

THE LAND GROUP

Scarboro Creek Farm

Public Landing, Maryland



Ben Alder

ben@thelandgroup.us

443-865-1344

Nick Campanaro

nick@thelandgroup.us

443-465-3520

150 West Market Street, Suite 102 | Salisbury, MD 21801 | www.thelandgroup.us

**We Sell
Dirt.**

THE LAND GROUP



SCARBORO CREEK FARM – 300 ACRES – PUBLIC LANDING, MD

PROPERTY OVERVIEW

TOTAL ACREAGE:	290
COUNTY:	Worcester
PRICE PER ACRE:	\$9,666
SALE PRICE:	\$2,900,000

Scarboro Creek Farm is Comprised of 300 acres along Maryland's Chincoteague Bay. The farm has been managed for wildlife for nearly ten years and currently offers a quality mix of waterfowl, whitetail, and turkey habitat. Annually the farm has fields planted with sunflowers, managed food plots, and plant flood impoundments. The structures built on the farm were well thought out and include a residence, guest house, barn with an apartment, and a rustic waterfront cabin.

Ben Alder

ben@thelandgroup.us

443-865-1344

Nick Campanaro

nick@thelandgroup.us

443-465-3520

150 West Market Street, Suite 102 | Salisbury, MD 21801 | www.thelandgroup.us

THE LAND GROUP

SCARBORO CREEK FARM – 300 ACRES – PUBLIC LANDING, MD

PROPERTY DESCRIPTION

Scarboro Creek Farm offers the highest level of privacy. Its boundaries make it nearly inaccessible by neighboring farms as the creek road and salt marsh establish all its borders.

The farm is offered turnkey with multiple deer stands, duck blinds, and buildings. The structures on the farm were completed with a high level of workmanship.

The salt marsh to the South is improved with a waterfront cabin and private creek with a protected pier to keep your duck boat or skiff. The cabin is improved with wood stove and electric and has been setup with a rustic kitchen for fall cookouts or a summer fish fry.

The barn offers a place for boats and ATVs and includes a second-floor apartment complete with kitchen, bath, and wood paneled finishes. The large windows provide the perfect place to have your morning coffee. A well-appointed guest house also provides additional comforts for your guests when the hunting season gets rolling.

The property is further improved with an additional residence along the northern boundary of the farm where an old poultry house was converted to a shooting range.

The creature comforts of the farm offer a great deal to the experience of Scarboro Farm, but this farm is really all about the habitat. Setting the plate for wintering waterfowl on this farm is perhaps the most rewarding part of the operation. Multiple wells and impoundments placed around the property provide the ability to manage for multiple waterfowl species based on the time of year and hunting conditions. The impoundments can be managed for moist soil vegetation or farmed as plant flood units. Each impoundment is equipped with inline agri-drain water control structures to assist in getting water depths right to manage natural or planted vegetation.

Scarboro Farm is protected by a conservation easement restricting the farm from residential development. An additional lot is currently established on the farm creating as many as 4 dwelling units to the property. The documentation of the easement will be provided to the buyer at request. Additional information on the farm is available and showings are by appointment only.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

Ben Alder

ben@thelandgroup.us

443-865-1344

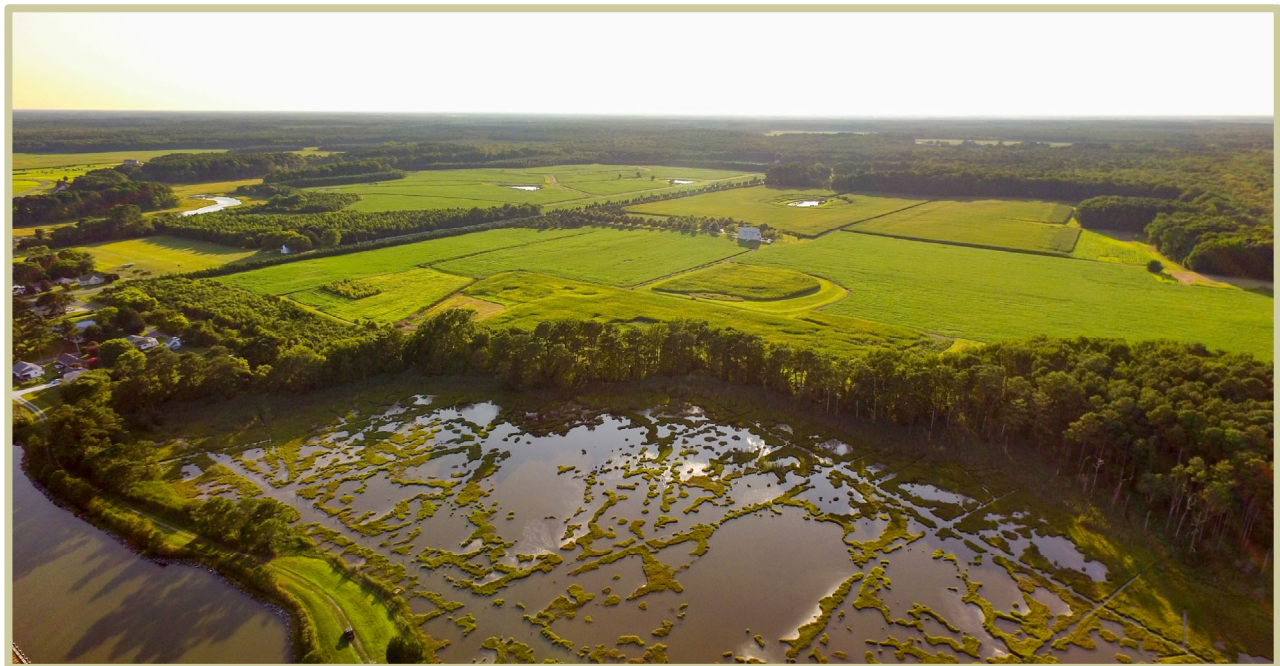
Nick Campanaro

nick@thelandgroup.us

443-465-3520

150 West Market Street, Suite 102 | Salisbury, MD 21801 | www.thelandgroup.us

THE LAND GROUP



THE LAND GROUP



Ben Alder

ben@thelandgroup.us

443-865-1344

Nick Campanaro

nick@thelandgroup.us

443-465-3520

150 West Market Street, Suite 102 | Salisbury, MD 21801 | www.thelandgroup.us

THE LAND GROUP



Ben Alder

ben@thelandgroup.us

443-865-1344

Nick Campanaro

nick@thelandgroup.us

443-465-3520

150 West Market Street, Suite 102 | Salisbury, MD 21801 | www.thelandgroup.us

THE LAND GROUP



Ben Alder

ben@thelandgroup.us

443-865-1344

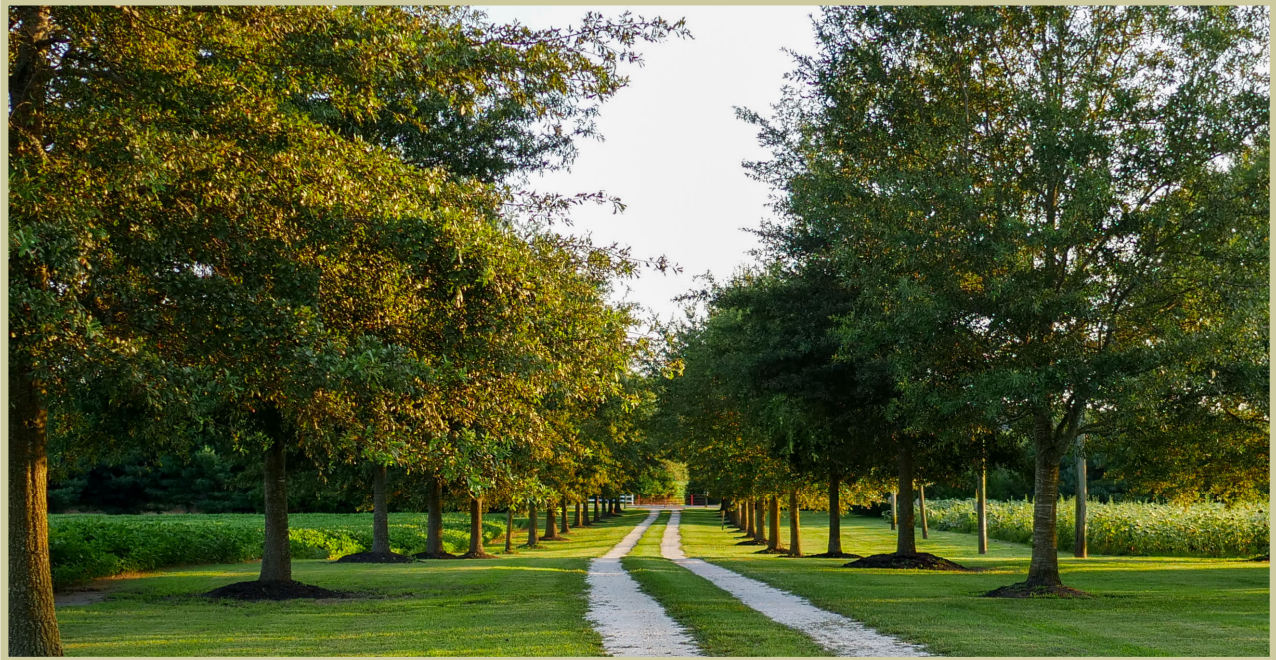
Nick Campanaro

nick@thelandgroup.us

443-465-3520

150 West Market Street, Suite 102 | Salisbury, MD 21801 | www.thelandgroup.us

THE LAND GROUP



Ben Alder

ben@thelandgroup.us

443-865-1344

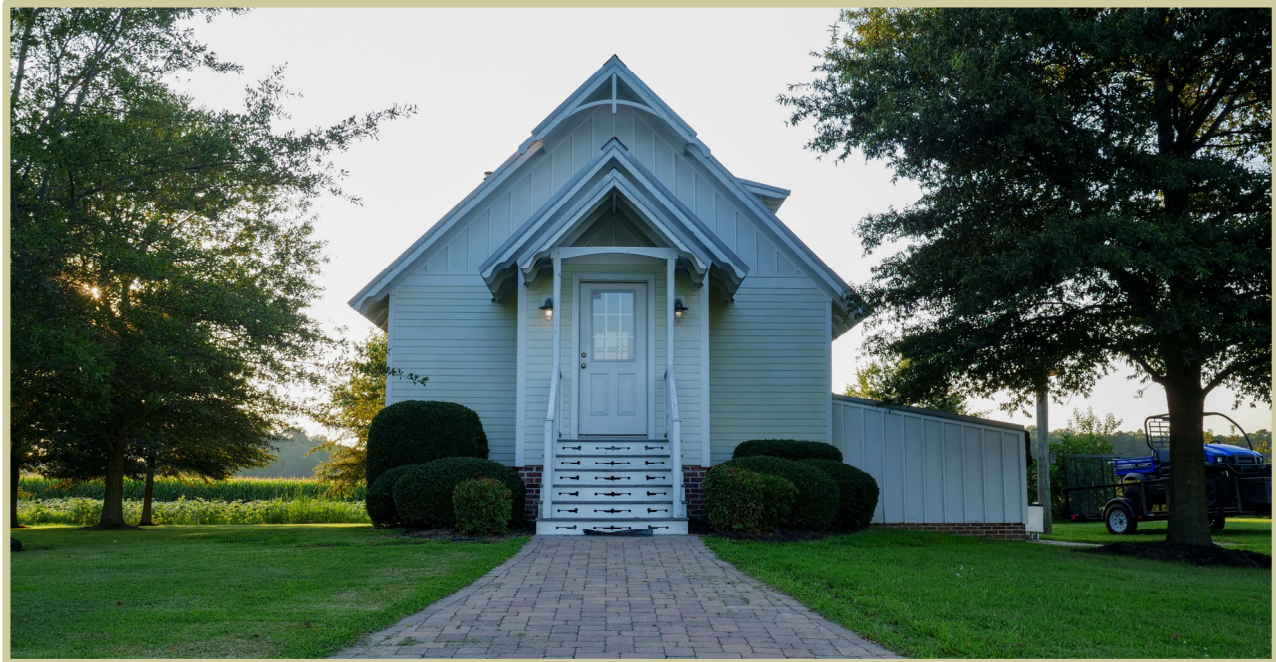
Nick Campanaro

nick@thelandgroup.us

443-465-3520

150 West Market Street, Suite 102 | Salisbury, MD 21801 | www.thelandgroup.us

THE LAND GROUP



Ben Alder

ben@thelandgroup.us

443-865-1344

Nick Campanaro

nick@thelandgroup.us

443-465-3520

150 West Market Street, Suite 102 | Salisbury, MD 21801 | www.thelandgroup.us