

# THE LAND GROUP

## Williams Point



Doug Williams

[doug@thelandgroup.us](mailto:doug@thelandgroup.us)

410-726-1831

150 West Market Street, Suite 102 | Salisbury, MD 21801 | [www.thelandgroup.us](http://www.thelandgroup.us)

**We Sell  
Dirt.**

# THE LAND GROUP



---

Williams Point Road | Marion, MD 21838

---

## PROPERTY OVERVIEW

---

**TOTAL ACREAGE:** 17.42

**COUNTY:** Somerset

**PRICE PER ACRE:**

**SALE PRICE:** \$134,000

17.42+- acres located near the community of Shelltown, MD. 7 acres cleared, with the remainder in timber. Approved perc on file! Upland impoundment and frontage on Cedar Creek for waterfowl hunting, Great area for Whitetail. Impoundment encumbered (1.2+- acre) with CRP Easement with yearly income. Permit on file for dock/pier along Cedar Creek with access to the Pocomoke River! Survey on file. Build your home and hunt and fish!