

FOR SALE

\$295,000

5620 Old National Pike, Frederick, MD 21702

MacRo
LTD.
COMMERCIAL REAL ESTATE



Small Frederick Farmette for Sale

The value for this 10.60-acre farmette is in the land. Located on Old National Pike, this property is a great building site, with subdivision potential.

The farmhouse and existing buildings on the property are in poor condition.

This serene location is less than 1 mile to I-70 and close to major retail areas.

PRESENTING

Location: 5620 Old National Pike, Frederick, MD 21702

Legal: Tax Map 0066, Parcel 0133

Zoning: Frederick County: R1—The purpose of the Residential Density District 1 (R1) is to promote healthful and convenient distribution of population with sufficient densities to maintain a high standard of physical design and community service. The residential density district (R1) will conform to the County Comprehensive Plan and will be located within areas identified for residential development. The districts, as a group, are intended to provide for a variety of dwelling types and densities and to offer housing choices at various economic levels. It is further the intent to establish various densities of residential developments in order to efficiently and effectively provide for necessary public services and facilities. An exception to the maximum density is allowed under the MPDU program in accordance with 1-19-8.620. The location of the districts will be consistent with the standards, criteria, and location as specified in the County Comprehensive Development Plan. (Ord. No. 77-1-78, § 40-53, 1-24-77; Ord. 02-26-322, 11-21-2002; Ord. 08-26-502, 10-14-2008).

Unit Size: 2,062 SF

Lot Size: 10.60 acres

Utilities: Well & Septic

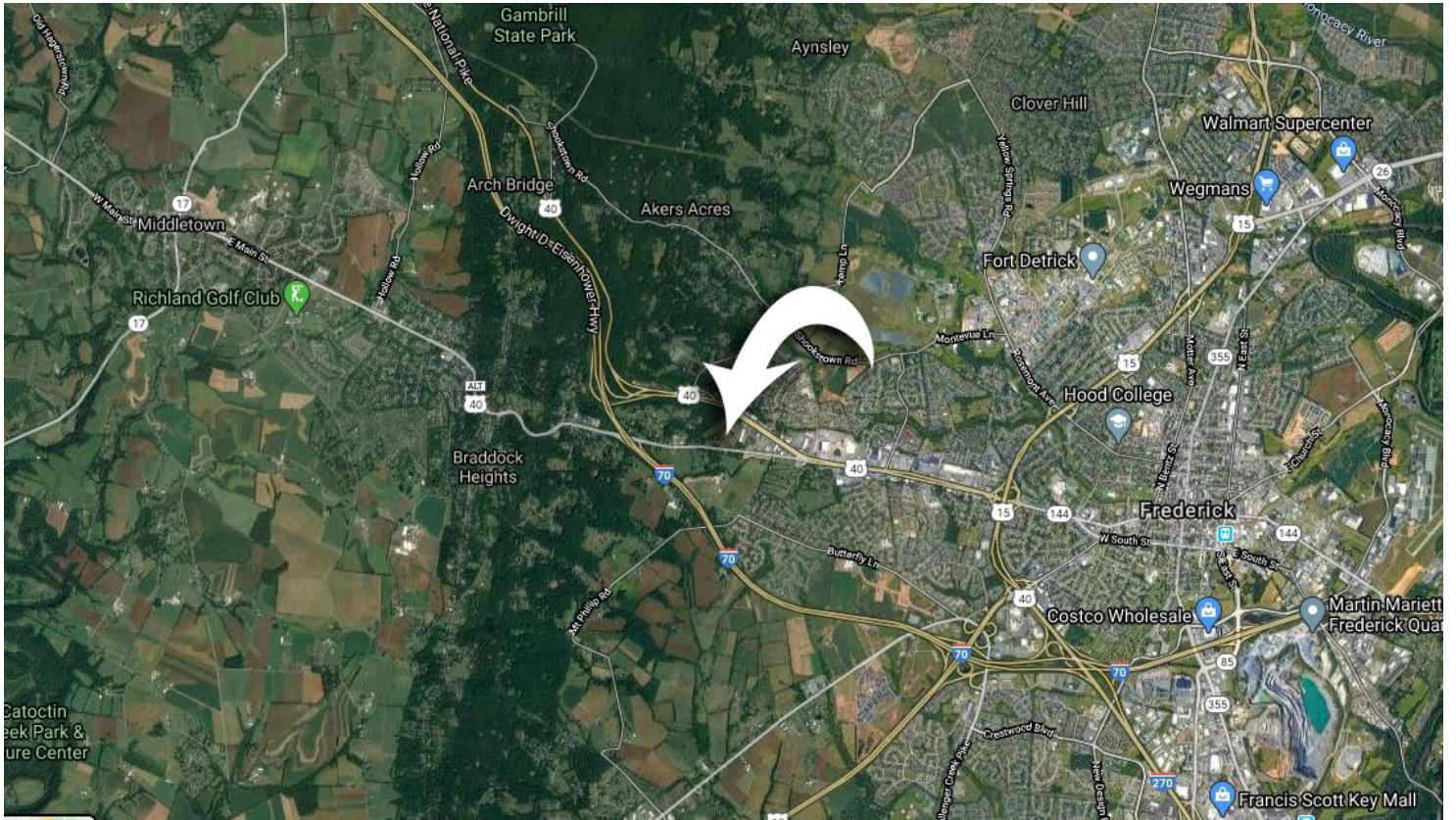
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LOCATION MAP

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PHOTOS

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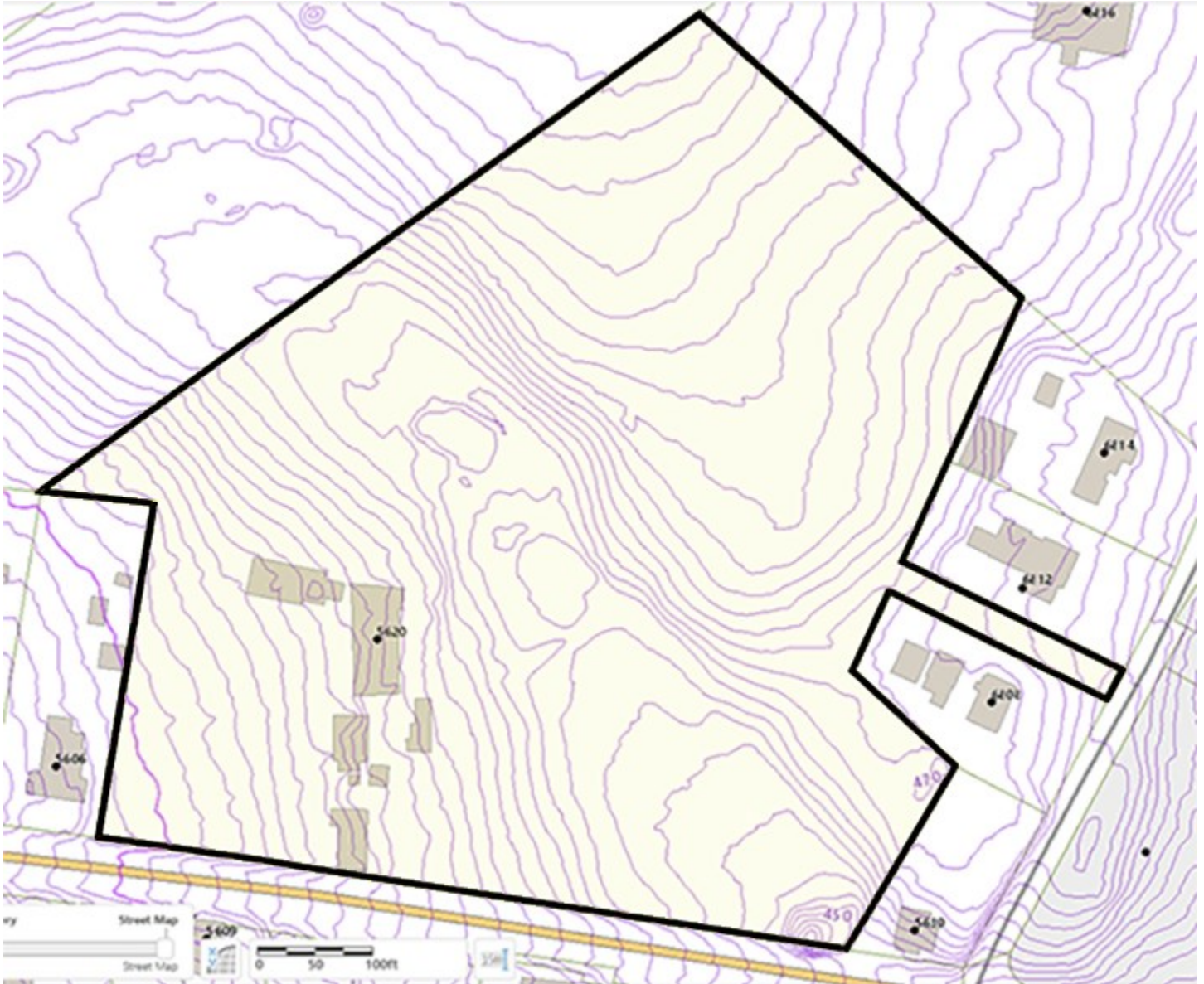


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TOPOGRAPHY MAP

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SOILS MAP



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SOILS DESCRIPTION



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WeD-Weverton-Hazel complex, 15 to 25 percent slopes, very stony

Component Description

Weverton and similar soils

Composition of map unit: 50 percent

Landform: Summits and backslopes

Surface layer texture: Very flaggy loam

Depth to restrictive feature: 40 to 60 inches to lithic bedrock

Drainage class: Well drained

Depth to seasonal high water table: More than 6 feet

Parent material: Gravelly colluvium derived from quartzite or phyllite or gravelly residuum weathered from phyllite

*Flooding:*None *Available water capacity:* Average of **2.7** inches

Hazel and similar soils

Composition of map unit: 45 percent

Landform: Summits and backslopes

Surface layer texture: Gravelly loam

Depth to restrictive feature: 20 to 40 inches to lithic bedrock

Drainage class: Well drained

Depth to seasonal high water table: More than 6 feet

Parent material: Loamy residuum weathered from phyllite

*Flooding:*None *Available water capacity:* Average of 3.4 inches

Additional Components

Airmont and similar soils

Composition of map unit: 5 percent

Landform: Swales, depressions, and drainageways

A typical description of each soil is included, in alphabetical order, in this section. Additional information specific to this map unit, such as horizon depth and textures, is available in the appropriate table of this publication (see "Contents").

Management

For general and detailed information about managing this map unit, see the section "Use and Management of the Soils."

Setting

Landscape: Mountains

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ZONING

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Frederick County Zoning – Residential Density District 1 (R1)

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

- Agricultural Activities
- Limited Agricultural Activity
- Apiary
- Agritourism Enterprise
- Limited/Commercial Roadside Stand
- Forestry
- Single-Family Detached
- Duplex Dwelling
- Two-Family Dwelling
- Accessory Apartment
- Bed and Breakfast
- Golf Course
- Cemetery/Memorial Gardens
- Child Care Center / Nursery School
- Civic Community Center
- Civic Service Clubs
- Group Homes, Small Private
- Group Home, Large
- Assisted Living Facility
- Nursing Home
- Place of Worship
- Private School
- Community Fire and Rescue Service
- College or University
- Public School
- Nongovernmental Utility
- And more...

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