

DELAWARE MATERIALS PROPERTY
482 SHAWS CORNER ROAD, DOVER, KENT COUNTY, DELAWARE 19901
OFFICE FILE #28010 * MLS # 5940498



REDUCED SALE PRICE \$ 895,000 * \$ 6,172 +/- PER ACRE

145 +/- Acre Working Borrow Pit 5 Miles from Dover Delaware
Recent Subsurface Reports Show Quality Material Available
60 +/- Acres for Mining, 65 Acres of Water and 20 Acres of Upland
Minor Sub-Division Possible after Reclamation
Recent Appraisals, Geotechnical and Sub Surface Reports Available

**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION
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**Shaws Corner Road Property
Dover, Kent County, Delaware**

PROPERTY ADDRESS: 482 Shaws Corner Road
Dover, Delaware 19901

COUNTY: Kent

DESCRIPTION: 145 +/- Acres for Total Parcel

- 65 +/- Acre Pond
- 20 +/- Acres of Woodlands
- 60 +/- Acres Available for Mining

TAX ID #: ED-05-055.00-01-0400

ZONING: A/R – (Agricultural / Residential) Kent County

CURRENT USE: Borrow Pit

TAX ASSESSMENT: \$73,900 (Total tax bill for 2010 = \$1,699.78)

UTILITIES: Delaware Co-Op (Electric service provider)

WATER AND SEWER: Private Well and Septic

INTERNET PROVIDER: Verizon DSL

DRIVING DISTANCE: To DE Route 13 at DE Route 42 = 5 Miles
To DE Route 1 at Scarborough Rd = 7 Miles

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482 Shaws Corner Rd
Dover, Kent County, Delaware 19901
September 1, 2011

Tax Map Identification ED00-05500-01-0404

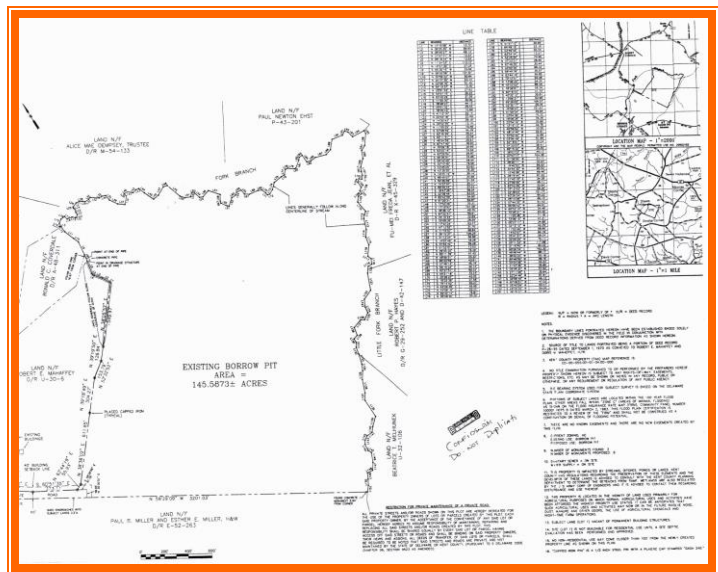
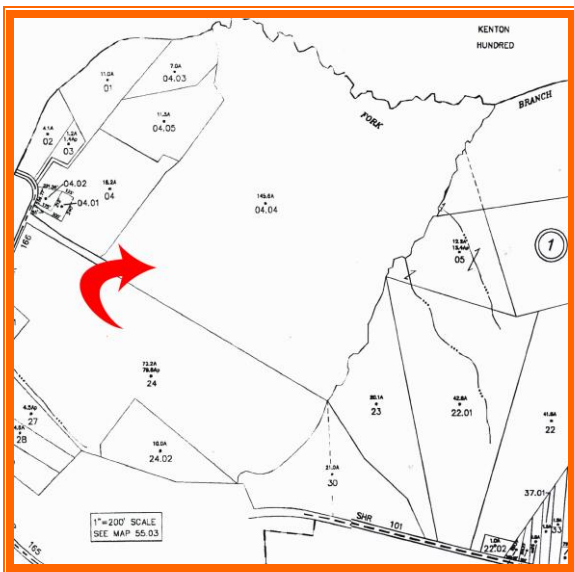
Deed Reference D5893-34

Zoning A-R, Kent County

Upland land area	3,484,800	sq ft +/-	80 +/- Acres
Water Area	2,831,400	sq ft +/-	65 +/- Acres
Total Land Area	6,316,200	sq ft +/-	145 +/- Acres

County Tax Assessment	\$73,900.000
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TOTAL PROPERTY TAX	\$1,700
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For Additional Information Contact:

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