

LAND AUCTION



141.27 AC± | 2 TRACTS | WICOMICO CO, MD

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/25/25 | **AUCTION TIME:** 10 AM ET

AUCTION HELD AT: HAMPTON INN & SUITES
304 PROSPERITY LANE, FRUITLAND, MD 21826

These two properties in Salisbury, Maryland, offer a combined 141.27+- acres of exceptional potential for farming, hunting, and development. Together, they feature roughly 88+- acres of tillable land and remaining acres of mature timber, providing an ideal habitat for hunting opportunities. Zoned A-1 with no conservation easements, the properties allow flexibility for farming, solar development, multiple home sites, or timber harvesting. The wooded acreage includes natural funnels and connects seamlessly to larger woods, enhancing privacy and wildlife appeal. Despite their seclusion, the properties are conveniently located near Salisbury's amenities, offering the perfect balance of rural tranquility and accessibility. These properties present endless opportunities for investment or personal use.

TRACT 1 DESCRIPTION

This exceptional property, located just off the bypass on Ward Road in Salisbury, presents a tremendous opportunity for farmers, developers, and hunters alike. Encompassing approximately 101.27+- acres, this land is a versatile mix of productive farmland and mature hardwood. Currently, the property features 67+- acres of cleared, tillable land, offering fertile soil ideal for various agricultural uses and has a proven track record of high productivity. The tillable ground is primarily Pepperbox-Rockawalkin complex and Rosedale loamy sand. The remaining 34 +/- acres are mixed mature hardwoods, adding to the property's natural beauty and providing timber harvesting opportunities. The timber soil is primarily a mixture of Longmarsh & Indiantown soil and Pepperbox-Rockawalkin complex. The property has no Conservation Easements restricting it. Cluster development in A-1 zoning is permitted, and there is potential to ask for six additional lots. Despite its tranquil setting, the property is only a few miles from the conveniences and amenities of Salisbury, making it an ideal location for multiple homesites, a private estate or solar development. Environmental constraints and 50% open space requirement, as well as health department review and approval, are part of the buyer's due diligence. With 2,156' +/- of road frontage on Ward Road, the property is easily accessible. The land's secluded pond, nestled within the wooded area, provides a serene spot for relaxation or fishing, creating a perfect retreat for families. The wooded acreage is a blend of mixed hardwoods and undergrowth creating ideal habitat for turkeys and deer. While walking the property, we discovered multiple scrapes, rubs, and well-worn trails, showcasing the presence of some truly special whitetail deer. For the outdoor enthusiast, this property offers exceptional hunting opportunities in addition to its agricultural and building potential. Whether you envision expanding the tillable acreage, hunting, or a private estate, this property on Ward Road offers endless possibilities. Its combination of fertile land, mature timber, residential or solar development potential, and natural beauty make it a rare find on Maryland's Eastern Shore. Don't miss this chance to own a remarkable piece of land in a prime location.

- Private
- 2,156' of road frontage
- Approximately 67+- acres of tillable
- 34+- acres of timber
- Zoned A-1, Cluster development is permitted
- Hunting Opportunities
- Pond

Deeded Acres: 101.27
Soil Types: Pepperbox-Rockawalkin complex, Rosedale loamy sand
Soil PI/NCCPI/CSR2: 49.6 NCCPI
CRP Acres/payment: No CRP
Taxes: \$344.05
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants rights for 2024
Survey needed?: No survey needed
Brief Legal: 101.27 Ac Nes Ward Rd Rt 221 Se Of Salisbury
PIDs: 08-011478
Lat/Lon: 38.3404/-75.5369
Zip Code: 21804

TRACT 2 DESCRIPTION

This 40-acre farm in Salisbury, Maryland, offers a unique combination of agricultural, recreational, and development potential. Accessed via a 15-foot deeded right-of-way dirt road off Mount Hermon Church Road, the property features 21+- acres of tillable ground and 7+- acres of timber, making it ideal for a variety of uses. The tillable acreage, recently planted in soybeans (2024), is primarily comprised of Rockawalkin loamy soil and Pepperbox-Rockawalkin complex soil, known for suitability for diverse agricultural practices. The wooded acreage is primarily a mixture of Zekiah silt loam and Pepperbox-Rockawalkin sand, with mature hardwoods and undergrowth that provide opportunities for timber harvesting and exceptional whitetail deer hunting. As you enter the timber, the land gradually slopes into a natural funnel, creating a travel corridor that deer instinctively use. This area then seamlessly elevates and connects to a larger body of timber, forming an exceptional habitat and offering a prime location for hunters. Zoned A-1, this property offers the potential for building your dream home, solar development, or expanded farming operations. With no conservation easements, buyers have the freedom to fully utilize the land to suit their needs, whether for personal, recreational, or investment purposes. Conveniently located near Salisbury, this property provides a tranquil, rural atmosphere while remaining accessible to modern amenities. Whether you're looking to establish a farming operation, build a private retreat, or invest in development potential, this farm offers a wealth of possibilities. Don't miss your chance to own a piece of Maryland's Eastern Shore with endless opportunities for growth and enjoyment.

- Private
- 15' Right of Way off Mt Hermon Church Road
- 21+- acres of tillable
- 7+- acres of timber
- Potential building lots
- Zoned A-1
- Hunting opportunities

Deeded Acres: 40.0
Soil Types: Rockawalkin loamy sand, Pepperbox-Rockawalkin complex
Soil PI/NCCPI/CSR2: 44.0 NCCPI
CRP Acres/payment: No CRP
Taxes: \$118.64
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2023/24
Survey needed?: No survey needed
Brief Legal: 40 Ac Mt Hermon Church Rd Se Of Salisbury
PIDs: 08-011486
Lat/Lon: 38.3447/-75.531
Zip Code: 21804



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.



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