

Snow Hill, Stockton, MD 21864
MLS #465431

Incredible location minutes from the bay, Wallops Island & Chincoteague. Beautiful land with rolling hills. Seller is offering 2 parcels totalling approx 94 Acres w/ 11 percs & approx 5025' road frontage. Fronts on both sides of Rt. 12/Snow Hill Road. *** PARCEL 91 *** approximately 51.3 acres, woodland and tillable *** PARCEL 92 *** is 41.3 acres, mainly woodland & a few acres of tillable land.

Contract Information

List Price 699,000

Location, Legal, Taxes & Expenses

MLS Area	24-08 Stockton	County	24 - Worcester
Subdivision	N/A	Fed Flood Ins Avail.	No
Elementary School	Snow Hill	Intermediate School	None
Middle School	Snow Hill	High School	Snow Hill
Legal Description	51.36 ACS; BOTH SIDES MD RD 12 PL; SURVEY OF MAE J PRYOR;		
County/Dist #/Acct #	24/08/004498	Zoning Code	A-1
Zoning Description	A		

General Property Description

Property Type	Farms	Year Built	2010
Lot Acres	94.16	Est. Dwelling SqFt	0
Bedrooms	0	Full Baths	0
Half Baths	0	Garage (# of Spaces)	0
Garage Type	None	Land Survey	No
Waterfront	No	Navigable Water	No
Waterview	No	Public Road	Yes

Remarks & Directions

Directions From Rt. 113, Snow Hill: South Rt.12/Snow Hill for 5.7 miles. [Farm approx 1 mi South of Girdletree Post Office]

Status Change Info

Status Active

Prepared by:

Doug Marshall

RE/MAX Premier Properties - Salisbury
2815 N. Salisbury Blvd. Ste A
Salisbury, MD 21801
doug@marshallauctions.com
<http://www.marshallauctions.com>

Details

Tax Data:	County: Worcester; District: 8; Account #: 4498; Map #: 86; Grid #: 4; Parcel #: 91; Liber: 5041; Folio: 409
Present Use:	Crops; Other
Buildings on Prop:	None
Architectural Design:	Other: N/A
Roofing:	Other: N/A
Foundation:	Other
Basement:	None
Water/Sewer:	Other
Primary Heat Type:	Other
Financing:	Conventional



Information is deemed to be reliable, but is not guaranteed. © 2010 MLS and FBS.

Prepared by Paul D Marshall on Friday, May 14, 2010 12:05 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.



PARCEL 91
40.8± ACRES

PARCEL 92
41.3± ACRES

PARCEL 91
10.5± ACRES

SNOW HILL ROAD

12



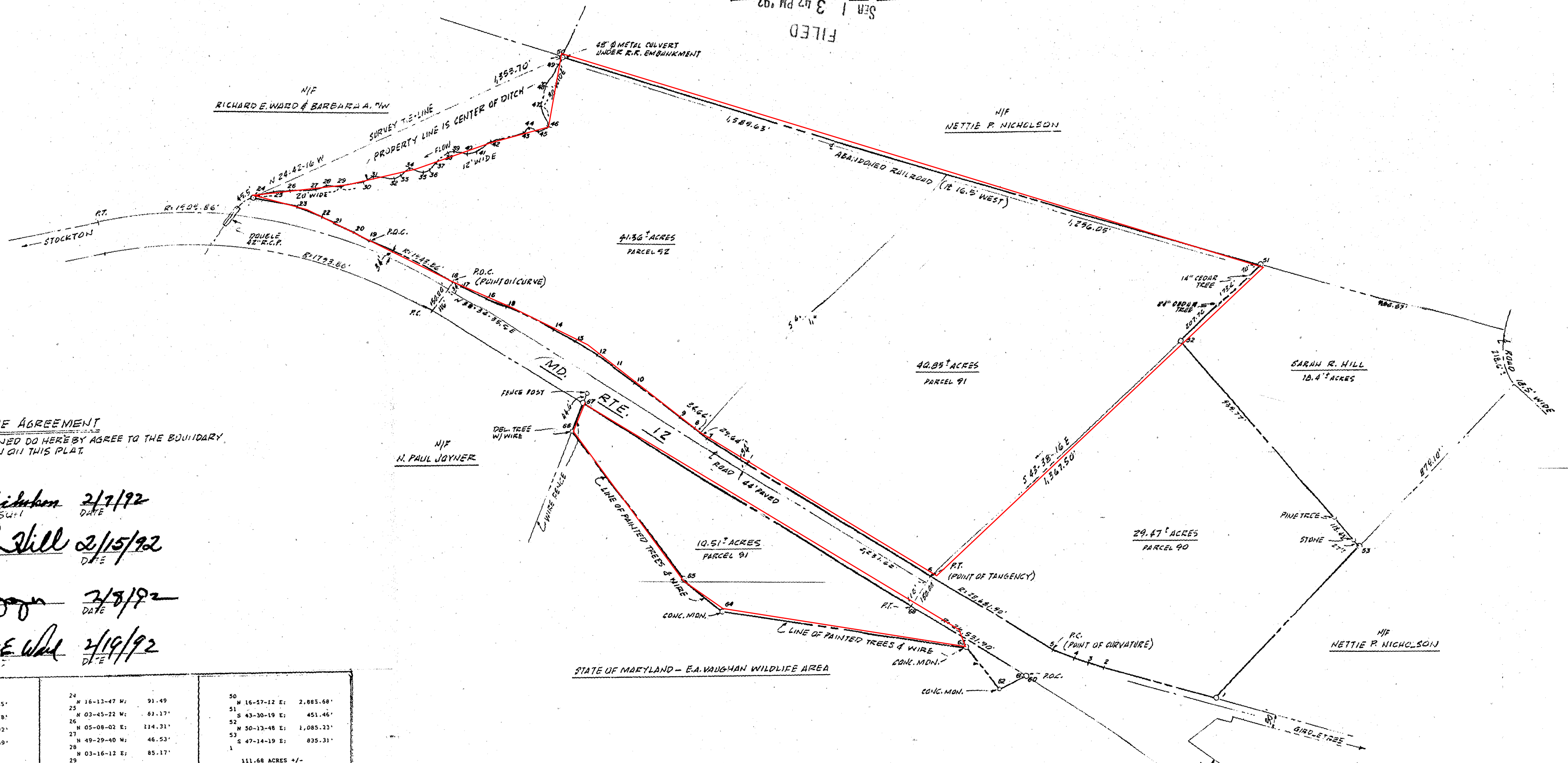
OUTLINES ARE APPROXIMATE

Prospective purchasers should verify the information to their own satisfaction.

R.H.O. 134/2

R.H.O. 134/2 ✓

FILED
SEN 1 3 47 PM '92
RICHARD M. GUTTEN
CLK. OF CT.
WOR. CO.



BOUNDARY LINE AGREEMENT
WE THE UNDERSIGNED DO HEREBY AGREE TO THE BOUNDARY LINES AS SHOWN ON THIS PLAT.

Nettie P. Nicholson 2/7/92
NETTIE P. NICHOLSON DATE

Sarah R. Hill 2/15/92
SARAH R. HILL DATE

N. Paul Joyner 2/8/92
N. PAUL JOYNER DATE

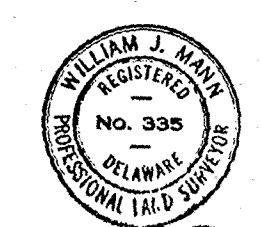
Richard E. Ward 2/19/92
RICHARD E. WARD DATE

STATE OF MARYLAND - E.A. VAUGHAN WILDLIFE AREA

SURVEY - LANDS OF
MAE J. PRYOR
EIGHTH ELECTION DISTRICT - WORCESTER COUNTY
STATE OF MARYLAND

122.19 ACRES - TO BE CONVEYED TO
BAR TRUST
Robert A. Poley trustee

1 S 14-59-39 W; 464.05'	24 N 16-13-47 W; 91.49'	50 N 16-57-12 E; 2,885.68'
2 S 19-26-55 W; 64.18'	25 N 03-45-22 W; 61.17'	51 S 43-30-19 E; 451.46'
3 S 19-10-01 W; 54.92'	26 N 05-08-02 E; 114.31'	52 N 50-13-48 E; 1,085.23'
4 S 23-20-10 W; 93.69'	27 N 49-29-40 W; 46.53'	53 S 47-14-19 E; 825.31'
5 Point of Curvature Curve to the Left 28.681, 90° Radius 561.50' Arc Distance Point of Tangency	28 N 03-16-12 E; 85.17'	1 111.68 ACRES +/-
6 S 32-34-36 W; 1,031.39'	29 N 13-13-15 W; 68.71'	60 S 16-32-44 E; 13.46'
7 S 37-55-57 W; 64.28'	30 N 24-02-54 W; 44.30'	61 S 26-57-44 E; 99.10'
8 S 38-35-08 W; 76.42'	31 N 02-46-00 E; 80.62'	62 S 53-20-27 W; 215.99'
9 S 37-55-57 W; 224.98'	32 N 31-22-04 W; 33.71'	63 N 09-06-47 W; 963.88'
10 S 38-51-14 W; 100.60'	33 N 33-07-33 W; 42.41'	64 S 39-12-59 W; 200.48'
11 S 34-17-42 W; 100.05'	34 N 12-56-59 E; 53.97'	65 S 53-57-23 W; 743.18'
12 S 32-34-36 W; 100.00'	35 N 05-42-15 W; 32.37'	66 N 67-39-49 W; 115.46'
13 S 29-42-51 W; 100.12'	36 N 62-35-58 W; 35.39'	67 N 32-34-36 E; 1,526.65'
14 S 27-26-02 W; 200.61'	37 N 35-07-51 W; 71.90'	68 Point of Curvature Curve to the Right 28,531.90' Radius 503.25' Arc Distance Point on Curve
15 S 26-05-37 W; 86.57'	38 N 11-47-34 W; 25.37'	60 10.51 ACRES +/-
16 S 26-27-40 W; 111.64'	39 N 09-53-01 E; 48.84'	
17 S 26-13-33 W; 36.45'	40 N 04-39-59 W; 36.43'	
18 Point on Curve Curve to the Left 1,943.86' Radius 370.25' Arc Distance Point on Curve	41 N 39-11-15 W; 76.95'	
19 S 27-29-23 W; 66.78'	42 N 19-26-03 W; 83.40'	
20 S 26-58-49 W; 68.11'	43 N 10-05-51 W; 72.53'	
21 S 24-08-55 W; 53.00'	44 N 17-38-15 E; 49.19'	
22 S 20-46-18 W; 104.24'	45 N 24-31-01 W; 36.64'	
23 S 09-59-59 W; 184.40'	46 N 80-52-56 W; 86.77'	
24	47 N 87-57-47 W; 75.51'	
	48 N 62-01-37 W; 96.55'	
	49 N 76-10-32 W; 36.82'	
	50	



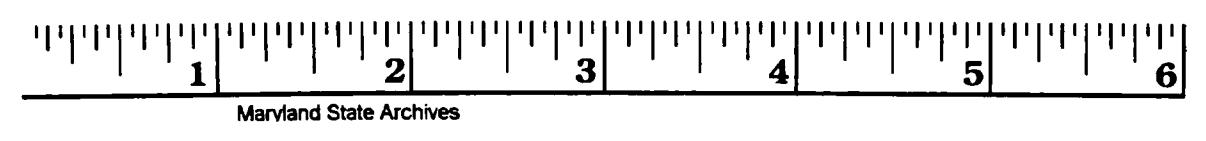
John L. Conner
JOHN L. CONNER MD. 206-B

William J. Mann
WILLIAM J. MANN DE. PLS. #335

MANN ASSOCIATES, INC.
Engineering-Surveying
P.O. Box 167
Rehoboth Beach, Delaware 19871

SCALE 1"=200' APPROVED BY [Signature] DRAWN BY WM
DATE FEB 1992 REVIEWED [Signature]

SKETCH NUMBER 1291-10



MSA CSU 2157-3522



Account Identifier: District - 08 Account Number - 004498

Owner Information

Owner Name: DANZI RICHARD A JR & JODI B DANZI Use: AGRICULTURAL
 Principal Residence: NO
 Mailing Address: 11026 PINEY ISLAND DR Deed Reference: 1) SVH/ 5041/ 409
 BISHOPVILLE MD 21813-1458 2) SVH/ 5041/ 406

Location & Structure Information

Premises Address: SNOW HILL ROAD STOCKTON 21864
 Legal Description: 51.36 ACS
 BOTH SIDES MD RD 12 PL
 SURVEY OF MAE J PRYOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	134002
86	4	91						2	Plat Ref:	

Special Tax Areas: Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		51.36 AC	

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value			Phase-in Assessments	As Of	As Of	As Of	PREFERRED LAND VALUE INCLUDED IN LAND VALUE
		As Of	As Of	As Of					
Land	19,580	19,580			01/01/2008	07/01/2009	07/01/2010		
Improvements:	0	0							
Total:	19,580	19,580	19,580	19,580					
Preferential Land:	19,580	19,580	19,580	19,580					

Transfer Information

Seller: KW SERVICING CORP	Date: 12/28/2007	Price: \$505,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: SVH/ 5041/ 409	Deed2: SVH/ 5041/ 406
Seller: GLEN ACRES LLC	Date: 11/20/2007	Price: \$730,000
Type: NOT ARMS-LENGTH	Deed1: SVH/ 5024/ 332	Deed2:
Seller: BAR RAB LLC	Date: 02/13/2006	Price: \$1,800,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: SVH/ 4641/ 423	Deed2: SVH/ 4509/ 592

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Exempt Class:

Special Tax Recapture:
 AGRICULTURAL TRANSFER TAX



Account Identifier: District - 08 Account Number - 004501

Owner Information

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 Principal Residence: NO
 Mailing Address: 11026 PINEY ISLAND DR Deed Reference: 1) SVH/ 5041/ 409
 BISHOPVILLE MD 21813-1458 2)

Location & Structure Information

Premises Address: SNOW HILL ROAD STOCKTON 21864
 Legal Description: 41.36 ACS
 W SIDE R-12 PL
 SURVEY OF MAE J PRYOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	134002
86	10	92						2	Plat Ref:	

Special Tax Areas: Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		41.36 AC	

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value			Phase-in Assessments	As Of	As Of	As Of	PREFERRED LAND VALUE INCLUDED IN LAND VALUE
		As Of	As Of	As Of					
		01/01/2008	07/01/2009	07/01/2010					
Land	19,900	19,900							
Improvements:	0	0							
Total:	19,900	19,900	19,900	19,900					
Preferential Land:	19,900	19,900	19,900	19,900					

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Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Exempt Class:

Special Tax Recapture: AGRICULTURAL TRANSFER TAX