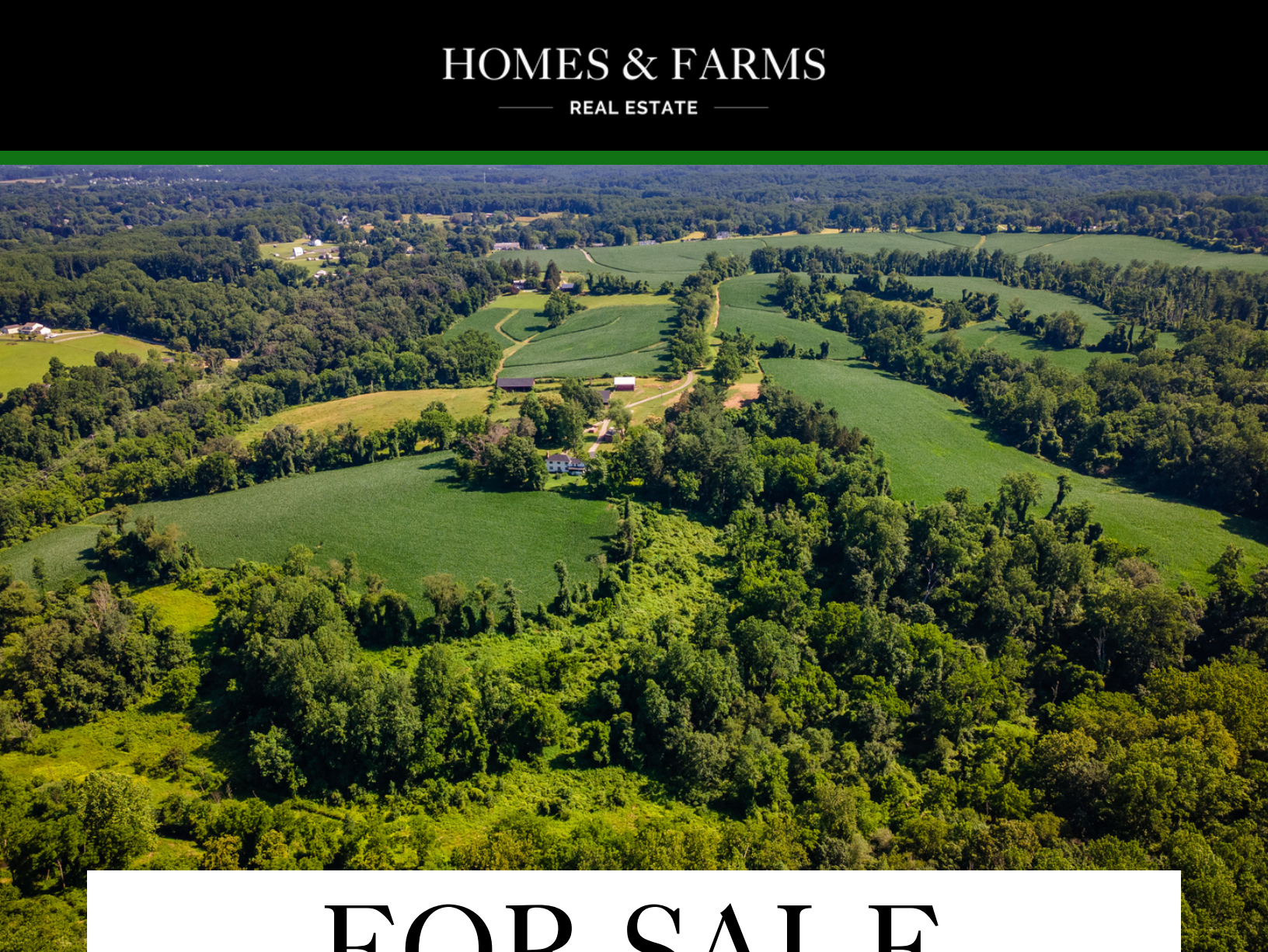


HOMES & FARMS

— REAL ESTATE —



FOR SALE

2131 BALDWIN MILL RD, FALLSTON, MD 21047

\$4,200,000 | 5 BEDROOMS | 4.5 BATHROOMS | 5,300 SF | 322.63 ACRES



PROPERTY FEATURES

Property Overview

- Over 300 acres in Harford County
 - 125+ tillable acres
 - 150+ wooded acres
 - 10 pasture acres
- Agricultural Preservation
- Road frontage on Putnam Rd & Baldwin Mill Rd
- Rolling terrain with mature woods and open fields
- Winters Run stream along rear boundary

Structures & Utilities

- 1920 home with 5 bedrooms, 4.5 baths (currently 3 rental units)
- Bank barn with water, electric, and stalls
- Fenced paddock with large run-in shed
- Machine/storage shed
- One-room cottage at entry

Lifestyle & Use Potential

- Ideal for agricultural, residential, or recreational use. Buyer to verify any desired use with proper municipalities
- Former Thoroughbred training facility
- Renovate or replace existing home, one additional family building right permitted





Welcome to Up Hill Farm - a storied Harford County Farm **spanning over 300 acres** with more than ample road frontage on both Putnam Rd and Baldwin Mill Rd. **Over 125 tillable acres**, mature woods, **Winters Run stream**, and varied terrain make this property a *perfectly dynamic landscape* for your agricultural, residential, or recreational endeavors. Once a thoroughbred training and breeding facility, *the farm is a canvas waiting for your vision.*

A **long driveway** winds you through the picturesque crop fields, where a one room cottage stands sentry. The **statuesque, immense home** greets you in the shade of mature trees at the end of the circle drive. The 1920 residence is currently partitioned into 3 rental units consisting of **5 bedrooms and 4.5 baths**, and would welcome substantial renovation or replacement. The existing **bank barn has both water and electric**, functional stalls, and there is a fully fenced paddock. There is also a large run in and machine or storage shed.

Find your way down to the rear and southeast sides of the property, where fields meet the trees and many trails have wound their way over time. Winters Run stream provides a natural property barrier, aligning loosely with the back property line. Travel back north towards Putnam Road over tree lines and **expansive, open, tillable acreage.**

Make this piece of history and breathtaking, once in a lifetime acreage your own.



PRESENTED BY:

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