

# MacRo<sup>LTD.</sup>

REAL ESTATE SERVICES<sup>TM</sup>



**FOR SALE**

**\$215,000**

**Masser Road, Frederick, Maryland 21702**

25 acre level agricultural building lot with some woods and a three bedroom sand mound approved perc. Just outside the northern boundary of the City of Frederick. Perfect for horses, small farm, vineyard, etc. Only 14 minutes to Thurmont and 16 minutes to downtown Frederick.



**ROCKY MACKINTOSH | OWNER / BROKER**

5300 Westview Drive, Suite 302  
Frederick, Maryland 21703  
Email: [rocky@macroltd.com](mailto:rocky@macroltd.com)

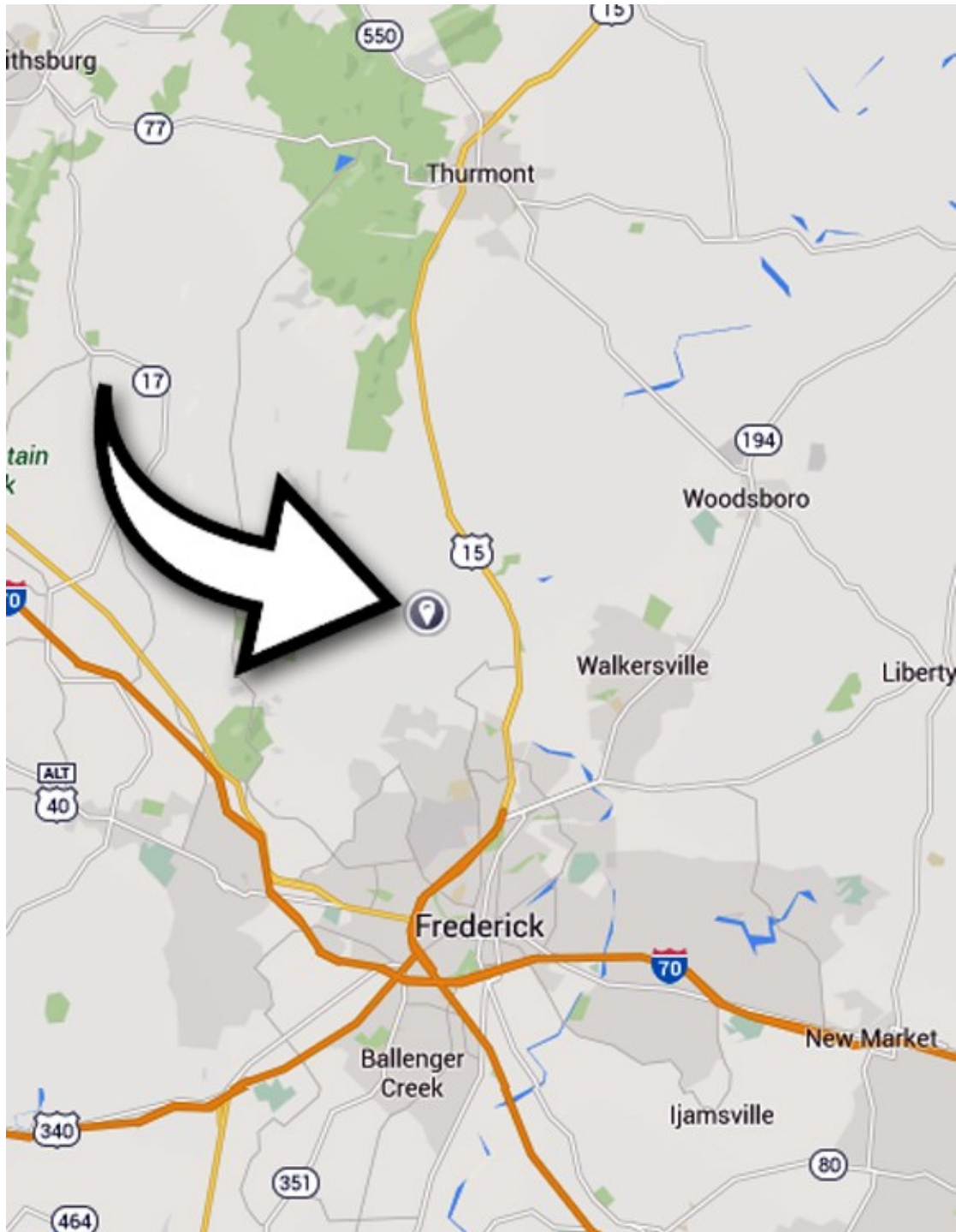
Mobile: 301-748-5655  
Phone: 301-698-9696 ext. 202  
Fax: 301-698-9571

Land & Commercial Real Estate Services | [www.macroltd.com](http://www.macroltd.com)

## PRESENTING

- LOCATION:** Masser Road, Frederick, Maryland
- LEGAL:** Tax Map 0048, Parcel 0041
- ZONING:** Frederick County Agricultural (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.
- ACREAGE:** 25.005 acres
- WATER:** 200 feet deep well & 25 gallons per minute (Oct 1993)
- SEWER:** Approved for a three bedroom sand mound type septic system (April 1991)
- PRICE:** \$215,000
- CONTACT:** **Rocky Mackintosh, Broker**  
Mobile: 301-748-5655  
Office: 301-698-9696 ext. 202  
Email: rocky@macroltd.com

## LOCATION MAP



*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.*



## PHOTOS



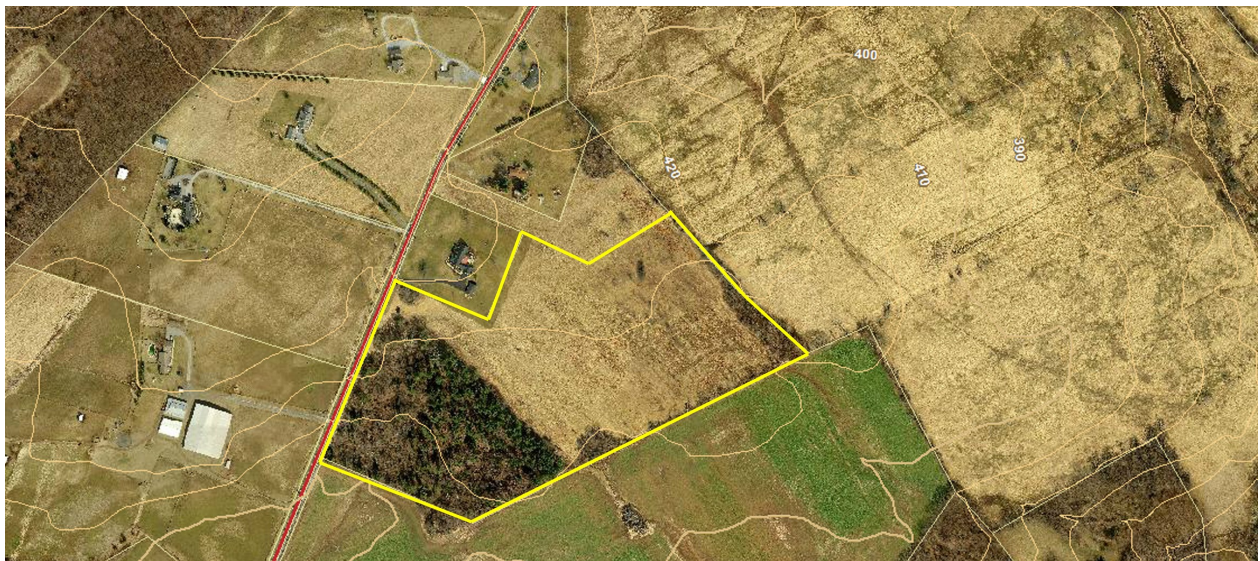
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## AERIAL



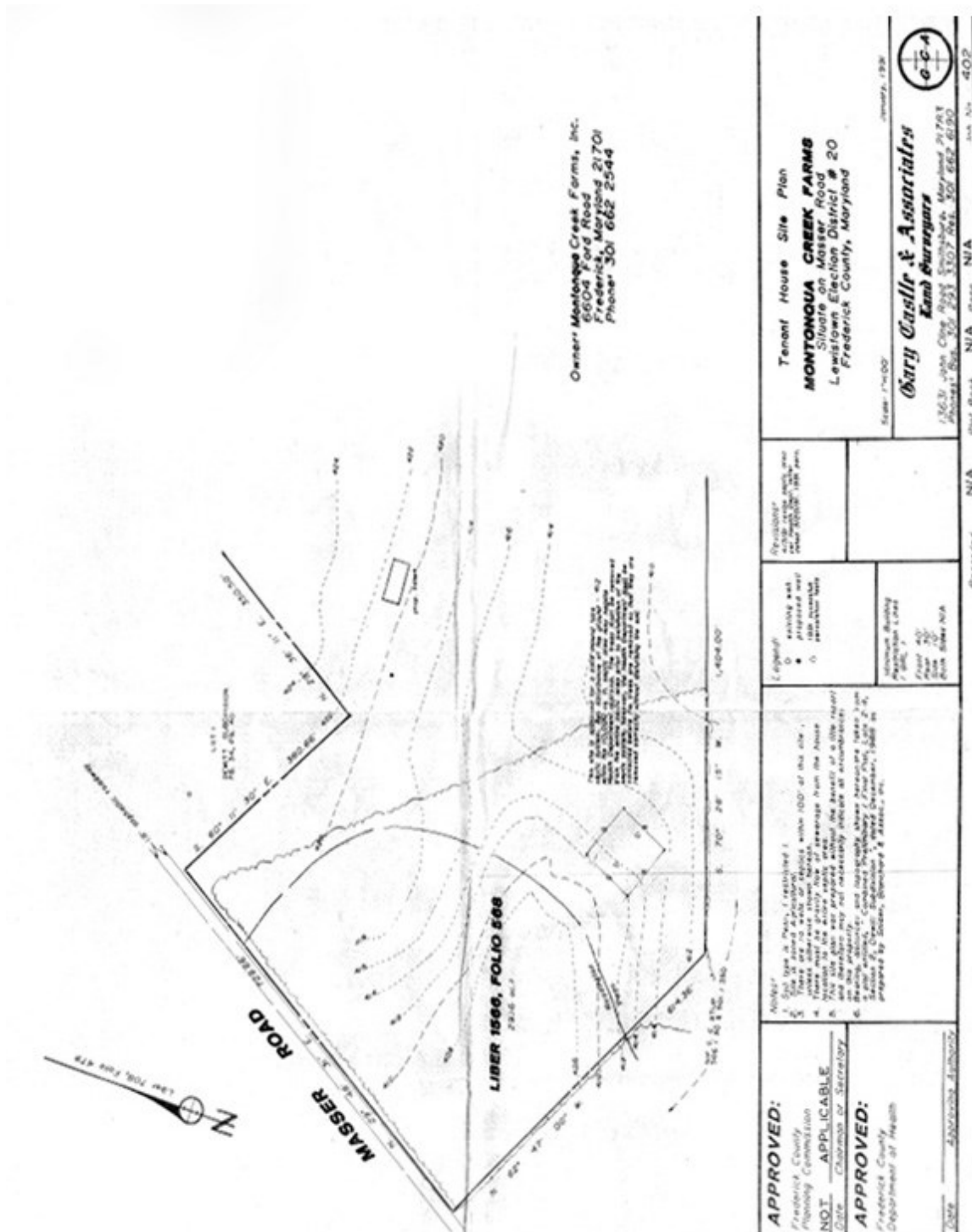
## TOPOGRAPHY



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## PLAT

### SHOWING SEPTIC FIELD AND PROPOSED HOUSE LOCATION



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## ZONING

### Frederick County Zoning – Agricultural (A)

#### Agricultural (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...