

THE LAND GROUP

Hog Island Farm

Preston, MD



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**We Sell
Dirt.**

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PROPERTY OVERVIEW

TOTAL ACREAGE: 89 Acres
COUNTY: Caroline
PRICE PER ACRE: \$5,560
SALE PRICE: **\$445,000**

Farmland totaling +/- 89 acres including +/- 71 tillable acres and +/- 18 wooded acres on Hog Island Road in Preston, MD. Mill ponds adjacent to creek provide habitat for wintering waterfowl. Abundant deer and turkey. Strong hunting lease income. No conservation restrictions. Good potential to build a home or lodge. Farm is Organic Status with rent AG rent of \$200 per acre. Growing corn for poultry industry.