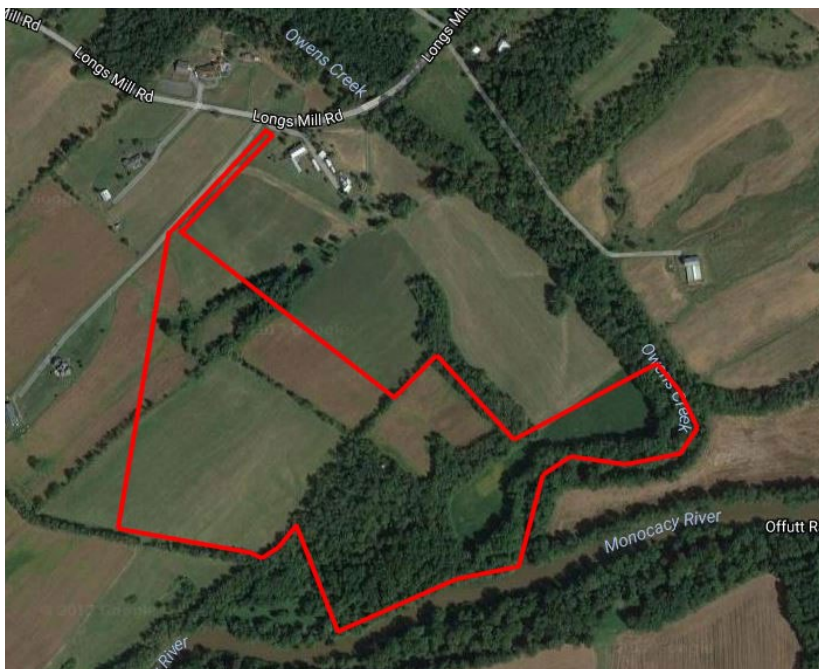


FOR SALE

\$495,000.00

Longs Mill Road, Rocky Ridge, Maryland 21778



66.24 Acre River Front Estate Lot

Beautiful building lot on a high setting overlooking the Monocacy River and Owens Creek just north of Woodsboro on Longs Mill Road.

Property Details

- Magnificent views of the rural countryside
- 18 minute drive to Frederick City limits
- Ideal for horses and other livestock
- Multiple recreational opportunities
- 2,400 +/- feet of river and creek frontage
- 42 +/- acres of pasture and/or cropland
- 24 +/- acres of woodland

PRESENTING

Location: Longs Mill Road, Rocky Ridge, MD

Legal: Tax Map 0026, Parcel 0167

Zoning: Frederick County: 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.

Frederick County RC—The purpose of the Resource Conservation Zoning District (RC) is to allow low intensity uses and activities which are compatible with the goal of resource conservation to be located within mountain and rural wooded areas. Areas within this district include mountain areas, rural woodlands, and cultural, scenic, and recreation resource areas. Environmentally sensitive areas within the resource conservation zone, including FEMA floodplain, steep slopes, wetlands and the habitats of threatened and endangered species, will be protected from development. (Ord. No. 77-1-78, § 40-51, 1-24-1977; Ord. No. 95-02-126, 3-2-1995; Ord. No. 08-26-502, 10-14-2008; Ord. No. 09-21-525, 6-4-2009)

Lot Size: 66.24 acres

Utilities: Water—280 feet deep well & 12 gallons per minute
Sewer—approved for a three bedroom septic system

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

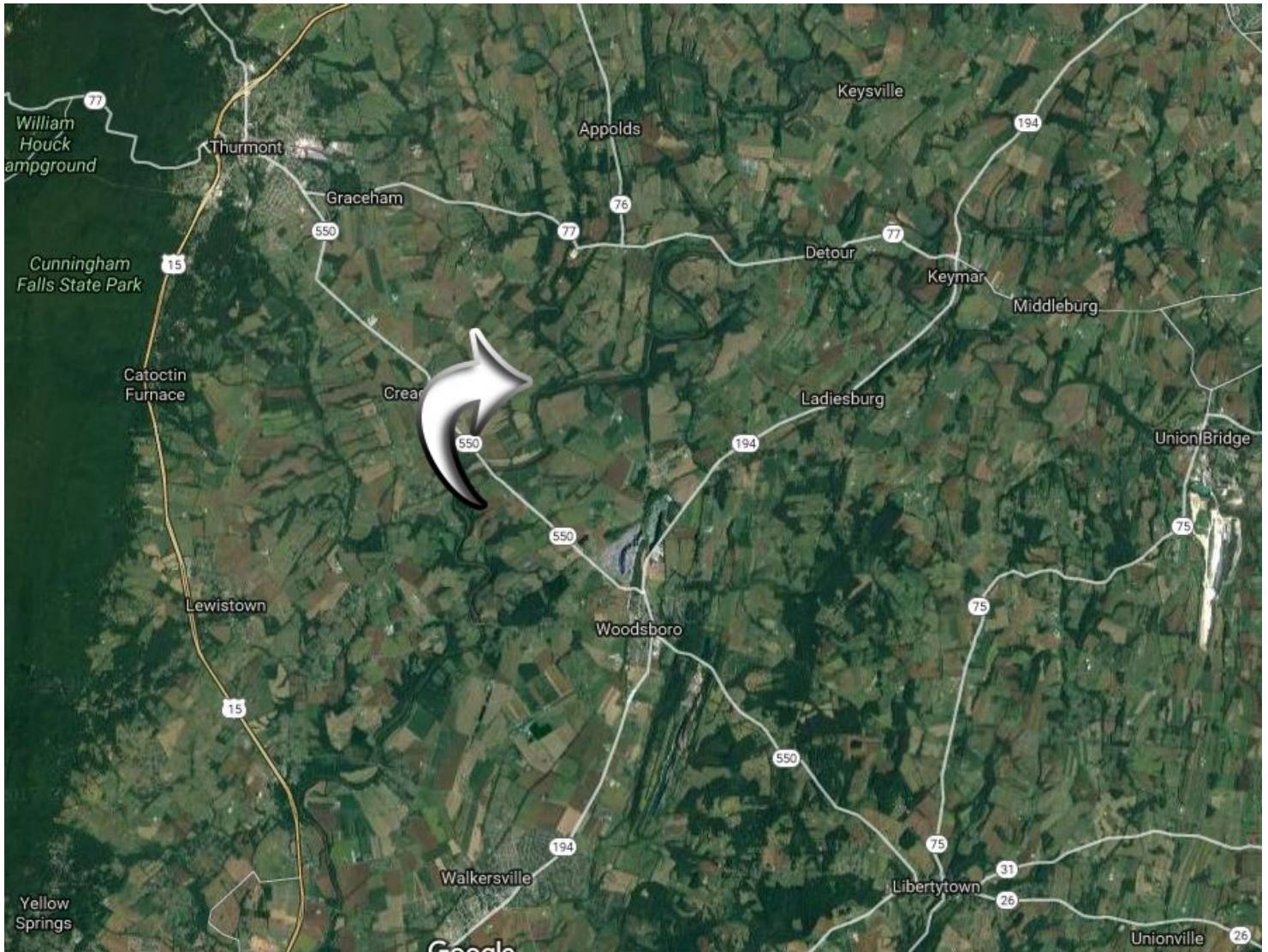
Ashleigh Kiggans
Office: 301-698-9696 ext. 205
Mobile: 703-507-1069
Email: ashleigh@macroltd.com

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

FOR SALE Long Mills Road, Rocky Ridge, MD 21778

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COMMERCIAL REAL ESTATE™



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PHOTOS

FOR SALE Long Mills Road, Rocky Ridge, MD 21778

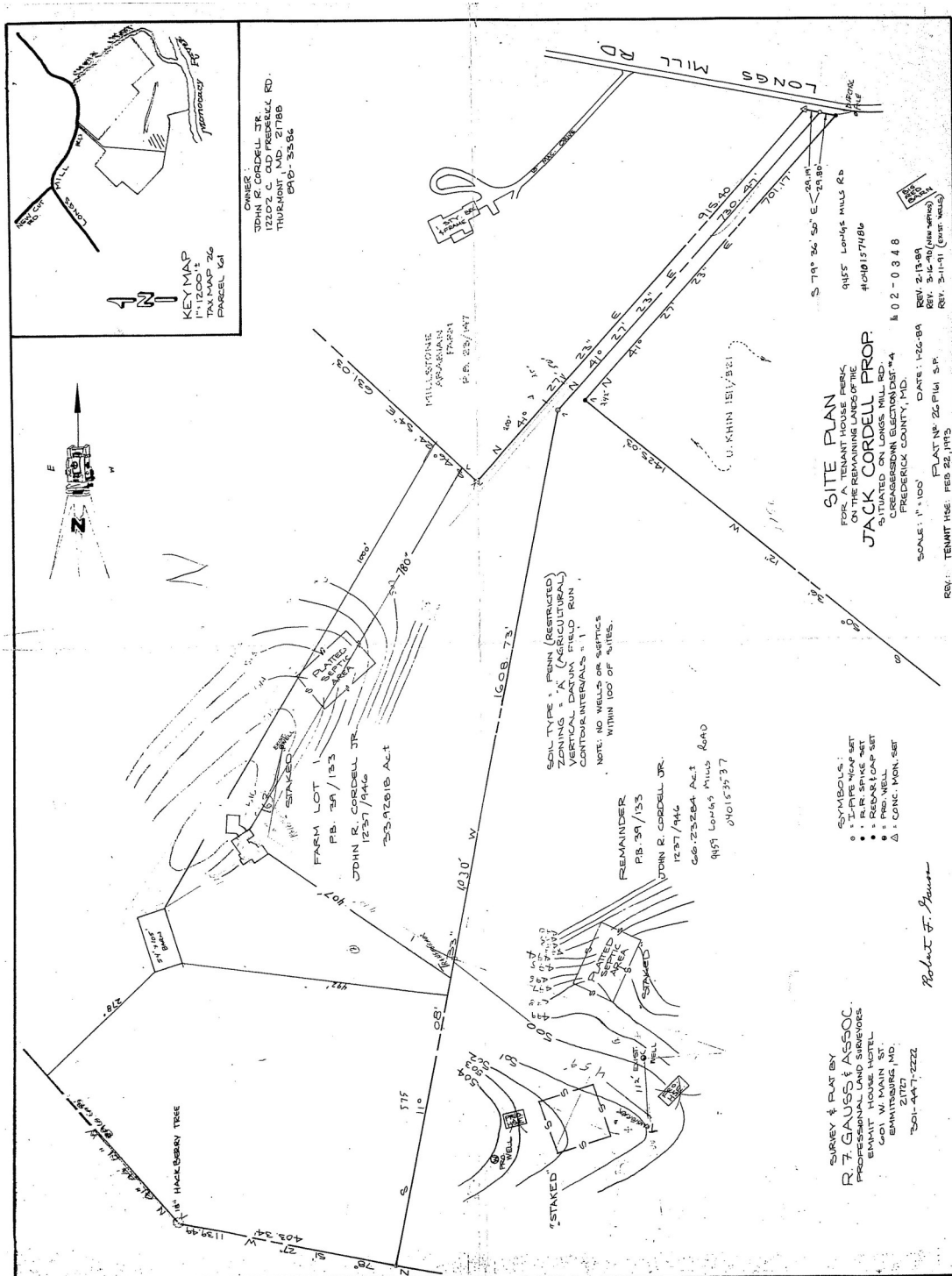
MacRo^{LTD.}
COMMERCIAL REAL ESTATE



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SEPTIC PLAT

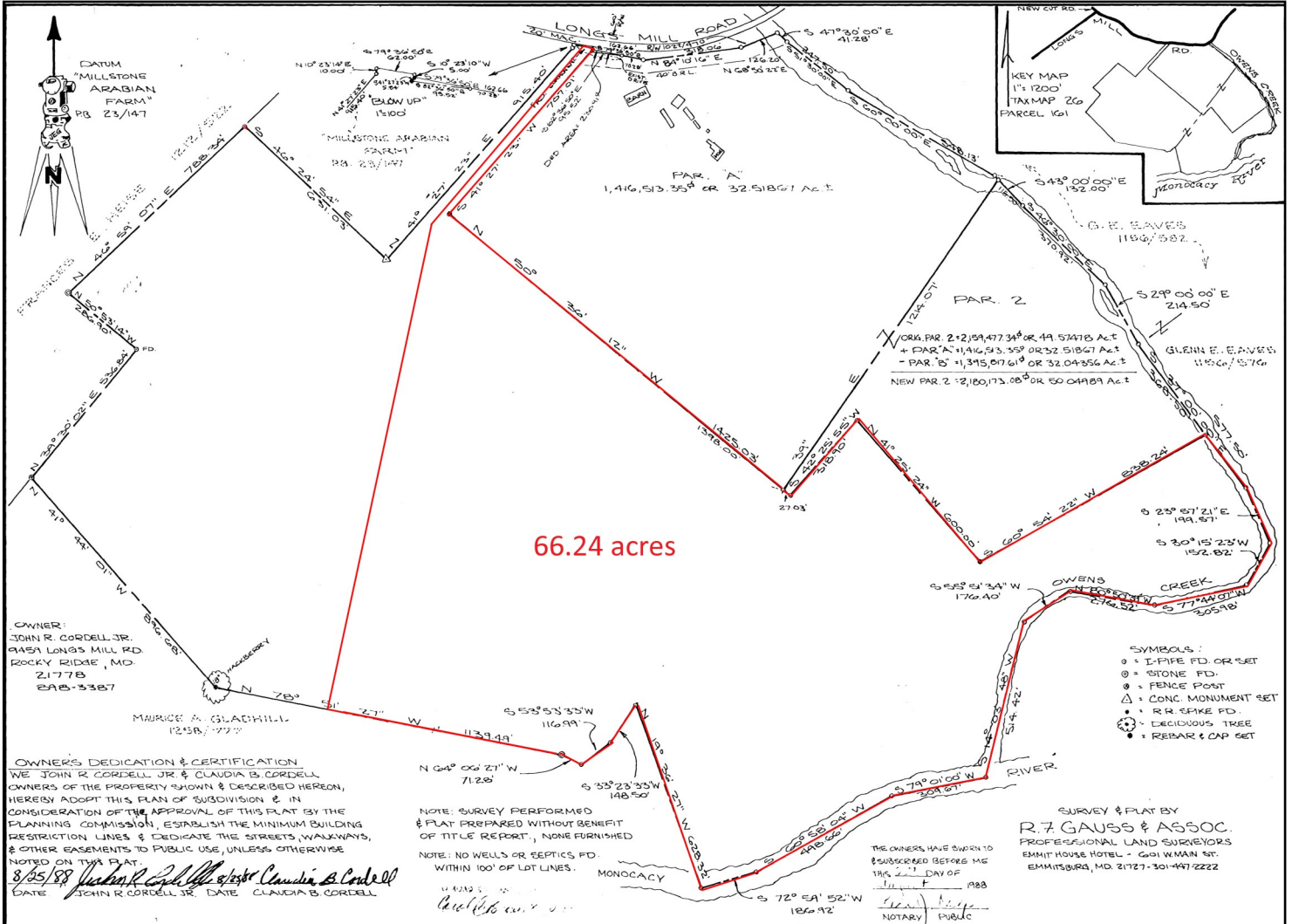
FOR SALE Long Mills Road, Rocky Ridge, MD 21778



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MODIFIED PLAT

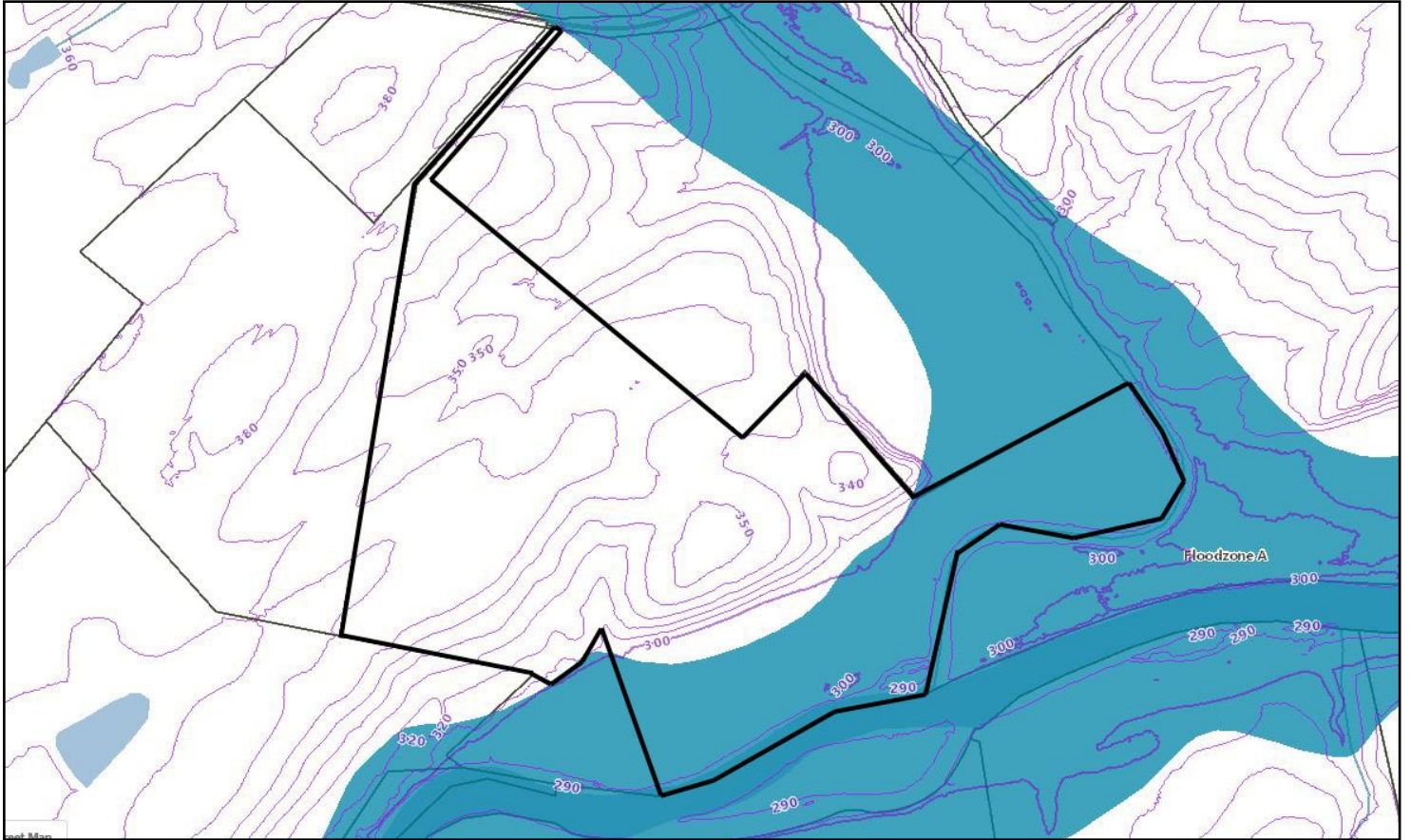
FOR SALE Long Mills Road, Rocky Ridge, MD 21778



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TOPOGRAPHY & FEMA MAP

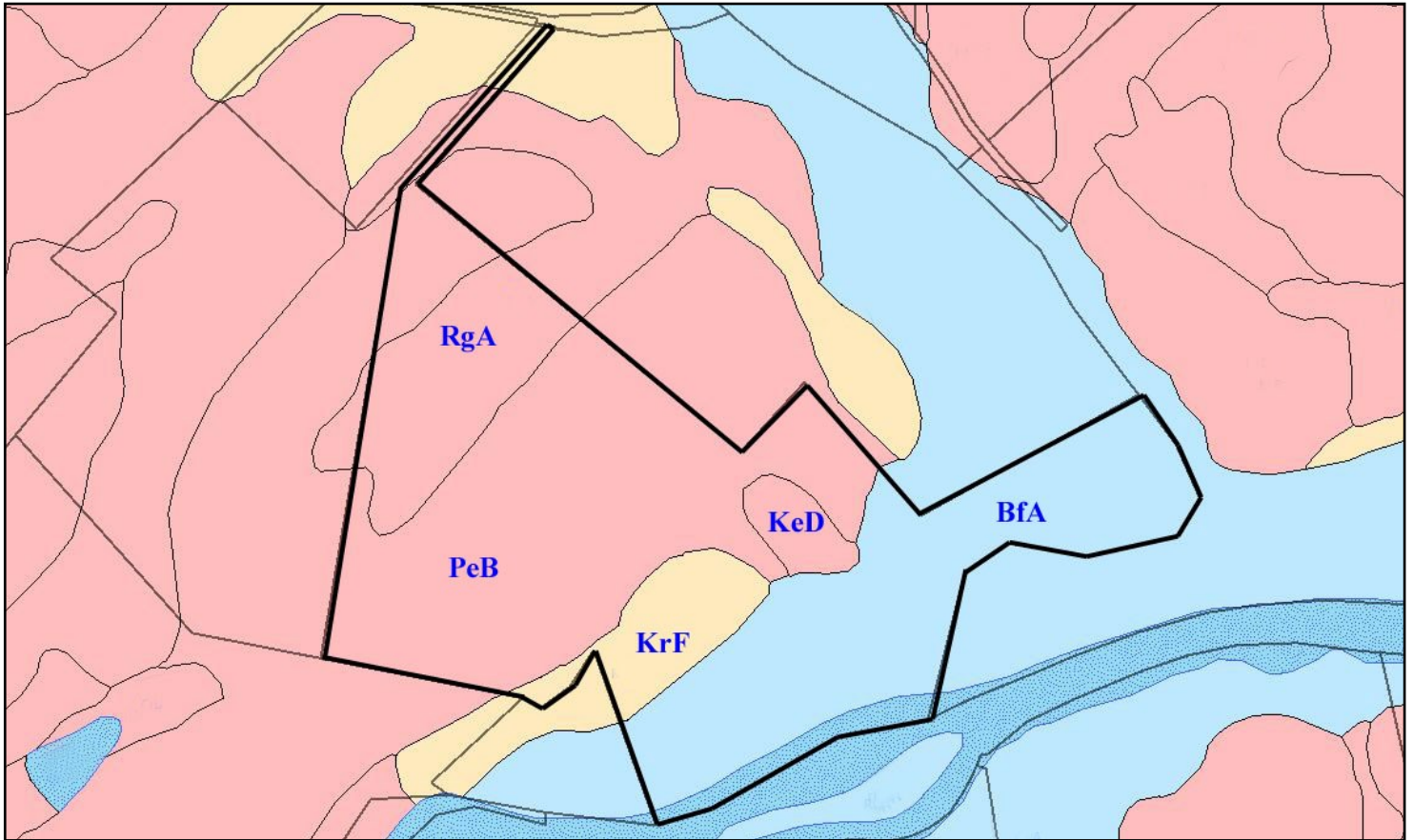
FOR SALE Long Mills Road, Rocky Ridge, MD 21778



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SOILS MAP

FOR SALE Long Mills Road, Rocky Ridge, MD 21778



See USDA Soil Descriptions next 2 pages

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USDA Soil Description

FOR SALE Long Mills Road, Rocky Ridge, MD 21778



READINGTON SERIES (RgA)

The Readington series consists of deep and very deep, moderately well drained soils formed in medium textured residuum weathered from noncalcareous shale, siltstone, and fine-grained sandstone. Slopes range from 0 to 15 slopes. Saturated hydraulic conductivity is moderately slow. Mean annual precipitation is 43 inches. Mean annual temperature is 53 degrees F.

RANGE IN CHARACTERISTICS: Solum thickness ranges from 35 to 60 inches. Depth to bedrock ranges from 40 to 90 inches. Depth to the fragipan ranges from 20 to 36 inches. Rock fragments of angular shale, siltstone, sandstone, and in some pedons quartzite gravel, range from 0 to 20 percent in the upper part of the solum and from 5 to 50 percent in the lower part of the solum and C horizon. Reaction ranges from extremely acid through slightly acid in the upper part of the solum where unlimed, and from very strongly acid through slightly acid in the lower part of the solum and C horizon.

DRAINAGE AND PERMEABILITY: Moderately well drained; moderately slow permeability.

USE AND VEGETATION: Approximately 85 percent in cropland. Woodland areas are oak-hickory mixed hardwoods.

PENN SERIES (PeB)

The Penn series consists of moderately deep, well drained soils formed in residuum weathered from noncalcareous reddish shale, siltstone, 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.

RANGE IN CHARACTERISTICS: Solum thickness ranges from 17 to 34 inches. Where present, depth to paralithic materials ranges from 20 to 40 inches. Depth to bedrock ranges from 20 to 40 inches. Rock fragment content, by volume, ranges from 2 to 30 percent in the A horizon, from 5 to 50 percent in individual horizons of the B, and from 30 to 90 percent in the C horizon, the control section average is less than 35 percent. The soil, where unlimed, ranges from extremely through strongly acid in the upper part of the solum, is strongly acid or moderately acid in the lower part of the solum, and ranges from strongly acid through slightly acid in the C horizon.

DRAINAGE AND SATURATED HYDRAULIC CONDUCTIVITY: Well drained; runoff is medium to very rapid and saturated hydraulic conductivity is moderately high to high.

USE AND VEGETATION: About 75 percent cleared and largely used for rotation cropland. Woodlands are mixed hardwoods dominated by oaks.

(Continued Next Page)

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USDA Soil Description

FOR SALE Long Mills Road, Rocky Ridge, MD 21778



KLINESVILLE SERIES (KrF) (KeD)

The Klinesville series consists of shallow, somewhat excessively drained soils formed in residuum derived from red shale, siltstone, slate, and fine-grained sandstone. They are on dissected uplands. Slopes range from 3 to 80 percent. Saturated hydraulic conductivity is high. Mean annual precipitation is 43 inches and mean annual temperature is 53 degrees F.

RANGE IN CHARACTERISTICS: Solum thickness and depth to bedrock range from 10 to 20 inches. Rock fragments are dominantly red shale and range from 15 to 75 percent in the solum, and from 40 to 90 percent in the C horizon with an average of more than 50 percent in the textural control section. Where unlimed, soil reaction ranges from very strongly acid through moderately acid throughout. Illite and vermiculite are dominant clay minerals and the soil contains detectable amounts of chlorite, kaolinite and interstratified clay.

DRAINAGE AND SATURATED HYDRAULIC CONDUCTIVITY: Somewhat excessively drained. Runoff is medium to very rapid. Saturated hydraulic conductivity is high.

USE AND VEGETATION: Mainly forest or pasture. Locally the less sloping areas are used for growing hay and tilled crops. Common trees are chestnut oak, black oak and Virginia pine.

BERMUDIAN SERIES (BfA)

The Bermudian series consists of very deep, well drained soils. They formed in recent alluvial deposits derived from upland soil materials weathered from red and brown shale, sandstone, and conglomerate. They are on floodplains with nearly level slopes of 0 to 3 percent. Permeability is moderate. Mean annual precipitation is 42 inches. Mean annual temperature is 53 degrees F.

RANGE IN CHARACTERISTICS: Solum thickness ranges from 34 to 52 inches. Depth to sand or stratified sand and gravel is more than 40 inches. Depth to bedrock is more than 6 feet. Rock fragments of sandstone gravel and occasionally of shale, range from 0 to 10 percent in the A horizon and upper part of the Bw horizon, from 0 to 30 percent in the lower part of the Bw horizon and in the C horizon above 40 inches, and from 5 to 80 percent in the C horizon below 40 inches. Reaction throughout the soil ranges from very strongly acid through slightly acid.

DRAINAGE AND PERMEABILITY: Well drained. Runoff is slow. Permeability is moderate.

USE AND VEGETATION: Approximately 65 percent of the Bermudian soils are cultivated or in pasture, 25 percent is wooded, mostly mixed hardwoods and 10 percent is in non-agricultural uses.

<https://soilseries.sc.egov.usda.gov/>

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ZONING

FOR SALE Long Mills Road, Rocky Ridge, MD 21778



Frederick County Zoning – Agricultural District (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 Recreation Facility
- 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...

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Frederick County Zoning – Resource Conservation (RC)

The purpose of the Resource Conservation Zoning District (RC) is to allow low intensity uses and activities which are compatible with the goal of resource conservation to be located within mountain and rural wooded areas. Areas within this district include mountain areas, rural woodlands, and cultural, scenic, and recreation resource areas. Environmentally sensitive areas within the resource conservation zone, including FEMA floodplain, steep slopes, wetlands and the habitats of threatened and endangered species, will be protected from development. (Ord. No. 77-1-78, § 40-51, 1-24-1977; Ord. No. 95-02-126, 3-2-1995; Ord. No. 08-26-502, 10-14-2008; Ord. No. 09-21-525, 6-4-2009)

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 Enterprise
- Nursery Retail/Wholesale
- Farm Winery/Brewery
- Farm Winery/Brewery Tasting Room
- Limited/Commercial Roadside Stand
- Forestry
- Sawmill
- Spring Water Harvesting and Storage
- Single-Family Detached
- Mobile Homes
- Caretaker Residence in Conjunction with a Permitted Use
- Accessory Apartment
- Bed and Breakfast
- Communication Towers
- Country Inn
- Agricultural Products Processing
- School Bus Parking
- Shooting Range/Club – Trap, Skeet, Rifle, Archery
- Tent Campground
- Rustic Retreat/Camp/Outdoor Club
- Group Homes, Small Private
- Place of Worship
- Nongovernmental Utility
- And more...

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