

FOR SALE

\$1,990,000

2518 Ballenger Creek Pike, Adamstown, MD 21710

MacRo^{LTD.}
COMMERCIAL REAL ESTATE™



141-Acre Farm for Sale in Adamstown, Maryland

This 141-acre farm is comprised of two parcels and contains approximately 94 acres of tillable land. Two tributaries of Tuscarora Creek bisect the property, offering abundant wildlife. Frederick County has verified that one additional agricultural cluster lot may be divided off the property. Three septic areas were 'perc test approved' by the Frederick County Health Department in 2000. The existing home and ag buildings are considered to be "tear downs" — the value is in the land.

The property is zoned agricultural, allowing residential uses, farm breweries, equestrian boarding and training facilities and some commercial agricultural uses. The property is located within both the Frederick County's Priority Preservation Area and the Carrollton Manor Rural Legacy Area and may qualify for Rural Legacy or other preservation funding programs.

Located in a peaceful and quiet location, and yet, it's only a 3 minute drive to US Route 15. Driving to downtown Frederick takes 15 minutes and Leesburg is 20 minutes. The Quantum Loophole proposed data center campus is less than 4 miles away.

PRESENTING

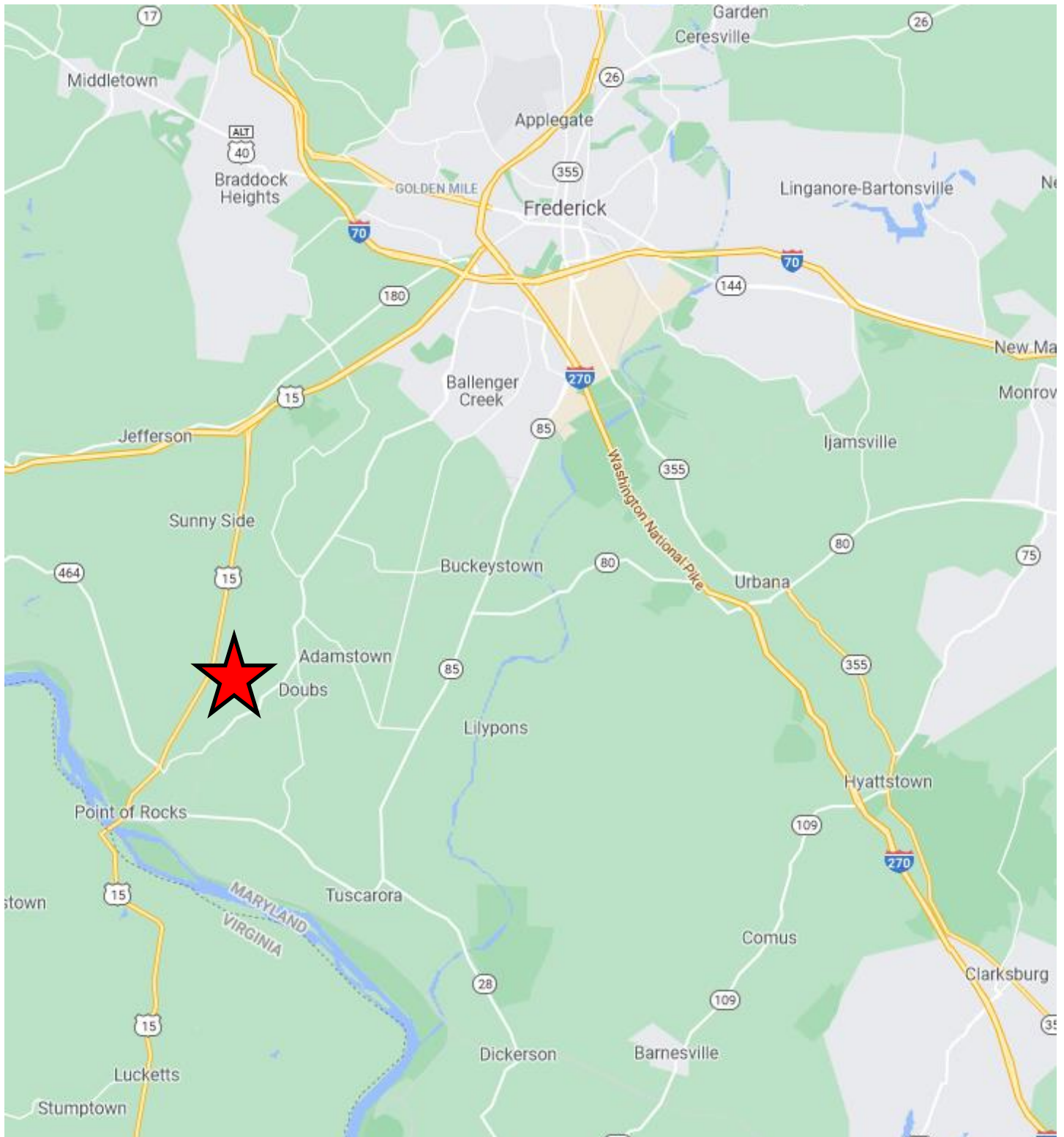
- Location:** 2518 Ballenger Creek Pike, Adamstown, Maryland 21710
- Legal:** Tax Map 0103, Parcel 0038
- Zoning:** Frederick County: A—The purpose of the Agricultural District is to preserve productive agricultural land and the character and quality of the rural environment and to prevent urbanization where roads and other public facilities are scaled to meet only rural needs.
- Land Area:** 141 Acres
- Utilities:** Well & septic
- Contact:** David Wilkinson, Vice President
Office: 301-698-9696 ext. 203
Mobile: 301-748-5670
Email: dave@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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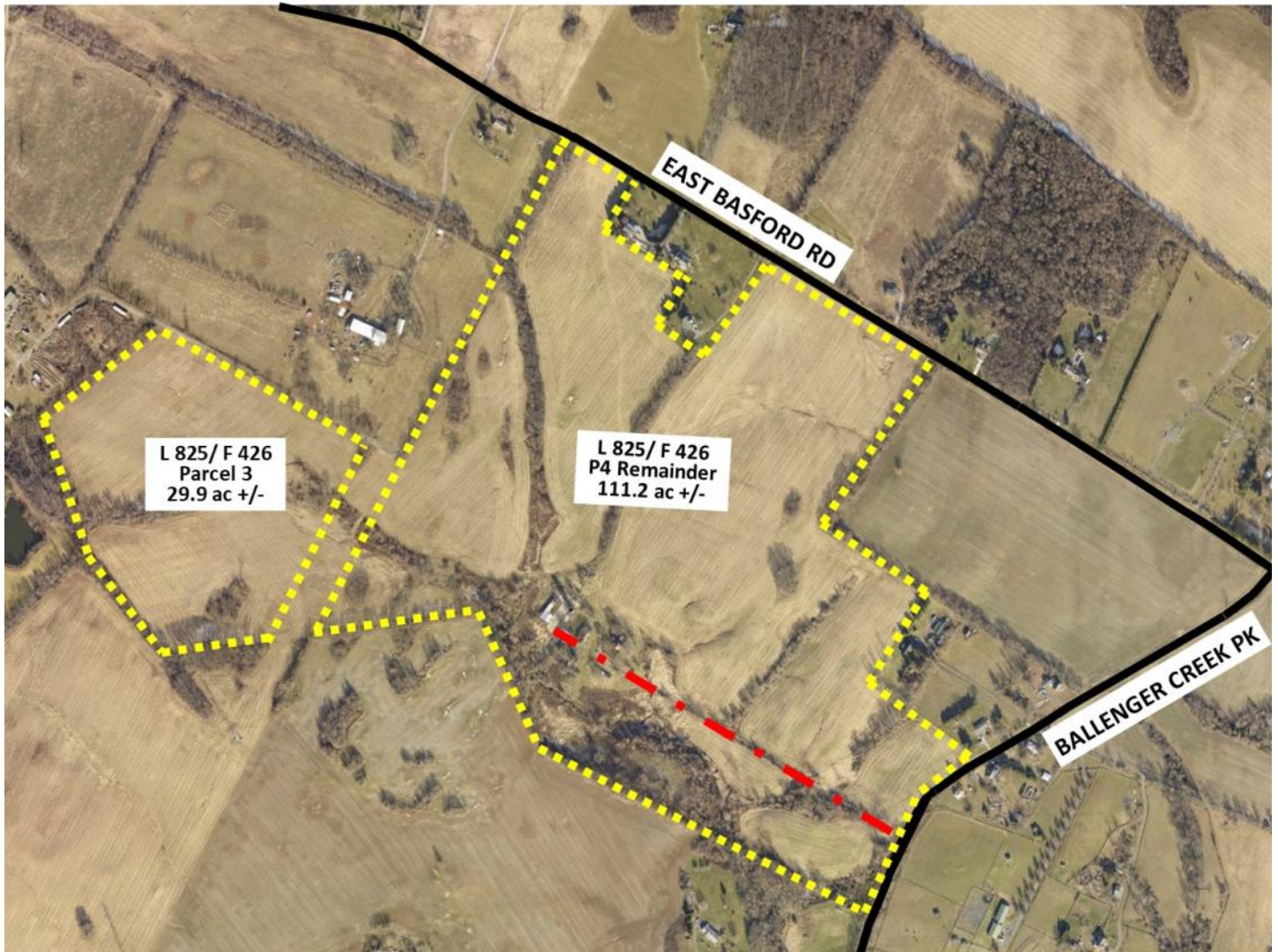


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AERIAL

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PERC APPROVED LETTER

FOR SALE 2518 Ballenger Creek Pike, Adamstown, MD 21710

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Frederick County Health Department

JAMES E. BOWES, M.D., M.P.H.
Health Officer, Frederick County

ENVIRONMENTAL HEALTH SERVICES
350 Montevue Lane
Frederick, Maryland 21702
Telephone: 301-694-1719

April 19, 2000

Eastalco Towne Limited Partnership
Mr. Jerry Ginsberg
6169 Executive Boulevard
Rockville, Maryland 20852

Re: East Basford Rd. Golf Course Site Plan
Tax Map 103 Parcel 38
146.4 Acres
File SP-321

Dear Mr. Ginsberg:

Soil evaluation and percolation tests were conducted by Health Department staff on the above-captioned property on March 27, 2000. The results were as follows (only acceptable rates listed for satisfactory sites):

<u>Site</u>	<u>Depth</u>	<u>Rate</u>
1 upper	8'	27 minutes
1 center	8'	13 "
2a upper	8'	27 "
2a center	8'	13 "
2b upper	3 1/2'	6 "
2b center	3 1/2'	30 "

On the basis of these tests, the sites appear to be acceptable for individual, underground sewage disposal; however, before the plan can be approved, the Health Department will require the following:

1. The acceptable tests for Site 1, 2a, and 2b must be field-located, shown on the plan and a septic area must be centered around them (see enclosed reference sketches).
The revised area must be aligned with the contours and must be staked for evaluation by field staff. Any existing wells within 100 feet of the property must be field located and shown on the plan.
2. Provide topography around the new septic areas. Remove disapproved septic areas from the revised plan.



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PHOTOS

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ZONING



FOR SALE 2518 Ballenger Creek Pike, Adamstown, MD 21710

Frederick County Zoning – Agricultural District (A)

The purpose of the Agricultural District 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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