Palmer Mill Road Farm

Palmer Mill Road, Hurlock, MD 21643

OFFERING SUMMARY

Sale Price:	$1,250,000
Lot Size:	156.24 Acres

PROPERTY OVERVIEW

Palmer Mill Road Farm - Premier location and privacy to build a home farm. Waterfront farmland totaling +/- 156.24 total acres including +/- 100 tillable acres and +/- 56 wooded / marsh acres. Majority of the tillable acreage is irrigated.

PROPERTY HIGHLIGHTS

- 156.24 total acres
- 100 tillable (irrigated)
- 56 wooded / marsh acres
- Great location to build a home
- Quality habitat for waterfowl, deer, and turkey

Ben Alder
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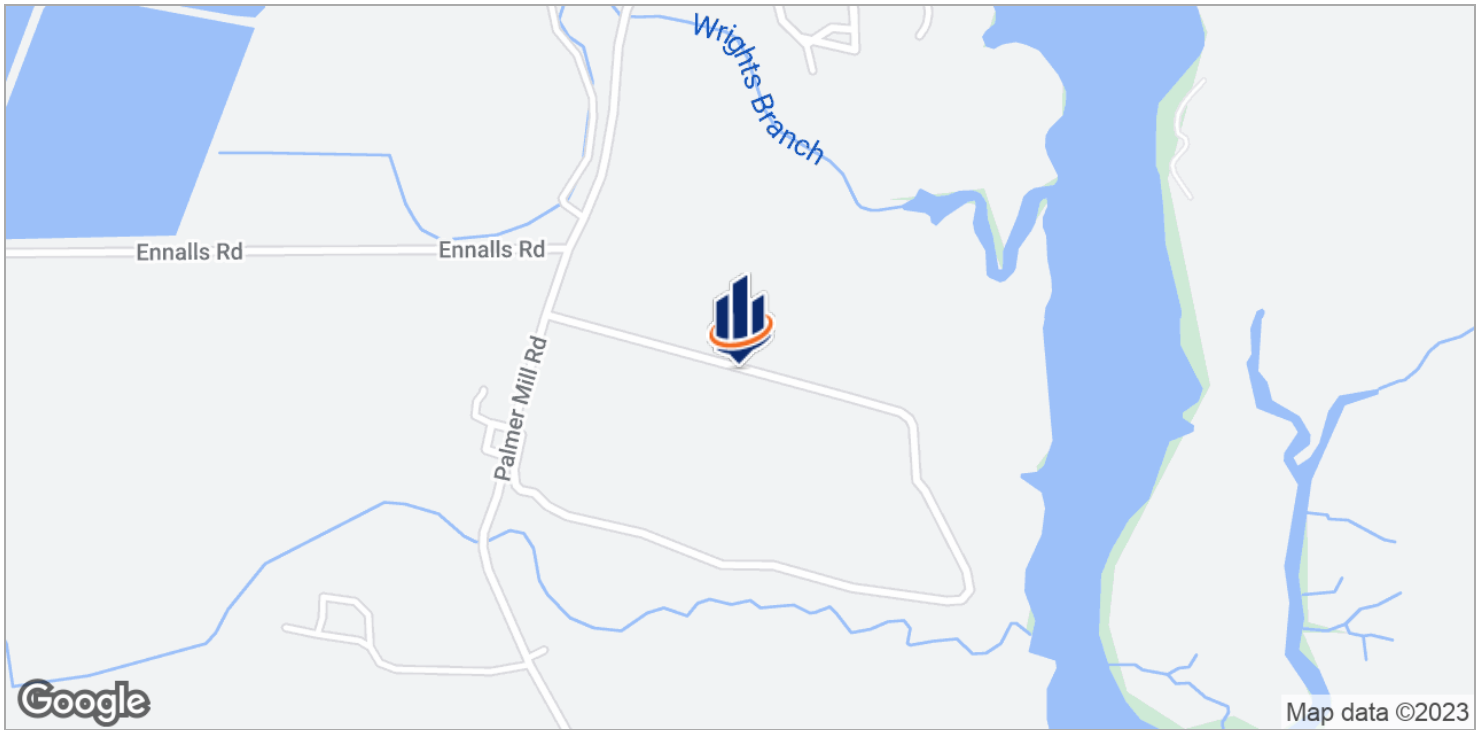
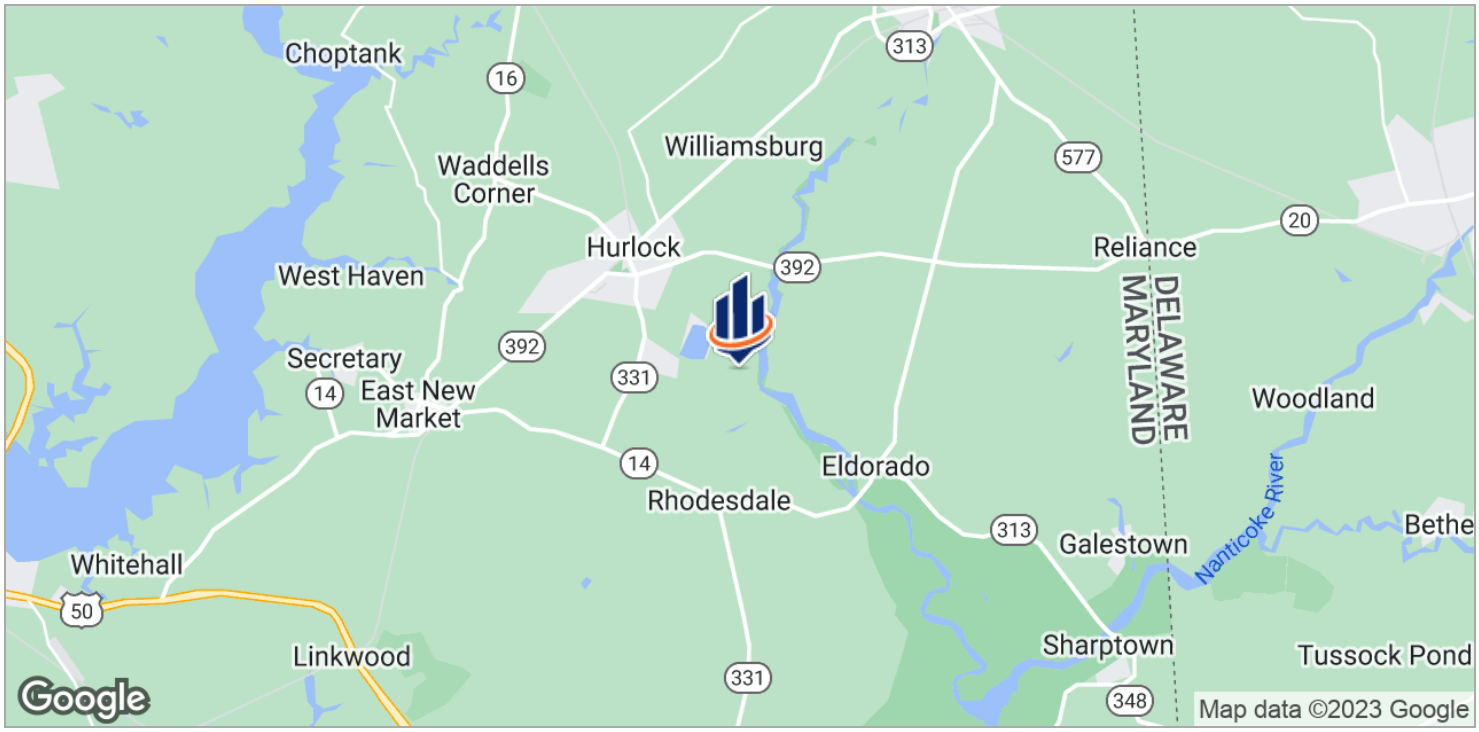
MILLER COMMERCIAL REAL ESTATE

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. All SVN® offices are independently owned and operated.

Palmer Mill Road Farm





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Palmer Mill Road Farm

Dorchester County, Maryland, 156.24 AC +/-

SVN LAND GROUP
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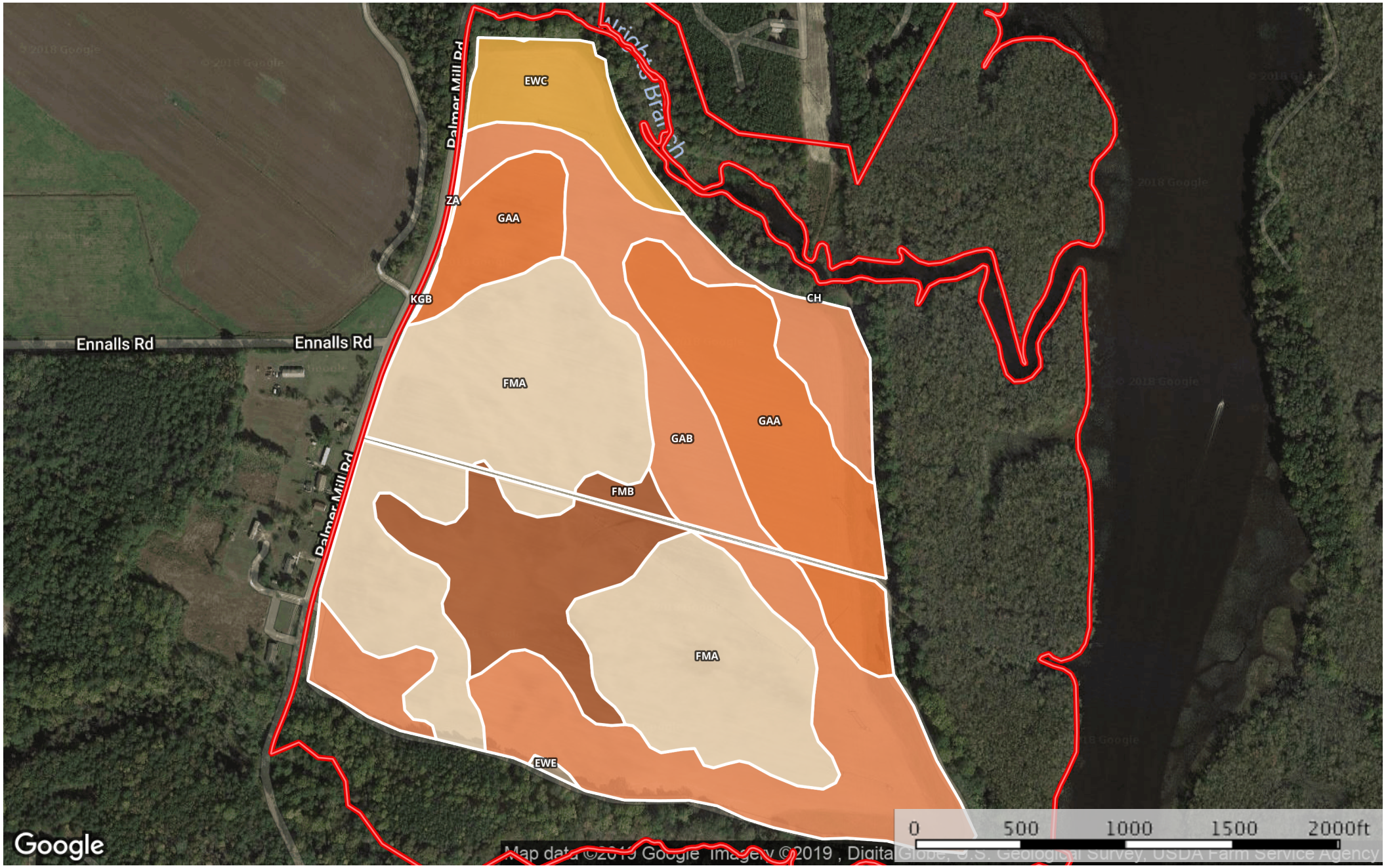

Boundary

The information contained herein was obtained from sources deemed to be reliable.
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| Boundary 99.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Ch	Chicone mucky silt loam, frequently flooded	0.0	0.0	7w
GaA	Galestown loamy sand, 0 to 2 percent slopes	17.1	17.22	3s
FmA	Fort Mott loamy sand, 0 to 2 percent slopes	35.4	35.68	2s
EwC	Evesboro sand, 5 to 10 percent slopes	4.9	4.91	3e
FmB	Fort Mott loamy sand, 2 to 5 percent slopes	10.5	10.63	2e
EwE	Evesboro sand, 15 to 30 percent slopes	0.2	0.15	7e
KgB	Klej-Galloway complex, 0 to 5 percent slopes	0.0	0.04	3w
GaB	Galestown loamy sand, 2 to 5 percent slopes	31.0	31.27	2e
Za	Zekiah sandy loam, frequently flooded	0.1	0.09	5w
TOTALS		99.2	100%	2.23

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability Class(non-irrigated)	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