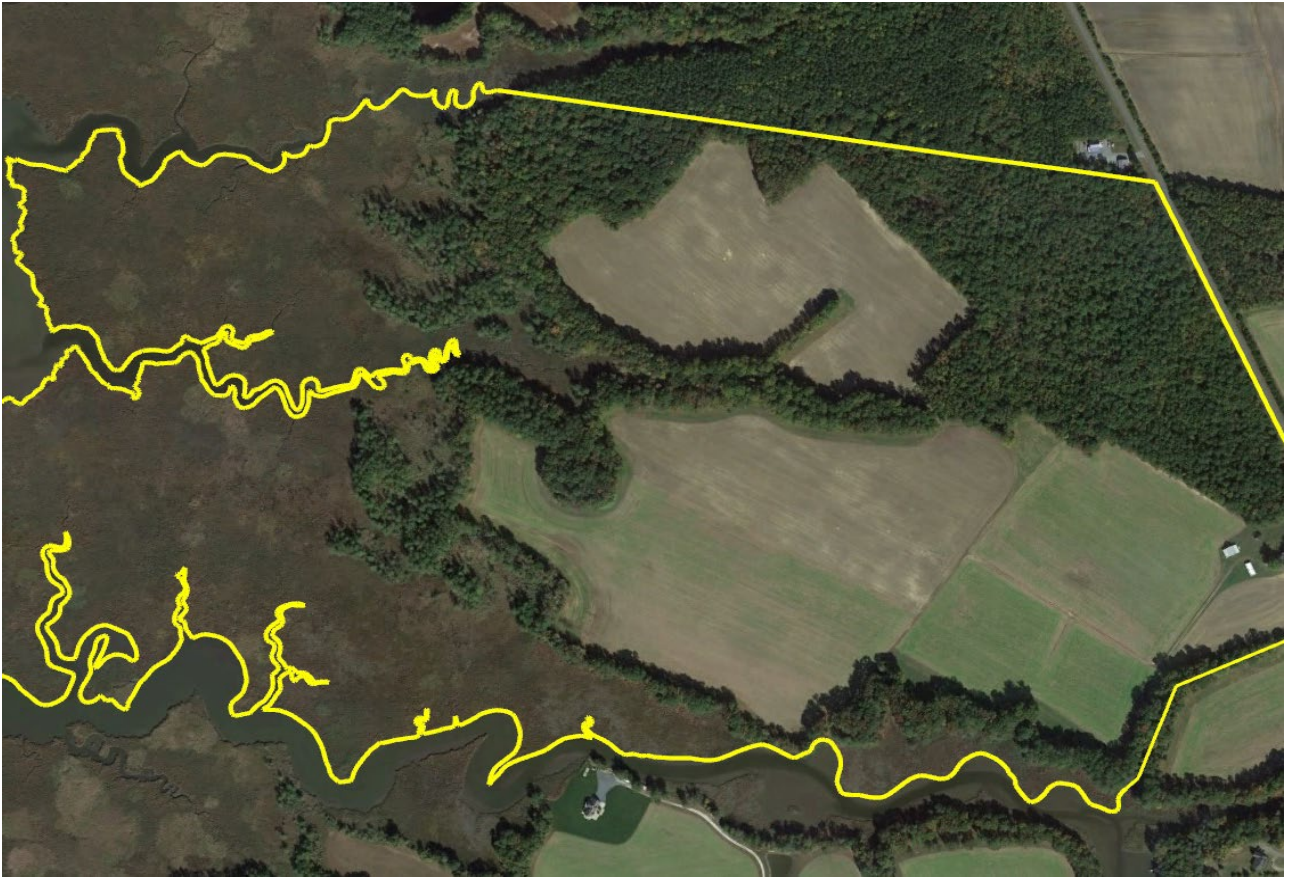


THE LAND GROUP

Pine Top Farm

6656 Pine Top Road | Hurlock, MD 21643



Benjamin Alder

ben@thelandgroup.us

443-865-1344

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

**We Sell
Dirt.**

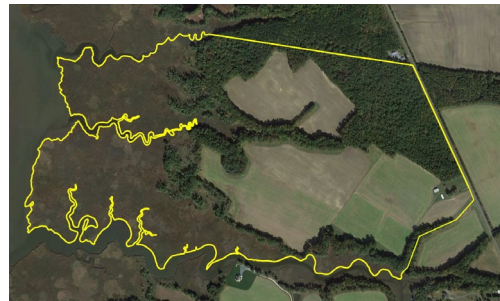
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PROPERTY OVERVIEW

TOTAL ACREAGE: 310
COUNTY: Dorchester
PRICE PER ACRE: N/A
SALE PRICE: \$1,290,000



Large waterfront farm located on the Choptank River in Hurlock, MD. Property is 310 deeded acres (GIS measures 350 acres) including +/- 128 tillable acres (21 acres enrolled in CREP), +/- 95 wooded acres consisting of mature pines and hardwoods, and +/- 87 marshland acres. Timber is 40+ years old and may have merchantable value. Farm has been well managed for whitetail deer and has ideal marsh habitat for migrating waterfowl. Upland soils are primarily sandy loams. Good roadways and access throughout. Property improvements include a 1,500 sqft farmhouse, barn, and outbuilding. All improvements are being sold "as is". Property subject to final recorded subdivision of approximately 20 acres being conveyed from south east corner. Current property outline is approximate.

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