



BERGOLD EDGEWATER FARM PROPERTY
EDGEWATER FARM LANE, DOVER, KENT COUNTY, DELAWARE 19901

OFFICE FILE# 215250 MLS# 6739258

FOR SALE

274.20 ACRE FARM NEAR DOVER, KENT COUNTY, DELAWARE



SALE PRICE \$ 1,400,000 * \$ 5,106 +/- PER ACRE

CROP FARM / HUNTING FARM IN AGLAND PRESERVATION

ADJACENT TO STATE AND FEDERAL WILDLIFE AREAS

WATER FRONTAGE ON HERRING BRANCH

3 NATURAL AND 3+ FLOODED PONDS

LOCATED 5 MILES EAST OF DOVER DELAWARE

**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION
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PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.
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BERGOLD EDGEWATER FARM
EDGEWATER FARM LANE
DOVER, KENT COUNTY DELAWARE
March 1, 2016

Tax Map Identification 4-00-05900-01-2100

Deed Reference D413-044
Y050-294
WX06-023

Zoning PDR - FARMLAND PRESERVATION
Kent County, DE

Total Land Area 274.20 +/- Acres
Tillable land 131.37 +/- Acres
Marsh Land 142.83 +/- Acres

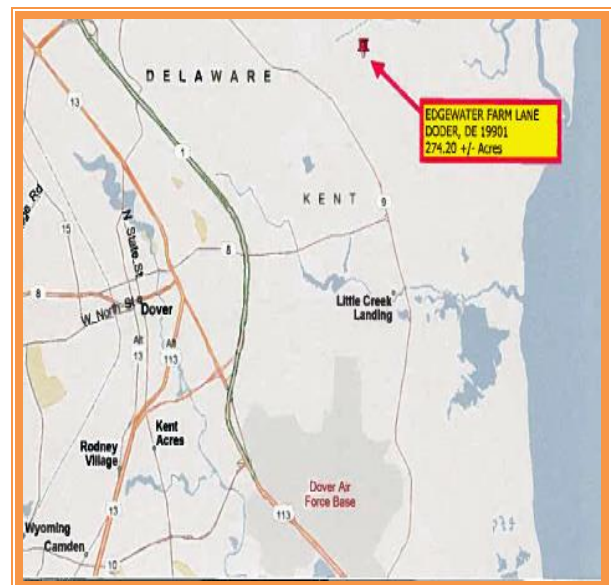
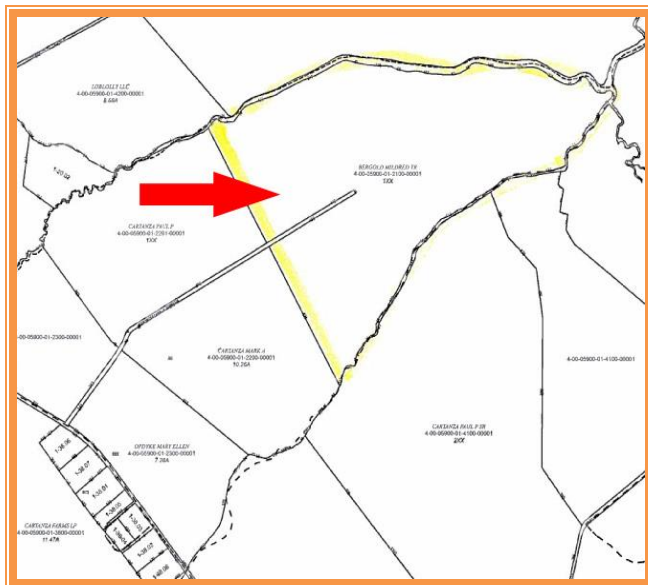
Property Class Farmland

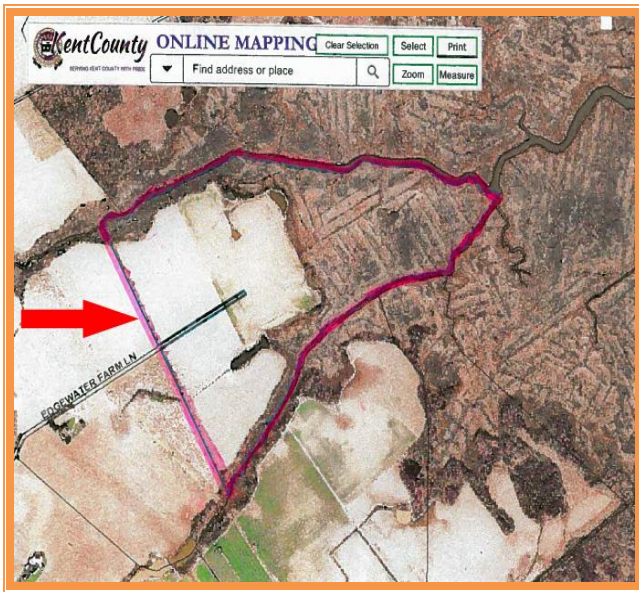
Census Tract 432

Flood Zone Map 10001C0189J
7/7/14 Zone X &
AE

School District CAPITAL

TOTAL PROPERTY TAX To Be Assessed





VIEW OF ONE OF THE PONDS ON THE PROPERTY

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VIEW OF HERRING BRANCH LOOKING EAST



VIEW OF THE MARSH LOOKING EAST



VIEW OF GEESE AND ONE OF THE PONDS

FOR ADDITIONAL INFORMATION CONTACT:

**CHUCK SPIEGELMAN, ASSOCIATE BROKER
MCGINNIS COMMERCIAL REAL ESTATE**

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