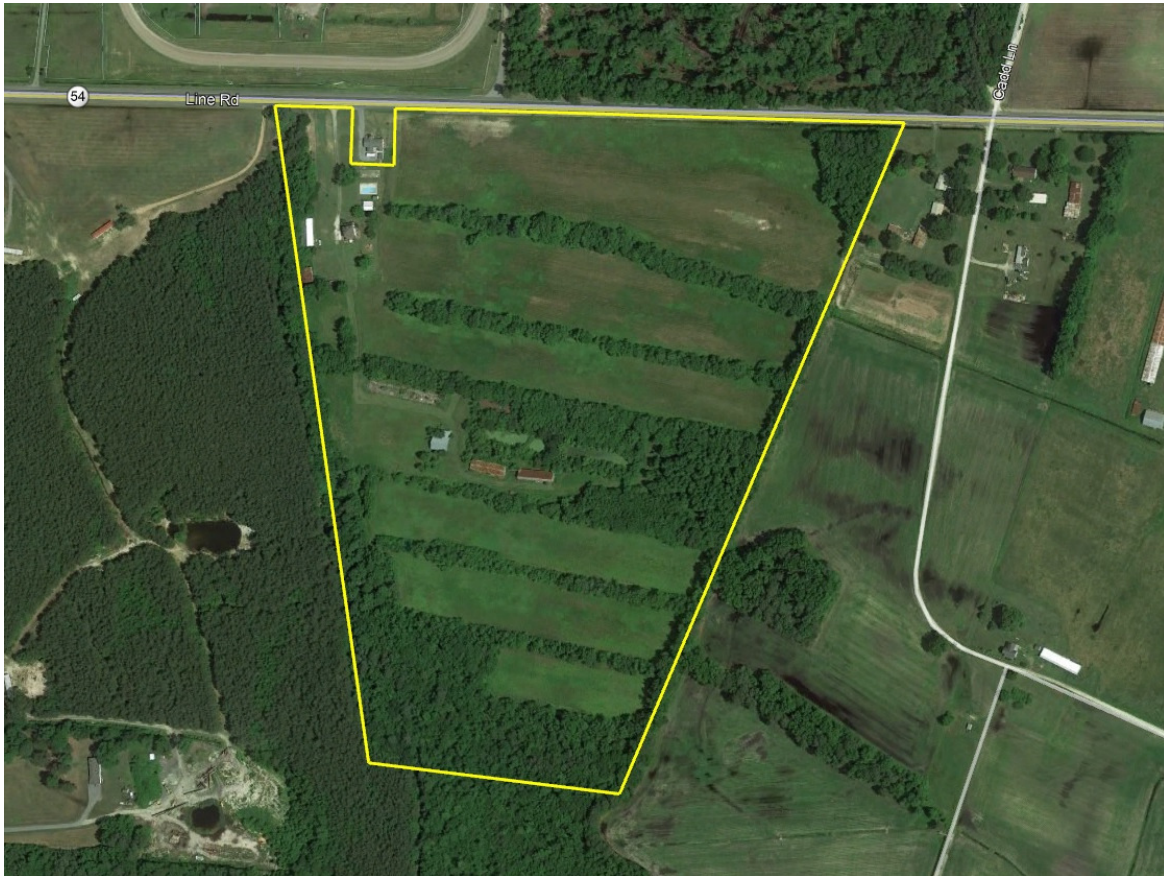


THE LAND GROUP

Rt 54 Farm

33793 Line Rd, Delmar, MD 21875



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**We Sell
Dirt.**

THE LAND GROUP

Rt 54 Farm – Delmar, MD 21875

PROPERTY OVERVIEW

56.29+- acres located along Line Road in Wicomico County. Approximately 37+- acres in CRP with over \$8,000/yr income! 4-bedroom 1 bath older farmhouse with over 1,500 sqft of living space. Inground pool and several outbuildings/sheds on property. 3 wells and two older ponds/lagoon. Abundant wildlife to include deer, turkey and waterfowl.

VALUE ANALYSIS

Timber Per Acre Value: \$1,350 - \$2,000

Arable Land Per Acre Value: \$4,000 - \$6,540

* The arable land within this tract is not true ag production land as reflected in the comps. The actual value is likely towards the lower end of the comps provided. At the end of the CRP contract, land could revert to ag production.

Total Land Value: \$161,500 - \$262,000

Improvements Value – Approximately 10+- aces used as “homestead” that include improvements of the dwelling and associated structures.

Improvements Value: \$90,000 - \$140,000

Total Value: \$252,000 - \$402,000

Recommended List Price: \$399,000

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.

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