

LAND AUCTION



134 AC± | 2 TRACTS | GARRETT CO, MD

ABSOLUTE AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 7/1/25 **AUCTION TIME:** 3 PM ET

AUCTION HELD AT: ON-SITE, 3287 MAYNARDIER RIDGE ROAD, GRANTSVILLE, MD 21536

PROPERTY PREVIEW: 6/19/25 | 5 TO 7 PM AND 6/22/25 | 1 TO 3 PM

Farmhouse Estate on Expansive Acreage Near Deep Creek Lake

Step into timeless elegance with this stately 1875 manor-style farmhouse, renovated in 2012, to offer the perfect blend of historic charm and modern luxury. Encompassing approximately 6,000 square feet, this grand residence features 6 bedrooms and 4.5 bathrooms. An attached garage with heated floors adds everyday convenience, while the surrounding land delivers a rural lifestyle. The well-established trail system encircling the perimeter is ideal for horseback riding, ATV rides, access to tree stands, and all without having to open or close any pasture gates.

Equestrian and agricultural amenities include:

Two 60 x 100 storage buildings, one designated for hay and equipment, and the other an insulated shop ready for year-round use.

A third outbuilding equipped with 8 horse stalls, a heated wash stall, and a tack room.

The land previously supported about 200 head of cattle.

Whether you're looking for a working farm, a recreational retreat, or a multi-use investment, this property is full of opportunity. With approximately half a mile of road frontage and an easement via Jenny Drive, there's potential to subdivide and further develop the property. All of this is just a 20-minute drive from the recreation and dining of Deep Creek Lake. A rare opportunity to own a piece of Garrett County with the functionality and space for whatever your vision holds.

TRACT 1 DESCRIPTION:

Built in 1885 and renovated in 2012, this stunning, approximately 6,000 square-foot manor-style farmhouse is set on 7 acres with open pasture and blends old-world character with today's comforts. With 6 bedrooms, 4.5 bathrooms, there's plenty of room for family, guests, or entertaining on a grand scale.

Inside, you'll find gorgeous hardwood floors, granite countertops, and two cozy fireplaces – one wood-burning and one gas – perfect for creating a warm, welcoming atmosphere year-round. The layout offers plenty of space to live, work, and entertain, featuring a bright sunroom, private office, and full theater room for movie nights at home.

The kitchen is built to impress with premium finishes, while the open living areas provide a great flow and functionality. The attached garage has heated floors, and the home is powered by a high-efficiency geothermal system – a smart, eco-friendly touch.

Whether you're looking for a forever home with character or a spacious countryside retreat, this home offers the best of both worlds – historic detail, modern upgrades, and room to breathe.

TRACT 2 DESCRIPTION:

This expansive 127-acre property offers the perfect blend of agricultural functionality, recreational opportunity, and future development potential. Whether you're looking for a working farm, a private retreat, or land with room to grow, this one checks all of the boxes.

The property features three well-maintained auxiliary barns:

Two approximately 60x100 each, one formerly used for hay and equipment storage, and the other as an insulated shop – ideal for year-round projects or storage.

A third outbuilding outfitted for equestrian use with 8 horse stalls, a heated wash stall, and a tack room.

With a history of supporting about 200 head of cattle, the land is well-suited for a variety of agricultural uses. The property provides an established trail system around its perimeter, ideal for side-by-sides, horseback riding, or accessing hunting stands. Multiple tree stands are already in place, making this a hunter's paradise with abundant deer activity and excellent recreational potential.

With road access and subdivision potential, the opportunities here are wide open – whether you want to keep it all to yourself or explore development options down the line.



Tract #:	2
Deeded Acres:	127±
FSA Farmland Acres:	93.28±
Soil Types:	Cookport channery loam, Gilpin channery silt loam, Ernest silt loam
Soil PI/NCCPI/CSR2:	NCCPI 30
CRP Acres/payment:	No CRP
Taxes:	\$3,059.37
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Possession at closing
Survey needed?:	No survey needed
Brief Legal:	127 AC W/S Maynardier Ridge Rd Maynardier Ridge
PIDs:	12090809, 1212005369
Lat/Lon:	39.6209, -79.18513
Zip Code:	21536

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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**ABSOLUTE
AUCTION**

TRACT 2
127
ACRES ±

TRACT 1
7
ACRES ±

BEAR HILL RD

134 AC± | 2 TRACTS | GARRETT CO, MD

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