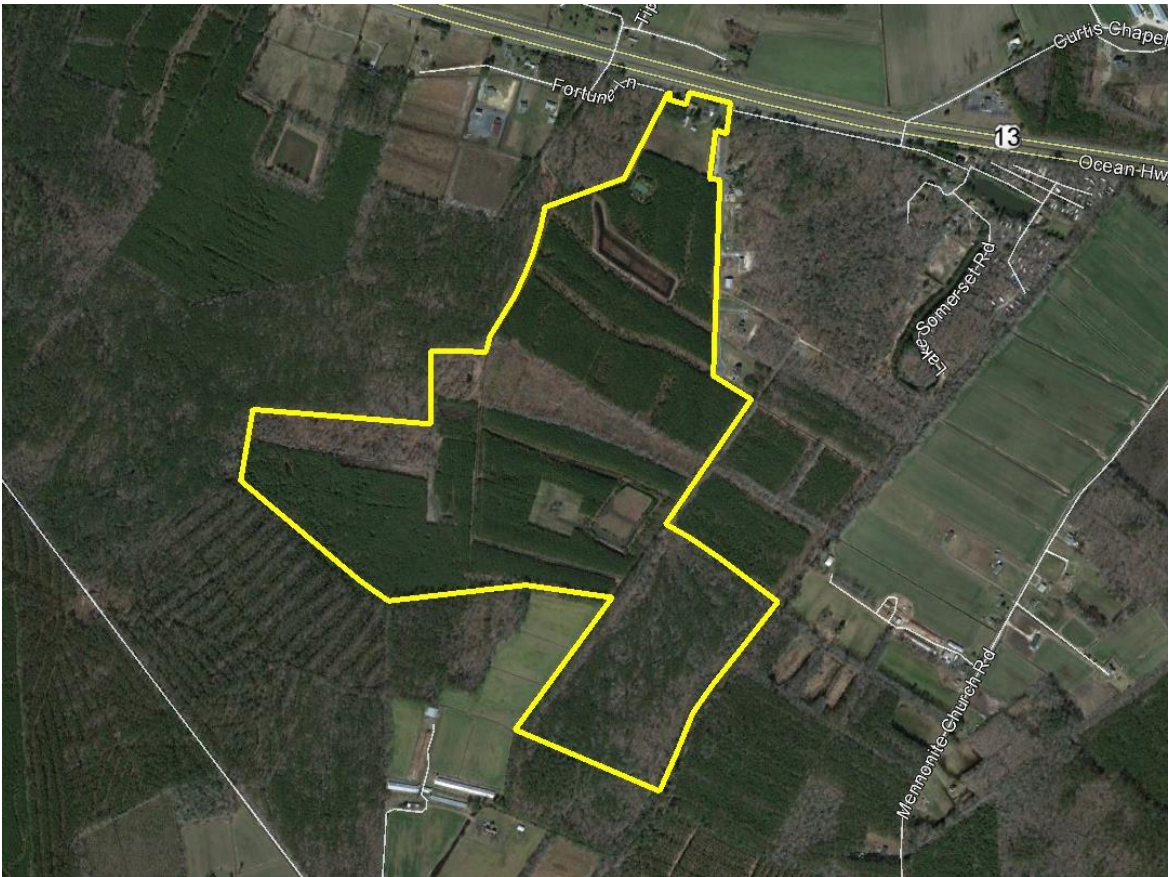


# THE LAND GROUP

## Lake Somerset Timber

8686 Lake Somerset Rd, Westover, MD 21871



Doug Williams

doug@thelandgroup.us

410-726-1831

150 West Market Street, Suite 102 | Salisbury, MD 21801 | [www.thelandgroup.us](http://www.thelandgroup.us)

**We Sell  
Dirt.**

# THE LAND GROUP



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8686 Lake Somerset Rd, Westover, MD 21871

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## PROPERTY OVERVIEW

**TOTAL ACREAGE:** 176.33

**COUNTY:** Somerset

:

**SALE PRICE:** 565,000

176.33+- acres in four parcels with quality whitetail hunting opportunities!

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## PROPERTY DESCRIPTION

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176.33+- acres in four parcels with quality whitetail hunting opportunities! Recent survey on record with portion of property currently in CREP Easement. Diverse stands of timber from pine, mixed pine and hardwood to recent cut-over. Numerous food plots cleared in prime locations on the tract with shooting lanes maintained and ready for deer season! Two ponds with seasonal grasses surrounding providing perfect wildlife habitat. Access roads throughout entire property. Parcel 129 (20+- acres) located in middle of property is not subject to an easement and previously had approved percs and is suitable for your dream home or lodge! Property comes with two residential dwellings with frontage along Rt 13. Homes are being sold AS IS. Potential for income with renovation and rental of both homes.

*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.*

**Doug Williams**

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