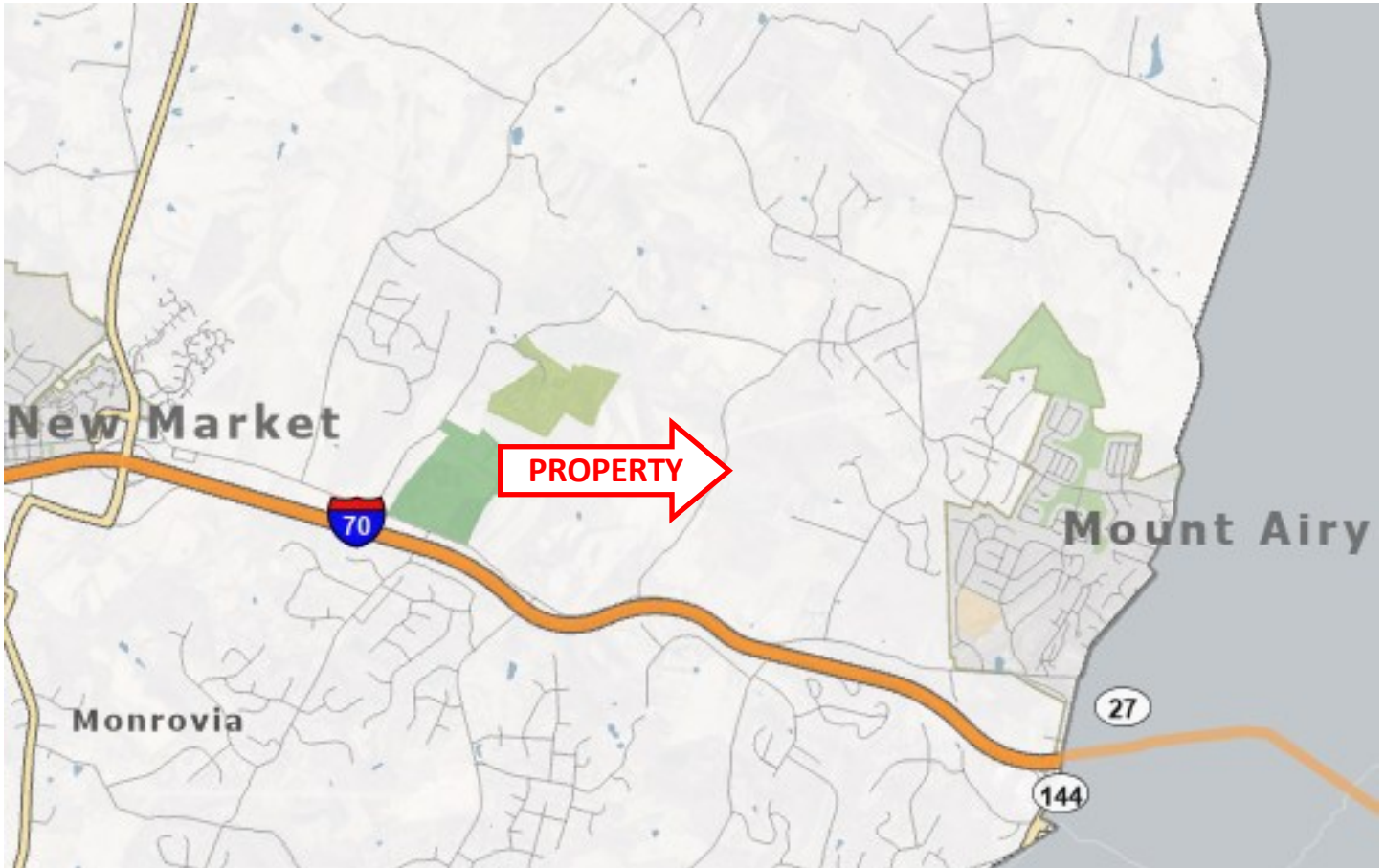
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LOCATION MAP

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