

FOR SALE

\$199,000

Toms Road, Boonsboro, Maryland 21713

MacRo
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COMMERCIAL REAL ESTATE



Building Lot with Active Trout Stream

Don't miss this Boonsboro, Maryland opportunity to own a beautiful 13 acre building lot with a high setting for your dream home which provides a tremendous view on an active trout stream that runs through the property. Don't just live there; this is an ideal property for fishing, hunting or a small farm.

Property Details

- Minutes from Interstate 70 and convenience shopping
- Located among upscale homes in a rural setting

PRESENTING

Location: Toms Road, Boonsboro, Maryland 21713

Legal: Tax Map 0063, Parcel 0311

Zoning: Environmental Conservation (EC) — The Environmental Conservation District is to prescribe a zoning category for those areas where because of natural geographic factors and existing land uses, it is considered feasible and desirable to conserve open spaces, water supply sources, woodland areas, wildlife and other natural resources. This district may include extensive steeply sloped areas, stream valleys, water supply sources, and wooded areas adjacent thereto.

Lot Size: 12.97 acres

Septic: Owner has record of an approved percolation test.

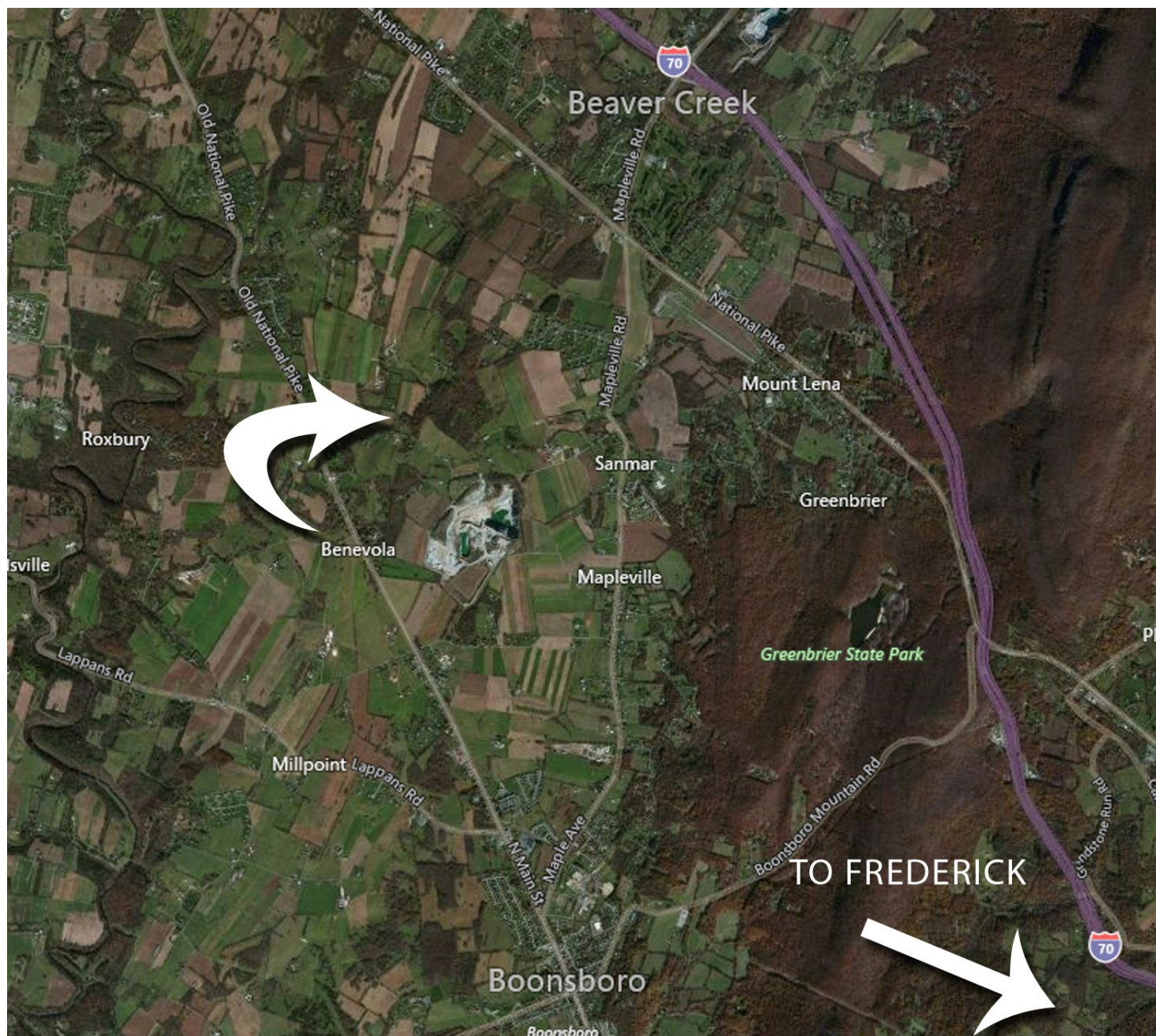
Contact: Rocky Mackintosh, Broker
Office: 301-698-9696 ext. 202
Mobile: 301-748-5655
Email: rocky@macroltd.com

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.

LOCATION MAP

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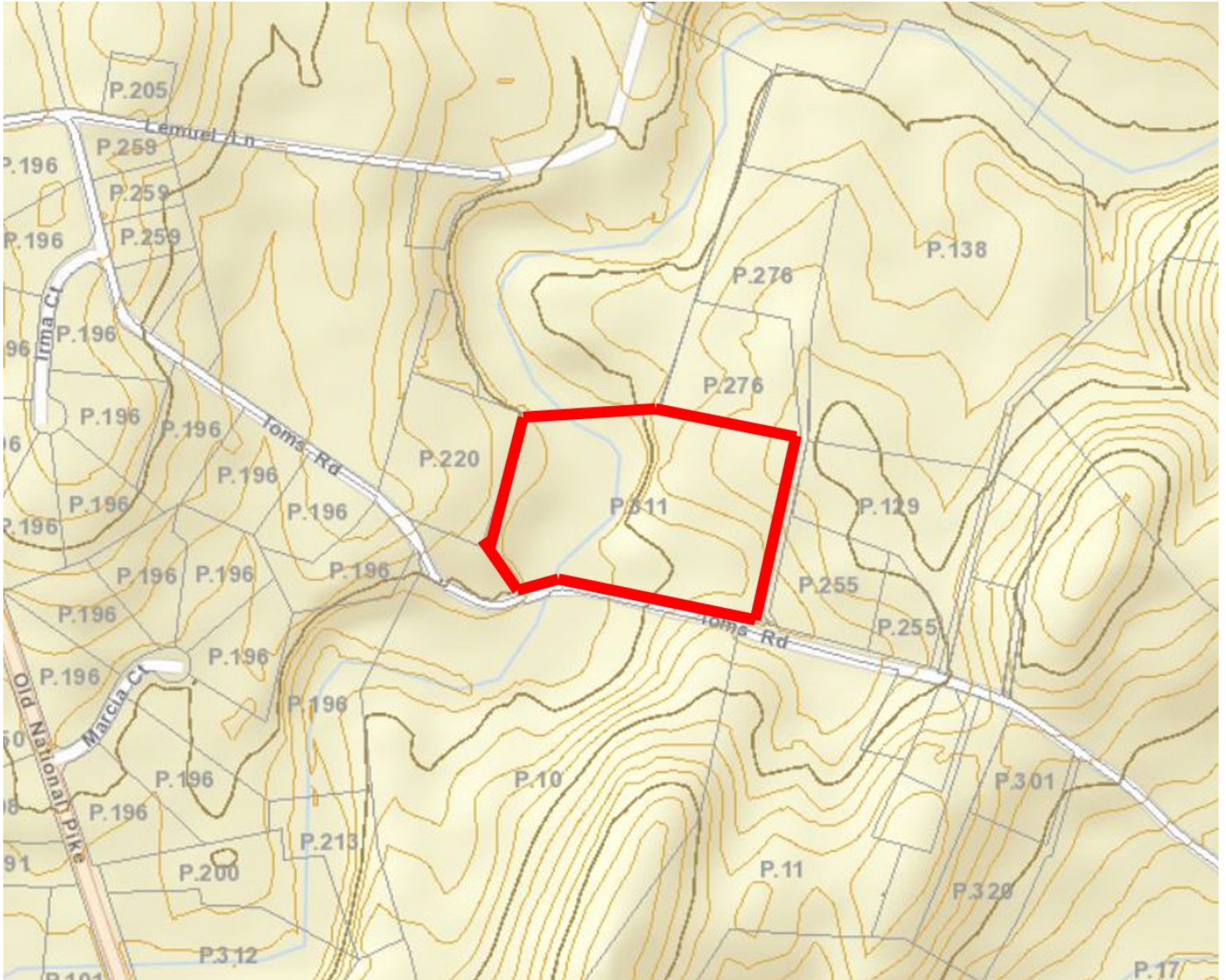


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TOPOGRAPHY

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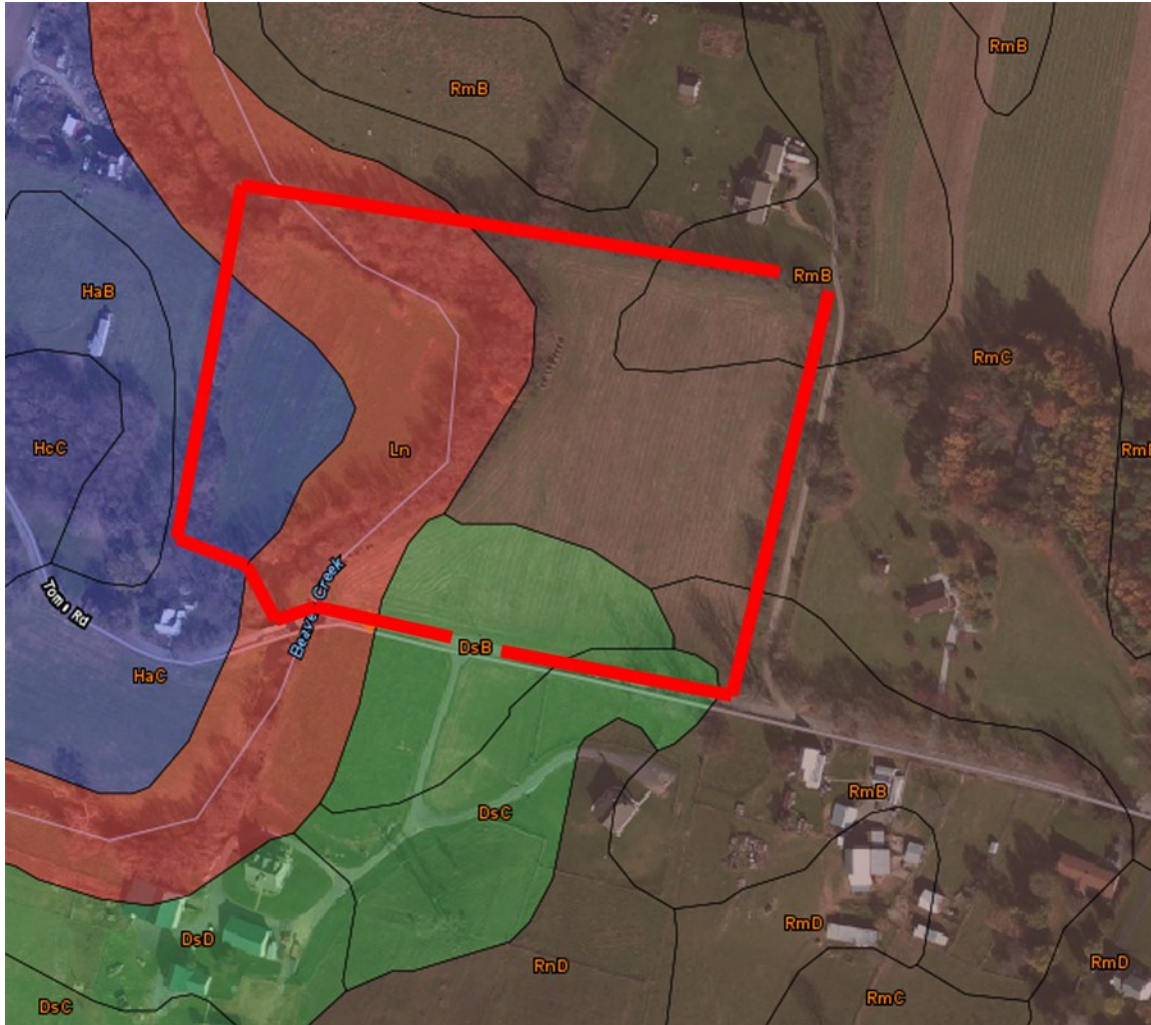
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SOILS

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DsB	Duffield silt loam, 3 to 8 percent slopes	Fine-loamy, mixed, active, mesic Ultic Hapludalfs	2.8	4.4%
DsC	Duffield silt loam, 8 to 15 percent slopes	Fine-loamy, mixed, active, mesic Ultic Hapludalfs	3.5	5.4%
DsD	Duffield silt loam, 15 to 25 percent slopes	Fine-loamy, mixed, active, mesic Ultic Hapludalfs	2.3	3.7%
HaB	Hagerstown silt loam, 3 to 8 percent slopes	Fine, mixed, semiactive, mesic Typic Hapludalfs	2.1	3.3%
HaC	Hagerstown silt loam, 8 to 15 percent slopes	Fine, mixed, semiactive, mesic Typic Hapludalfs	5.9	9.3%
HcC	Hagerstown-Rock outcrop complex, 8 to 15 percent slopes	Fine, mixed, semiactive, mesic Typic Hapludalfs	1.1	1.7%
Ln	Lindside silt loam	Fine-silty, mixed, active, mesic Fluvaquentic Eutrudepts	9.2	14.4%
RmB	Ryder-Duffield channery silt loams, 3 to 8 percent slopes	Fine-loamy, mixed, semiactive, mesic Ultic Hapludalfs	13.4	21.0%
RmC	Ryder-Duffield channery silt loams, 8 to 15 percent slopes	Fine-loamy, mixed, semiactive, mesic Ultic Hapludalfs	18.6	29.1%
RmD	Ryder-Duffield channery silt loams, 15 to 25 percent slopes	Fine-loamy, mixed, semiactive, mesic Ultic Hapludalfs	2.7	4.2%
RnD	Ryder-Nollville channery silt loams, 15 to 25 percent slopes	Fine-loamy, mixed, semiactive, mesic Ultic Hapludalfs	2.3	3.6%
Totals for Area of Interest			63.8	100.0%

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Washington County Zoning—EC (Environmental Conservation)

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

- Landscaping contractor
- Forests and wildlife preserves, fish hatcheries and similar conservation areas
- Forestation
- Agricultural uses, as defined in Article 28A, including animal husbandry facilities as defined in Article 28A, which shall be subject to the requirements set forth in Article 22 Division IX
- Circus, carnival, dog and horse shows or similar transient enterprise; provided that such use shall not exceed ten (10) days at any one time, and which does not include any permanent structure
- Riding academies, livery stables, subject to the distance requirements specified in Section 4.9
- Taxidermy service
- Surface grading, removal of top soil, shale or similar material in preparing the property for development; but not including open pit quarrying or mineral processing on site; subject to the performance standards in Section 4.12. A grading plan containing the information required in Section 15.3 showing the existing and proposed surface contours and providing for the re-vegetation of the property shall be submitted to the Planning Commission for approval
- Schools—public or private—elementary through high
- Day—care, in home family/child care facilities
- Dwellings, single family
- Dwellings, two-family
- Mobile homes
- Model homes
- Temporary residential sales office
- Sawmills, temporary
- Wineries involving on-site production and bottling of wine
- Beauty and barber shops
- Churches, parish houses and other places of worship
- Facilities dealing with the field of agriculture products
- Public buildings, structures, and properties of public service type, including fire, ambulance or rescue service
- Bakery shops
- Candy stores
- Dairy product stores
- Florist shops
- Garden shops, nurseries, and greenhouses
- And more...

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