

FOR SALE

McGiffin Property

Woodville Road, Mount Airy, Maryland

MacRo
LTD.
COMMERCIAL REAL ESTATE



Presenting the McGiffin Property

141 ACRES - Undeveloped Land

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:** \$2,100,000
- Contact:** David Wilkinson
Mobile: 301-748-5670 Office: 301-698-9696 ext. 203
Email: dave@macro ltd.com

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



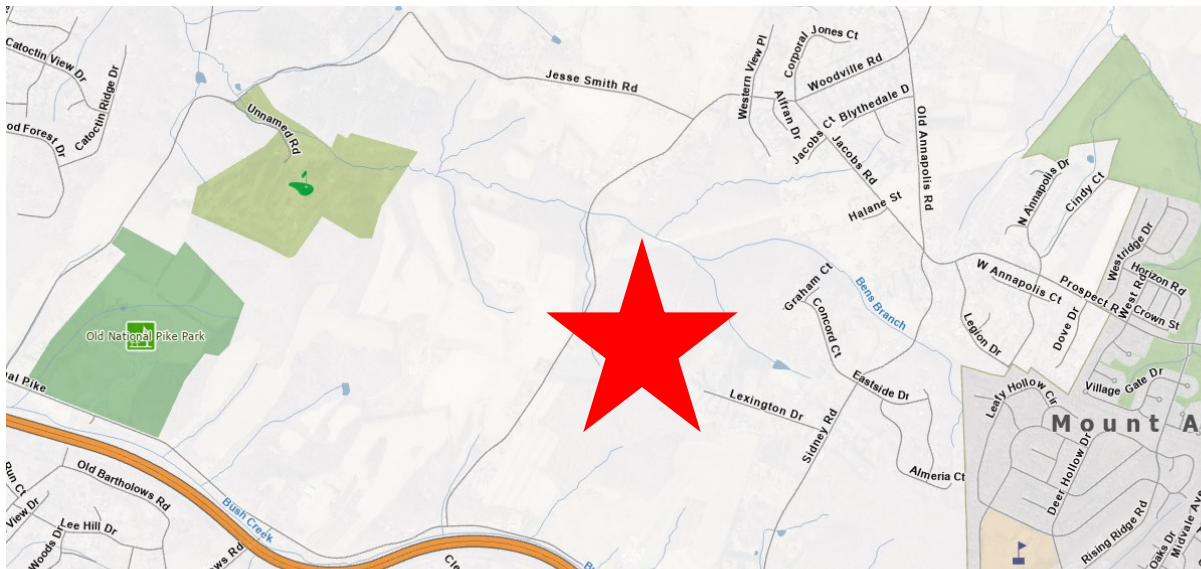
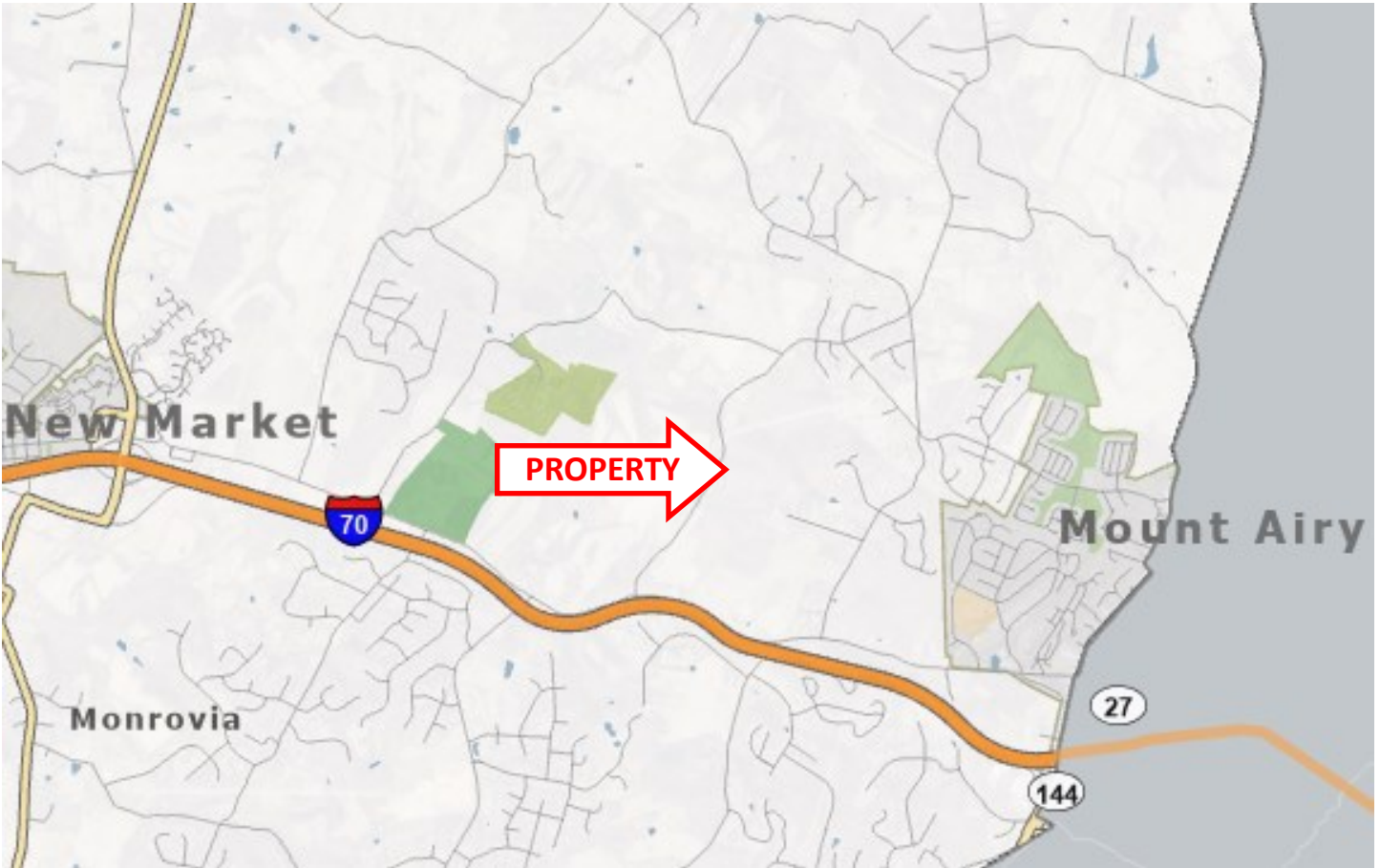
One of several 4 wheel trails through the woods

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LOCATION MAP

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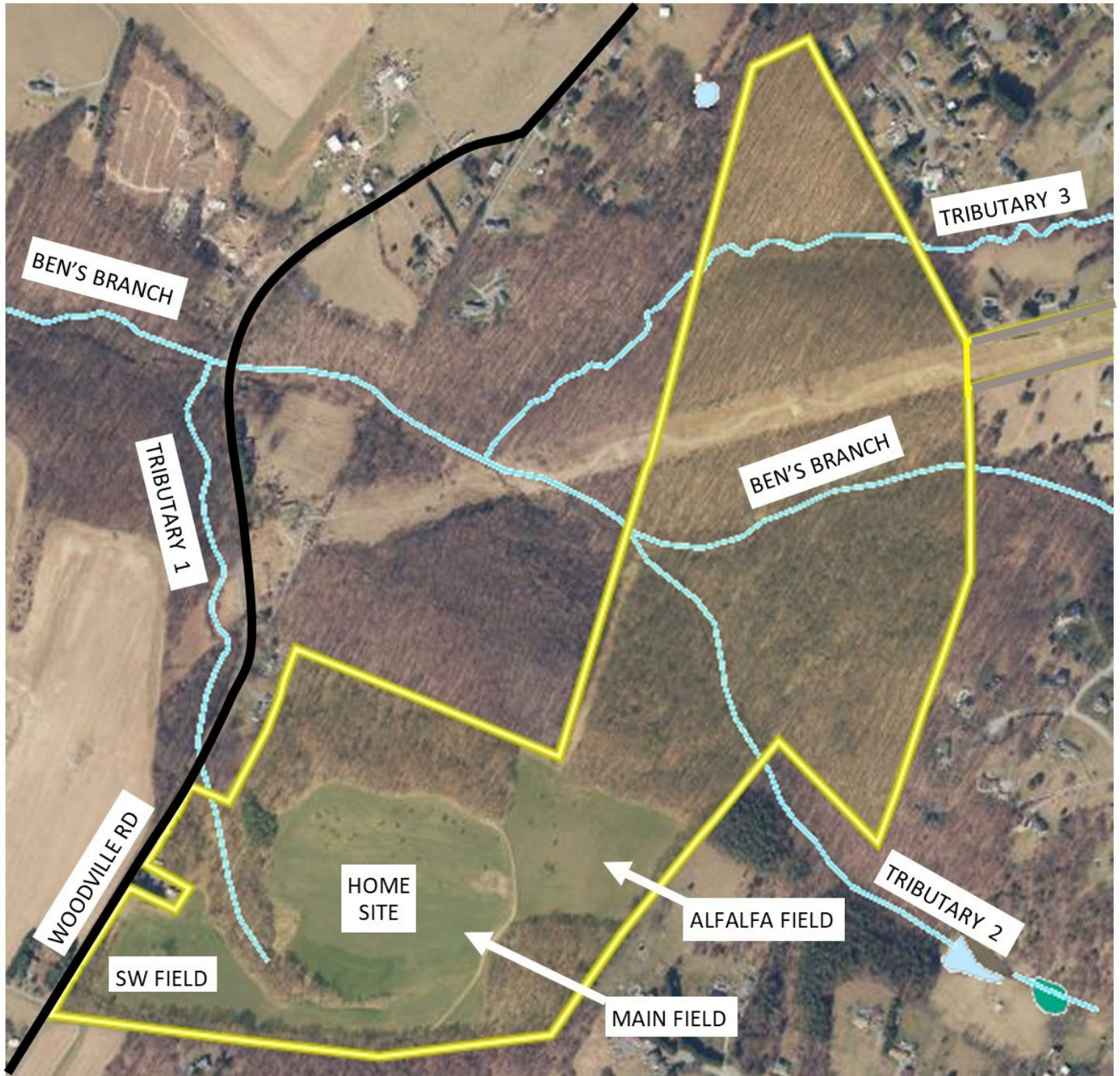
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AERIAL PHOTO

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