



555 East Lookerman St.  
Dover, Delaware 19901

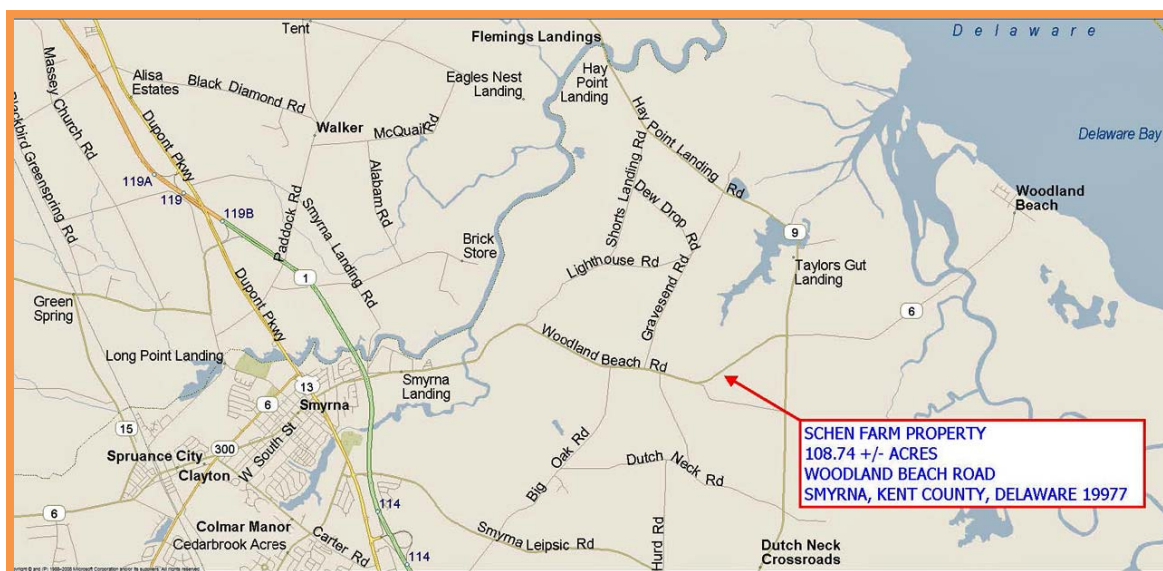
Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

**SCHEN FARM PROPERTY**  
**WOODLAND BEACH ROAD \* SMYRNA, KENT COUNTY, DELA 19977**  
**OFFICE FILE # 214218 \* MLS # 6491742**



**SALE PRICE \$783,000 \* \$7,200 +/- PER ACRE LAND AREA**



**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS.**  
**ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED.**  
**PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED.**  
**LISTING BROKERAGE REPRESENTS SELLER \* PAGE 1 OF 4 PAGES**

**Tax Map Identification** DC00 - 012.00 - 01 - 075.00

**Deed Reference** W - 28 - 435

**Zoning** AC, AGRICULTURE CONSERVATION, KENT COUNTY

**Census Tract** 402.03

**Flood Hazard Map** 10001C0067J; Zone X; JULY 7, 2014

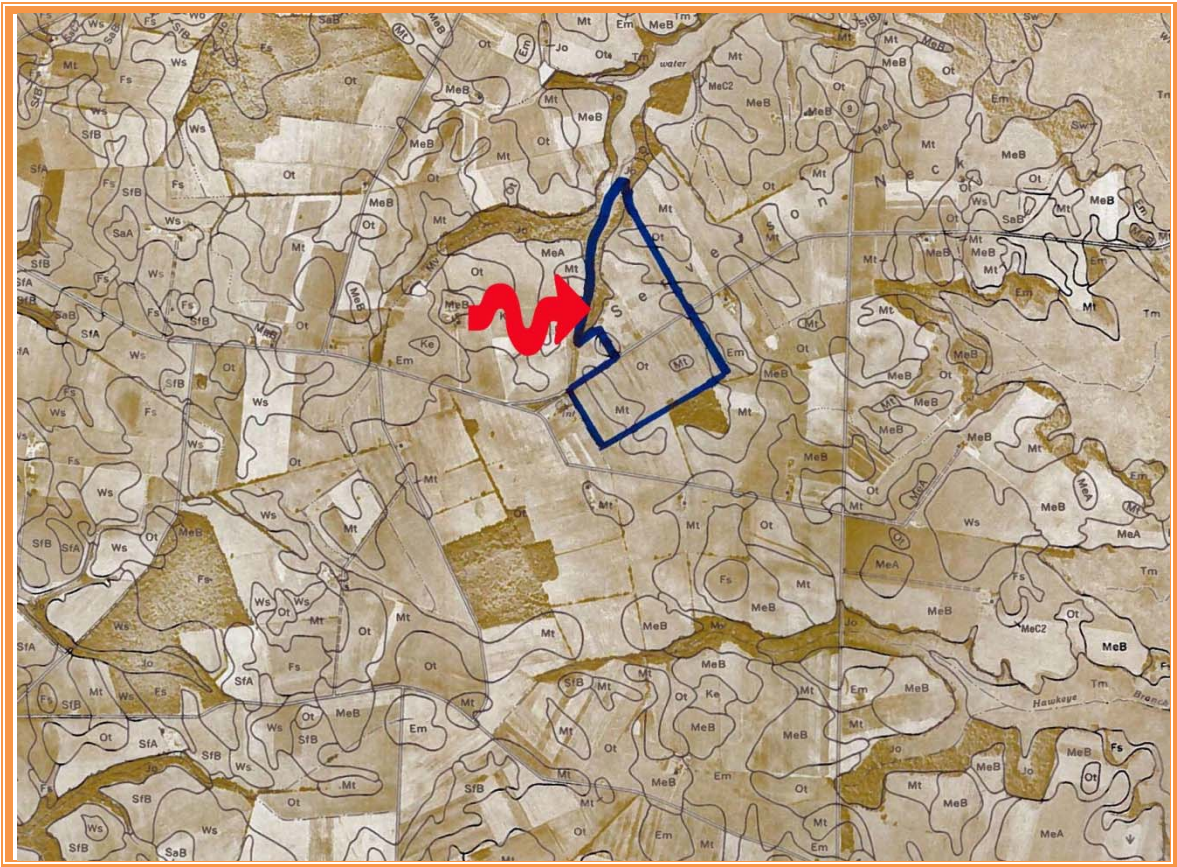
<b>Land Area</b>		4,736,889	sq ft +/-	108.744	acres +/-
<b>Frontage</b>	UNKNOWN	ft +/-			
<b>Depth</b>	UNKNOWN	ft +/-			

<b>TILLABLE ACREAGE</b>	74.75	acres +/-	68.74%
-------------------------	-------	-----------	--------

<b>City Tax Assessment</b>	<b>Per Acre</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Acre</b>
\$0	\$0.00	\$0.650	\$0.00	\$0.0000

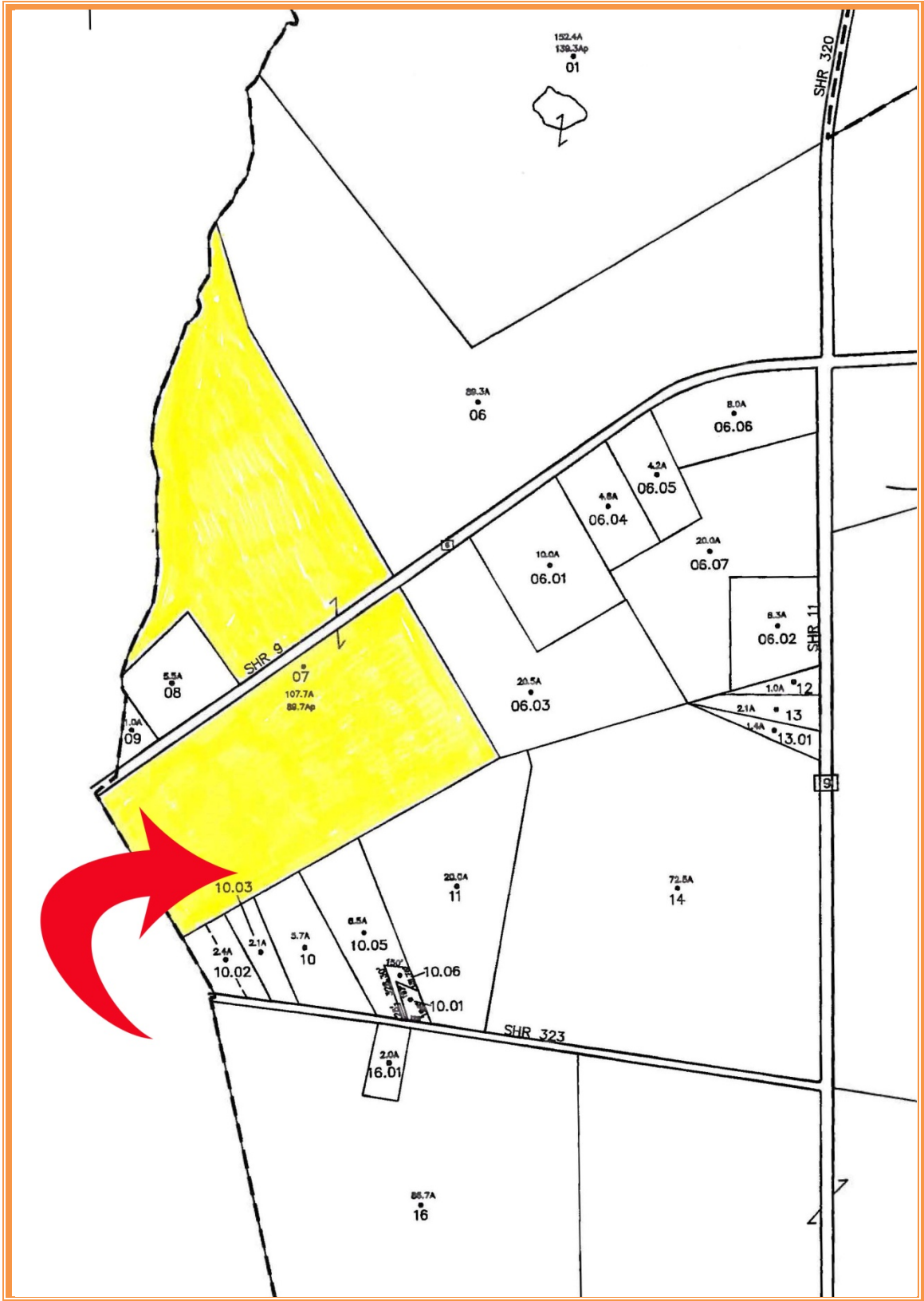
<b>County Tax Assessment</b>	<b>Per Acre</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Acre</b>
\$37,100	\$341.17	\$2.1135	\$784.11	\$7.2106

<b>TOTAL PROPERTY TAX</b>		\$784.11	\$7.2106
---------------------------	--	----------	----------

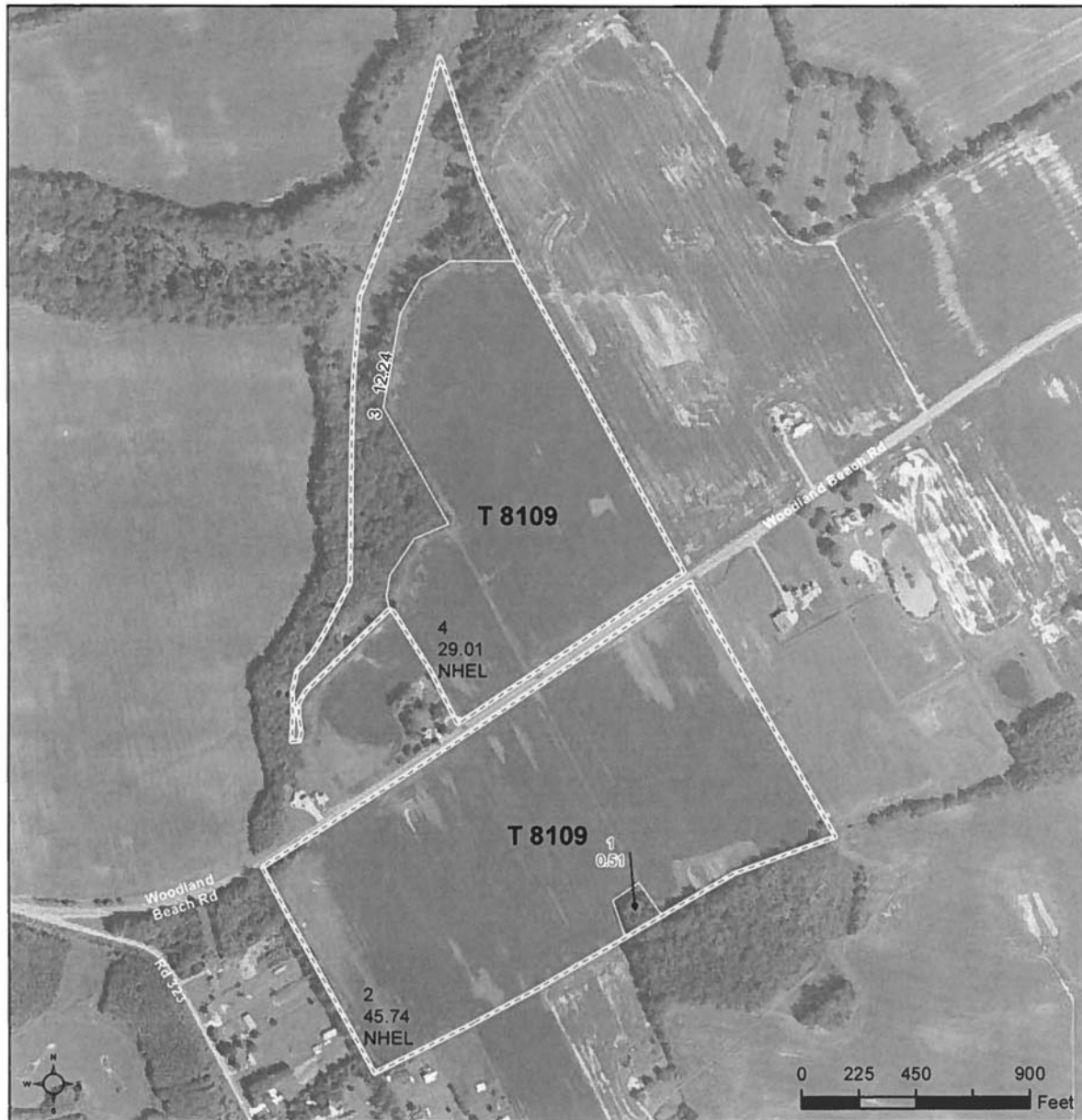


ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS.  
ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED.  
PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED.  
LISTING BROKERAGE REPRESENTS SELLER \* PAGE 2 OF 4 PAGES





ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS.  
ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED.  
PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED.  
LISTING BROKERAGE REPRESENTS SELLER \* PAGE 3 OF 4 PAGES



Common Land Unit Tract Boundary

Cropland  
 Non-Cropland

Wetland Determination Identifiers

● Restricted Use  
▽ Limited Restrictions  
□ Exempt from Conservation  
□ Compliance Provisions

Tract Cropland Total: 74.75 acres

2015 Program Year

Map Created October 09, 2014

Farm 5333

Tract 8109

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS.  
ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED.  
PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED.  
LISTING BROKERAGE REPRESENTS SELLER \* PAGE 4 OF 4 PAGES