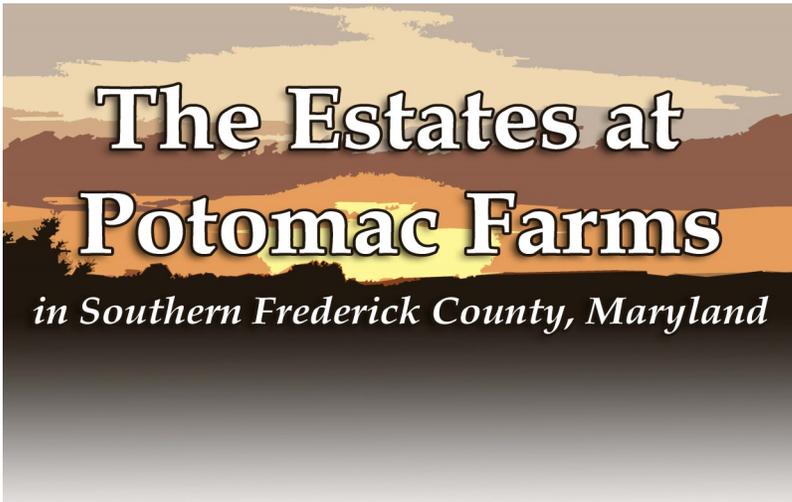


# FOR SALE

Buckeystown/Dickerson, Maryland



## The Estates at Potomac Farms - Last Remaining Homesite

Situated in Southern Frederick County, the Estates at Potomac Farms is an exclusive community featuring 11 custom home sites ranging in size from 2 to 12 acres. These rural residential estate lots are nestled on hilltops offering extraordinary 360-degree views of the Catoctin Mountains to the west and Sugarloaf Mountain to the east. Located just 4 miles beyond Buckeystown, 12 minutes from I-270 and a mile from the Chesapeake & Ohio Canal National Historical Park on the Potomac River.

### PRESENTING

- Location:** Intersection of Buckeystown Pike (MD 85) and Tuscarora-Dickerson Road (MD 28)
- Legal:** Tax Map 0109, Parcels 0071 and 0099
- Zoning:** Frederick County: 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. **Uses are restricted by covenants applicable to the community.**
- Utilities:** Private Well and Septic on each lot
- Electric:** Potomac Edison underground to each lot
- Telephone:** Verizon landlines underground to each lot
- Internet:** Wireless High Speed Internet available from Sugarloaf Network Systems, LLC (info included)
- Common Elements:** The community does NOT have a homeowners or community association. Portions of each driveway and the entrance features require lot owners of each section to share in maintenance.
- School Districts:** High: Tuscarora High      Middle: Ballenger Creek Middle      Elementary: Carroll Manor Elementary
- Contact:** Ashleigh Kiggans  
Vice President  
Office: 301-698-9696 ext. 205  
Mobile: 703-507-1069  
Email: ashleigh@macro ltd.com

*Disclosure: Earl M. Mackintosh, III (Seller) is the Broker of record of MacRo, Ltd, the Realtor representing the Seller.*

*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.*

# LOT INFORMATION

FOR SALE The Estates at Potomac Farms - Buckeystown/Dickerson, Maryland



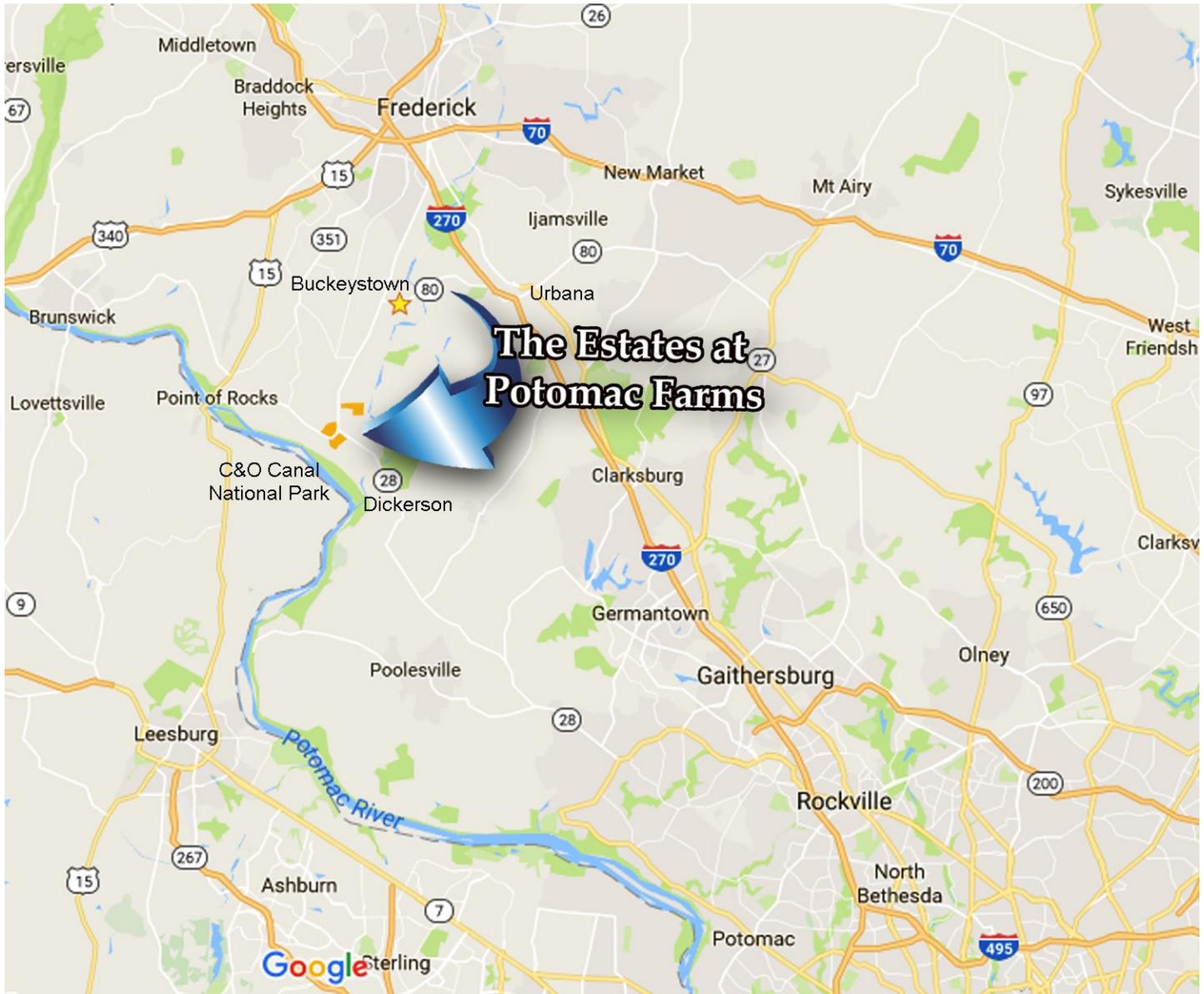
<u>Number</u>	<u>Street Address</u>	<u>Acres</u>	<u>Bedrooms</u> <u>(excluding dens)</u>	<u>Price</u>	<u>Well Yield</u>	
					<u>GPM</u>	<u>Depth</u>
LOT 101	1191 Buckeystown Pike	5.22	3	<b>SOLD</b>	12.0	150'
LOT 102	1183 Buckeystown Pike	4.36	4	<b>SOLD</b>	12.0	125'
LOT 103	1175 Buckeystown Pike	2.61	4	<b>WITHHELD</b>	12.0	175'
LOT 201	5742 Tuscarora Road	6.38	5	<b>SOLD</b>	4.0	375'
LOT 202	5748 Tuscarora Road	3.94	5	<b>SOLD</b>	12.0	300'
LOT 203	5754 Tuscarora Road	7.60	6	<b>SOLD</b>	7.5	300'
LOT 204	5760 Tuscarora Road	12.18	4	<b>SOLD</b>	6.0	300'
LOT 301	5745 Tuscarora Road	2.69	5	<b>SOLD</b>	5.0	420'
LOT 302	5749 Tuscarora Road	1.99	4	<b>SOLD</b>	10.0	210'
LOT 303	5753 Tuscarora Road	1.80	4	<b>SOLD</b>	10.0	196'
LOT 304	5759 Tuscarora Road	7.56	4	<b>SOLD</b>	10.0	175'

*All prices are subject to change without notice  
Approximate lot sizes*

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# LOCATION MAP

FOR SALE The Estates at Potomac Farms - Buckeystown/Dickerson, Maryland



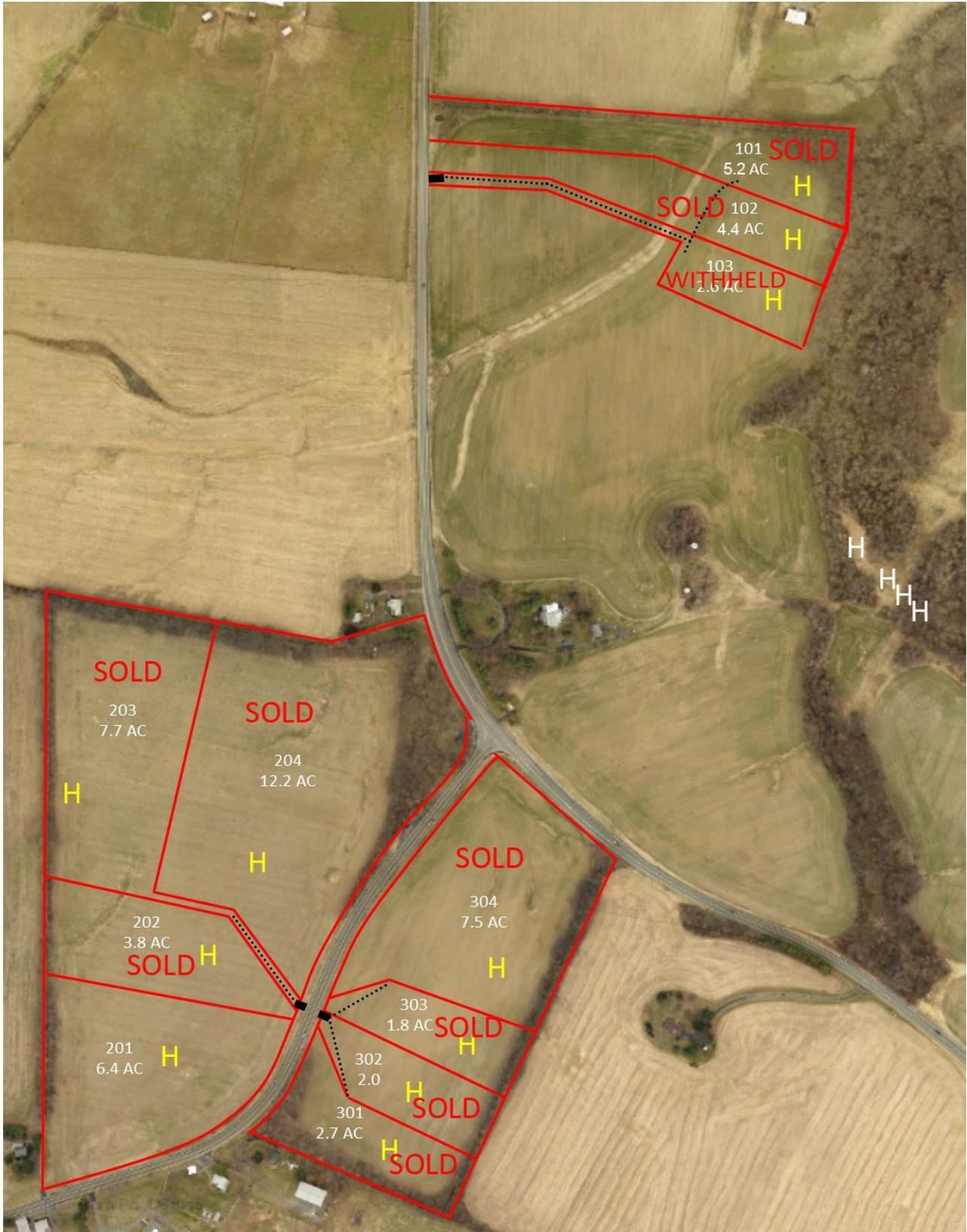
**Located at the intersection of MD RT 85/Buckeystown Pike & MD RT 28/Tuscarora-Dickerson Road  
in Southern Frederick County, Maryland**

- ⇒ 15 minutes to downtown Frederick, MD
- ⇒ 22 minutes to Leesburg, VA
- ⇒ 25 minutes to Gaithersburg, MD
- ⇒ 3 minutes to the MARC Train Station in Point of Rocks
- ⇒ Less than one mile to the C&O Canal National Park
- ⇒ 12 minutes to I-270 Exits 31 Frederick or 26 Urbana
- ⇒ 12 minutes to a variety of shopping and entertainment
- ⇒ 35 minutes to the Washington Capital Beltway

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# AERIAL

FOR SALE The Estates at Potomac Farms - Buckeystown/Dickerson, Maryland



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# PHOTOS

FOR SALE The Estates at Potomac Farms - Buckeystown/Dickerson, Maryland

**MacRo**<sup>LTD.</sup>  
COMMERCIAL REAL ESTATE™

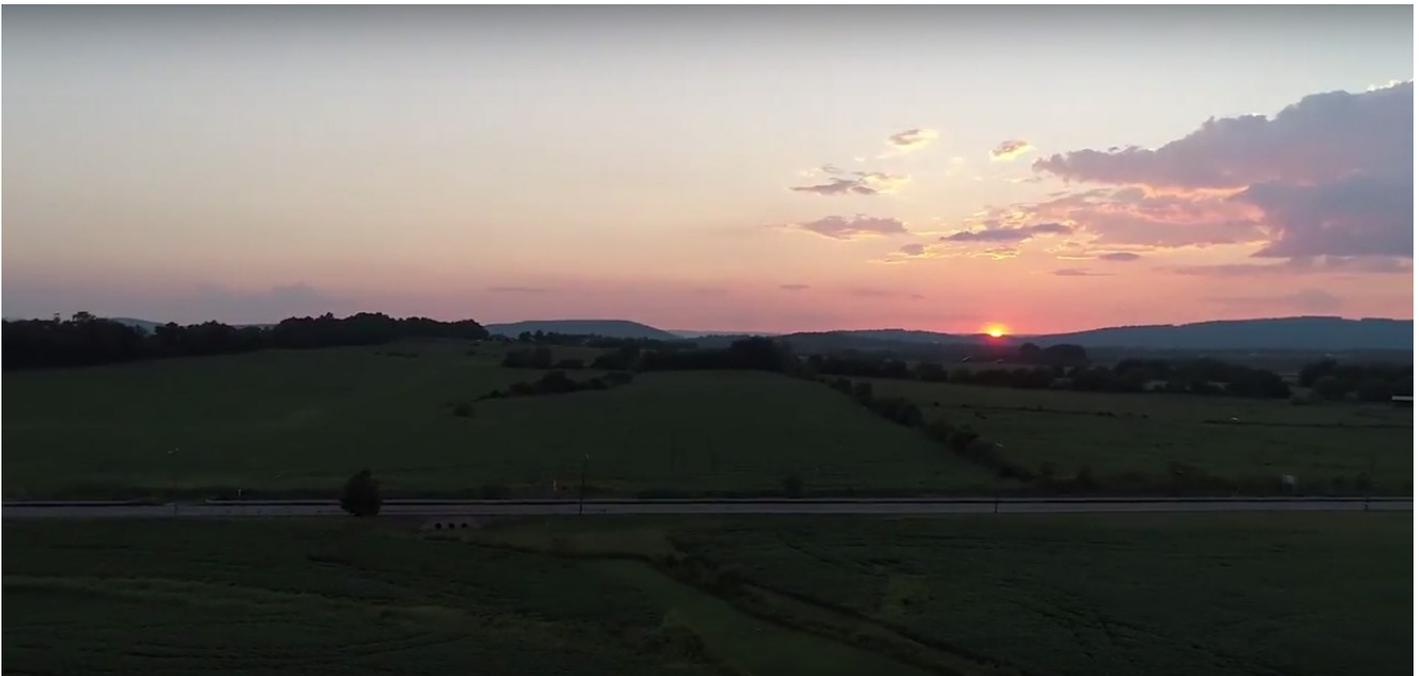


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# PHOTOS (Continued)

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# HIGH SPEED INTERNET

FOR SALE The Estates at Potomac Farms - Buckeystown/Dickerson, Maryland



Sugarloaf Network Systems, LLC has provided high speed Internet services to home owners and small business owners in Frederick, Montgomery, and Loudoun counties since 2001. We pride ourselves in offering reliable, competitively priced Internet connections for rural communities. Our exclusive FiberWave equipment uses state-of-the-art fiber optic and fixed wireless technologies to bring lightning fast Internet to your location day or night, rain or shine. We offer our standard Internet packages at speeds up to 20 Mbps, and can custom tailor speeds up to 50 Mbps.

All lots within **The Estates at Potomac Farms** will be offered high speed Internet by Sugarloaf Network Systems both during and after home construction. Your contractor may wish to have a live Wi-Fi connection available during some or all phases of the building process. Our network design engineers can assist you and your contractor in selecting the optimal type of wireless antennas and Internet wiring for your new home and we will walk you through the options for setting up complete wireless coverage for your home, barn, pool, outdoor riding arena, etc. Our Internet services support speeds that allow streaming video for television (DirecTV, Dish, etc.) and movies (Netflix, Amazon Primes, etc.), and we specialize in setting up video cameras for security and viewing of livestock.

There are no data caps on our Internet service and we require no long term contracts. Equipment installation ranges from \$100 - \$250 depending on the type of equipment required and the complexity of the installation.

The developer provides this information as a local service that is available to this community; however, Lot Purchasers are under no obligation to contract with this service provider.

If you have questions regarding Sugarloaf Internet and networking services, please visit our web site below, or call the owner of the company, Jim Snider, at 301-775-5840.

[www.sugarloafnet.com](http://www.sugarloafnet.com)

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