

# THE LAND GROUP

## Windy Hill Farm



Benjamin 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](http://www.thelandgroup.us)

**We Sell  
Dirt.**

# THE LAND GROUP



---

Windy Hill Road | Trappe, MD 21673

---

## PROPERTY OVERVIEW

TOTAL ACREAGE:	135
COUNTY:	Talbot
PRICE PER ACRE:	\$6,259
SALE PRICE:	<b>\$845,000</b>

Windy Hill Farm: +/- 135 total acres including +/- 70 tillable acres and +/- 65 wooded acres. Soils are primarily sandy loams with a mixture of Klej and Galestown loamy sands. The northwest corner of the farm has frontage on Miles creek. This farm has good potential for building waterfowl habitat and has great potential for deer and turkey hunting as well. There is a public boat ramp and dock on the Choptank river at the end of Windy Hill Road. Property is subject to a 20 foot right of way easement along the northern boundary to provide access to neighboring parcel.