



FOR SALE \$750,000

12621 Layman Road, Thurmont, Maryland

This 158-acre property is priced competitively at \$4,751 per acre. It is an excellent farm, recreational and/or investment opportunity located halfway between Lewistown and Thurmont. Currently operational as a cattle and crop farm with about 115 acres of tillable soil, this property has one 1,800 SF +/- farmhouse and six out buildings, all in fair condition. Within its 30 + acres of woodland, it is penetrated by over 1,300 feet of Big Hunting Creek, which is ideal for hunting and fishing activities.



ROCKY MACKINTOSH | OWNER / BROKER

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Land & Commercial Real Estate Services | www.macroltd.com



PRESENTING

LOCATION: 12621 Layman Road, Thurmont, Maryland

LEGAL: Tax Map 0025, Parcels 0013, 0159, 0213

ZONING: Frederick County Agricultural (A) — The purpose of the Agricultural

District (A) is to preserve productive agricultural land and the character and quality of the rural environment and to prevent urbanization where roads and other public facilities are scaled to meet only rural needs.

ACREAGE: 157.85 +/- acres

WATER: Well

SEWER: Septic

PRICE: \$750,000

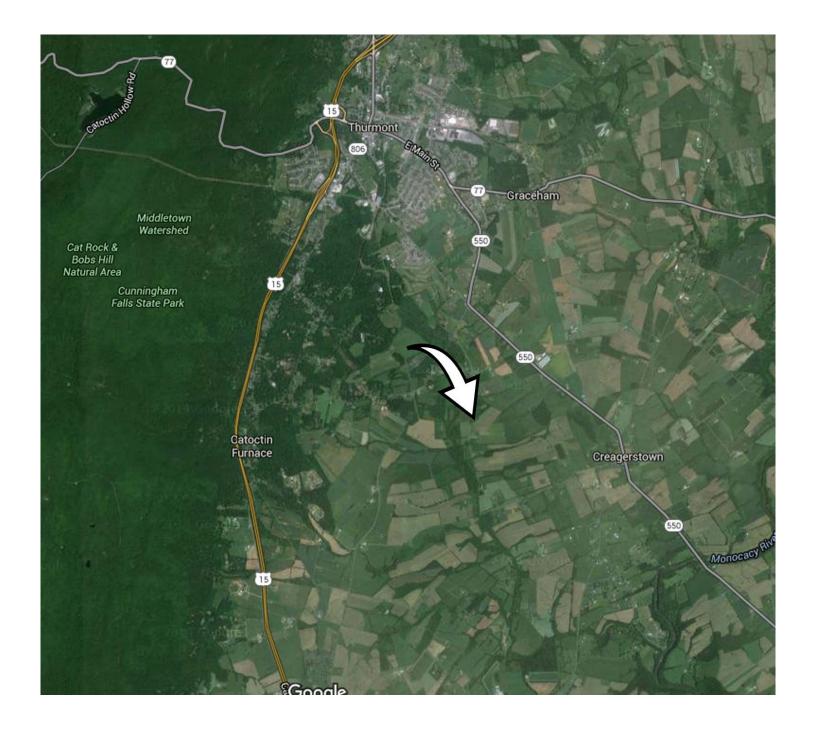
CONTACT: Rocky Mackintosh, Broker

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LOCATION MAP





PHOTOS



















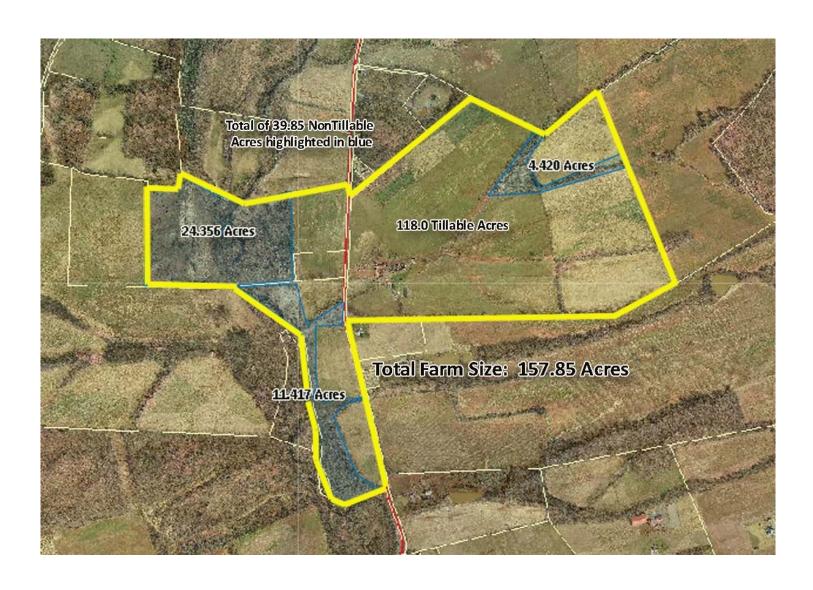


TOPOGRAPHY AND FLOODPLAIN MAP



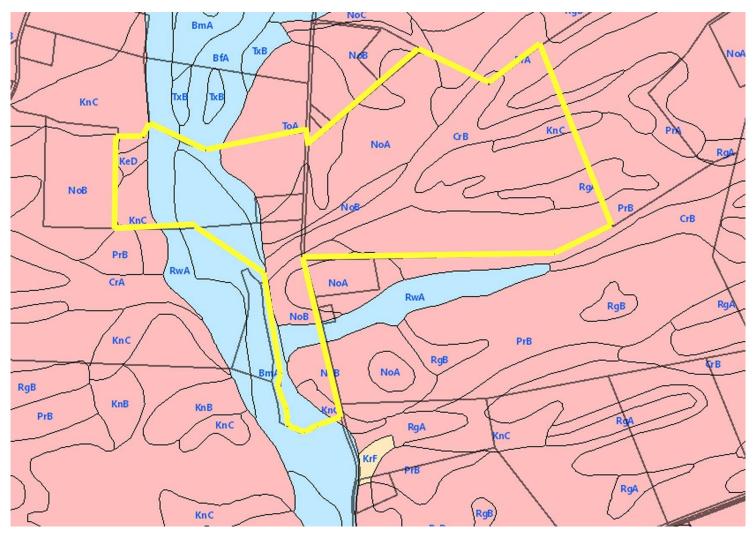


TILLABLE ACREAGE





SOILS INFORMATION



Dominant Soils – NORTON, PENN & CROTON series (NoA, PrB, CrB)
Predominately RESTRICTED

The Norton series consists of deep well drained soils on uplands. They formed in fine textured red till or colluvium. Slope ranges from 0 to 20 percent. Norton soils are very slowly permeable.

The Penn series consists of moderately deep, well drained soils formed in residuum weathered from noncalcareous reddish shale, silt-stone, and fine-grained sandstone normally of Triassic age. Slopes range from 0 to 60 percent. Saturated hydraulic conductivity is moderately high to high. Mean annual precipitation is 43 inches. Mean annual temperature is 55 degrees F.

The Croton series consists of deep poorly drained soils on uplands. They formed in medium textured materials mainly over sandstone, siltstone, or shale. Slopes are 0 to 8 percent. Mean annual precipitation ranges from 40 to 48 inches. Mean annual air temperature ranges from 50 to 55 degrees F.

Legend: Yellow - Non-Restricted Soils; Pink - Restricted Soils; Blue - Floodplain Soils

Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.



ZONING

Frederick County Zoning – Agricultural (A)

Agricultural (A)

The purpose of the Agricultural District (A) is to preserve productive agricultural land and the character and quality of the rural environment and to prevent urbanization where roads and other public facilities are scaled to meet only rural needs.

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Agricultural Activities
- Apiary
- Agricultural Value Added Processing
- Agritourism Expertise
- Nursery Retail or Wholesale
- Farm Winery
- Farm Winery Tasting Room
- Farm Brewery
- Farm Brewery Tasting Room
- Limited/Commercial Roadside Stand
- Forestry
- Sawmill
- Single-Family Detached
- Two-Family Dwelling
- Mobile Homes
- Caretaker Residence in Conjunction with Permitted Use
- Accessory Apartment
- Bed and Breakfast
- Farm Equipment Sales or Service

- Feed and Grain Mill
- Communication Towers
- Limited Landscape Contractor
- Landscape Contractor
- Country Inn
- Agricultural Products Processing
- School Bus Parking
- Recreational Vehicle Storage Facility
- Animal Hospital or Veterinary Clinic
- Kennel
- Auction Sales Animals
- Outdoor Sports RecreationFacility
- Rodeo
- Cemetery/Memorial Gardens
- Shooting Range/Club –
 Trap, Skeet, Rifle, Archery
- Aircraft Landing and Storage Areas, Private
- Aircraft Landing and Storage Areas, Private – Commercial Use

- Tent Campground
- Rustic Retreat/Camp/ Outdoor Club
- Child Care Center/Nursery School
- Civic Community Center
- Civic Service Clubs
- Group Homes, Small Private
- Group Home, Large
- Place of Worship
- Private School
- Community Fire and Rescue Service
- Public School
- Nongovernmental Utility
- Borrow Pit Operations
- Industrial Waste Landfill
- Limited Wood Waste Recycling Facility
- Sludge Pit
- And more...