THE LAND GROUP

Bird Hill Road Farm

2524 Bird Hill Road | Girdletree, MD

Ben Alder
ben@thelandgroup.us
443-865-1344

Nick Campanaro
nick@thelandgroup.us
443-465-3520

We Sell Dirt.

THE LAND GROUP

2524 Bird Hill Road | Girdletree, MD

PROPERTY OVERVIEW

TOTAL ACREAGE: 60

COUNTY: Worcester

PRICE PER ACRE:

SALE PRICE: $400,000

Farmland totaling +/- 60 deeded acres including +/- 44 tillable acres and +/- 16 wooded acres. Soils are primarily sandy loams. Not subject to any conservation easements.

Ben Alder
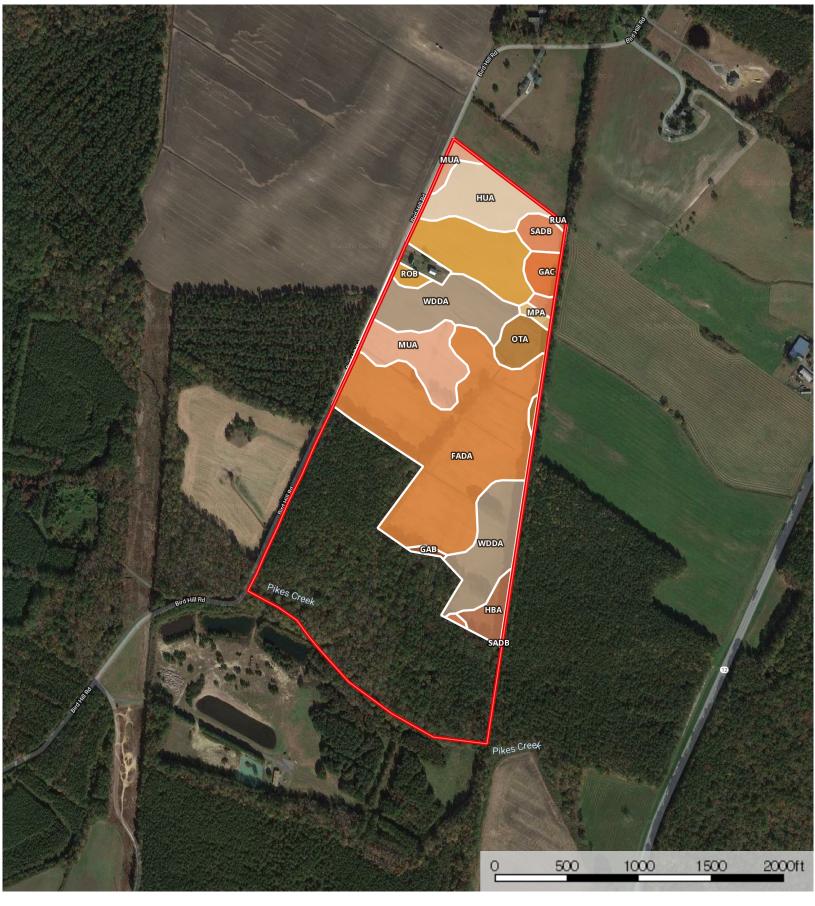ben@thelandgroup.us
443-865-1344

Nick Campanaro
nick@thelandgroup.us
443-465-3520

THE LAND GROUP

THE LAND GROUP

MUA

HUA

RUA

SADB

GAC

ROB

WDDA

MPA

MUA

OTA

FADA

GAB

WDDA

HBA

SADB

Pikes Creek

Pikes Creek

Bird Hill Rd

| 0 | 500 | 1000 | 1500 | 2000ft |

Boundary

| ☐ Boundary 43.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
RuA	Runclint loamy sand, 0 to 2 percent slopes	0.1	0.19	4s
GaC	Galestown loamy sand, 5 to 10 percent slopes	1.0	2.19	3e
HuA	Hurlock loamy sand, 0 to 2 percent slopes	3.6	8.22	4w
RoB	Rosedale loamy sand, 2 to 5 percent slopes	4.8	11.05	2e
GaB	Galestown loamy sand, 2 to 5 percent slopes	0.2	0.37	3s
WddA	Woodstown sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	8.2	18.88	2w
MuA	Mullica-Berryland complex, 0 to 2 percent slopes	4.1	9.41	2w
SadB	Sassafras sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	1.4	3.17	2e
MpA	Mattapex fine sandy loam, 0 to 2 percent slopes	0.3	0.62	2w
OtA	Othello silt loams, 0 to 2 percent slopes, Northern Tidewater Area	1.6	3.68	3w
HbA	Hambrook sandy loam, 0 to 2 percent slopes	1.2	2.72	1
FadA	Fallsington sandy loams, 0 to 2 percent slopes, Northern Tidewater Area	17.2	39.5	5w
TOTALS		43.5	100%	3.39

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	●	●	●	●	●	●	●	●
Forestry	●	●	●	●	●	●	●	
Limited	●	●	●	●	●	●	●	
Moderate	●	●	●	●	●	●		
Intense	●	●	●	●	●			
Limited	●	●	●	●				
Moderate	●	●	●					
Intense	●	●						
Very Intense	●							

Grazing **Cultivation**

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water