

\$2,488,500 - 0 Follow Ditch Road, Princess Anne

MLS® #MDSO2002900

\$2,488,500

0 Bedroom, 0.00 Bathroom,
Land on 711.05 Acres

N/A, Princess Anne, MD

This 711 timberland complex stands within several thousand contiguous acres of state owned forestland in Somerset County. The tract is located to the South of Wellington WMA and to the North of the Chesapeake Forest Wells Timberland Complex. This region of the Eastern Shore is well known for the high population of Whitetails and Eastern Wild Turkey. The tract offers the wildlife manager an array of management opportunities for improving the existing habitat as well as creating long term economic returns from the land. The property has been recently surveyed by consulting hired by the owner to monetize the natural resources of the property for income. The timber age class summary indicates there is some immediate merchantable timber as well as possible eligibility for certain conservation programs at the state and federal level. A hunting lease yields yearly income as well. Together these income streams can create a value stack of income streams to make this a quality land investment. The property is currently free and clear of any conservation programs restricting it's current or future use. The land use zoning is currently agricultural. Timber data is available upon request.



Essential Information

MLS® #	MDSO2002900
Price	\$2,488,500

Bathrooms	0.00
Acres	711.05
Type	Land
Sub-Type	Land
Status	Active

Community Information

Address	0 Follow Ditch Road
Area	Somerset East of Rt-13 (20-02)
Subdivision	N/A
City	Princess Anne
County	SOMERSET-MD
State	MD
Zip Code	21853

School Information

District	SOMERSET COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	February 27th, 2023
Days on Market	978
Zoning	A

Listing Details

Listing Office	The Land Group
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Listing information last updated on October 31st, 2025 at 4:15am EDT