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

MLS® #MDSO2002900

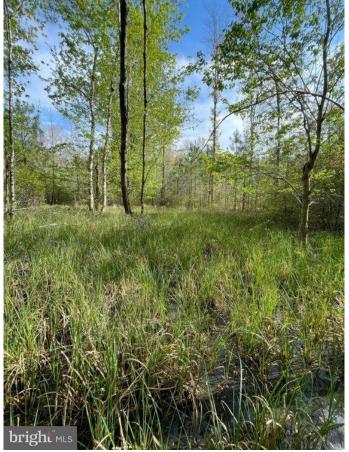
\$2,488,500

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

Additional Information

Date Listed February 27th, 2023

Days on Market 978
Zoning A

Listing Details

Listing Office The Land Group

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