135 Acres In Trappe, MD

Windy Hill Farm

Windy Hill Road, Trappe, MD 21673



OFFERING SUMMARY

Sale Price:

\$845,000

PROPERTY OVERVIEW

Windy Hill Farm: +/- 135 total acres including +/- 70 tillable acres and +/- 65 wooded acres. Soils are primarily sandy loams with a mixture of Klej and Galestown loamy sands. The northwest corner of the farm has frontage on Miles creek. This farm has good potential for building waterfowl habitat and has great potential for deer and turkey hunting as well. There is a public boat ramp and dock on the Choptank river at the end of Windy Hill Road. Property is subject to a 20 foot right of way easement along the northern boundary to provide access to neighboring parcel.

PROPERTY HIGHLIGHTS

135 Acres

- +/- 135 total acres
- +/- 70 tillable acres and +/- 65 wooded acres
- Located in good flyway for waterfowl
- Close proximity to Easton, Cambridge and Trappe

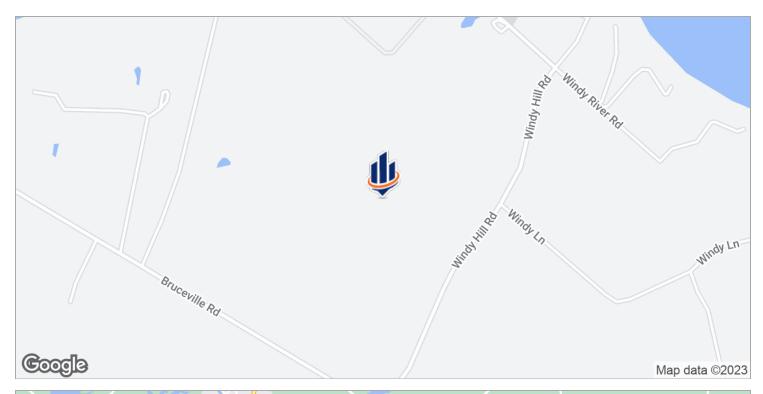
Ben Alder

Lot Size:

Senior Land Advisor 410.543.2440 benjamin.alder@svn.com



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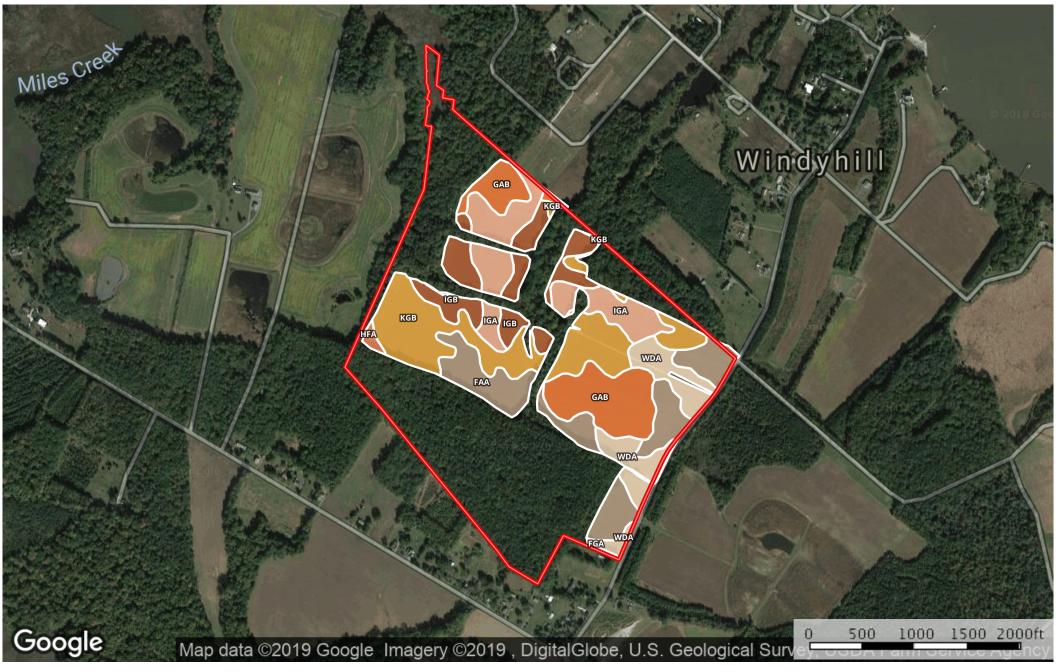


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| Boundary 65.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
FgA	Fallsington loam, 0 to 2 percent slopes	0.0	0.0	5w
GaB	Galestown loamy sand, 2 to 5 percent slopes	10.2	15.53	3s
WdA	Woodstown sandy loam, 0 to 2 percent slopes	7.3	11.08	2w
KgB	Klej-Galloway complex, 0 to 5 percent slopes	15.7	23.77	2e
IgB	Ingleside sandy loam, 2 to 5 percent slopes	8.9	13.55	2e
FaA	Fallsington sandy loam, 0 to 2 percent slopes	13.3	20.12	5w
IgA	Ingleside sandy loam, 0 to 2 percent slopes	10.1	15.34	3s
HfA	Hambrook-Sassafras complex, 0 to 2 percent slopes	0.4	0.6	-
TOTALS		65.9	100%	2.9

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	•											
Cracina Cultivation												

Grazing Cultivation

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