



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

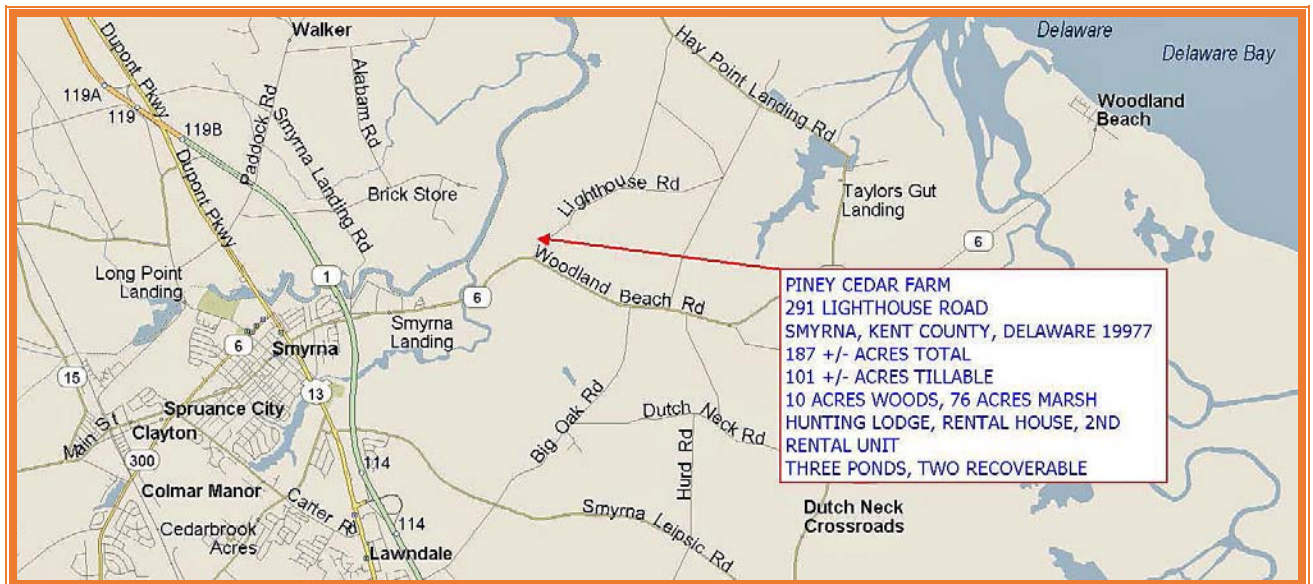
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www.mcginisrealty.com

PINEY CEDAR FARM PROPERTY
291 LIGHTHOUSE ROAD * SMYRNA, KENT COUNTY, DELA 19977
OFFICE FILE # 220346 * MLS # DEKT238262



SALE PRICE \$ 1,350,000 * \$ 7,100 +/- PER ACRE LAND AREA



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Tax Map Identification DC00 - 003.00 - 01 - 1600 - 00001
 DC00 - 003.00 - 01 - 1600 - 00101
 DC00 - 003.00 - 01 - 1601 - 00001
 DC00 - 003.00 - 01 - 2800 - 00001

Deed Reference D5250 - 170 P1600
 P1600-101
 D5250 - 170 P1601
 D5250 - 170 P2800

Zoning AC, AGRICULTURE CONSERVATION, KENT COUNTY

Census Tract 402.03

Flood Hazard Map 10001C00543; Zone X; JULY 7, 2014

Land Area 2,164,932 sq ft +/- 49.700 acres +/- P1600
 0 sq ft +/- 0.000 acres +/- P1600-101
 30,492 sq ft +/- 0.700 acres +/- P1601
 5,932,872 sq ft +/- 136.200 acres +/- P2800
 8,128,296 sq ft +/- 186.600 acres +/-

Frontage 1,500.00 ft +/- estimated
Depth 3,000.00 ft +/- estimated

TILLABLE ACREAGE 101.00 acres +/- 54.13%

City Tax Assessment

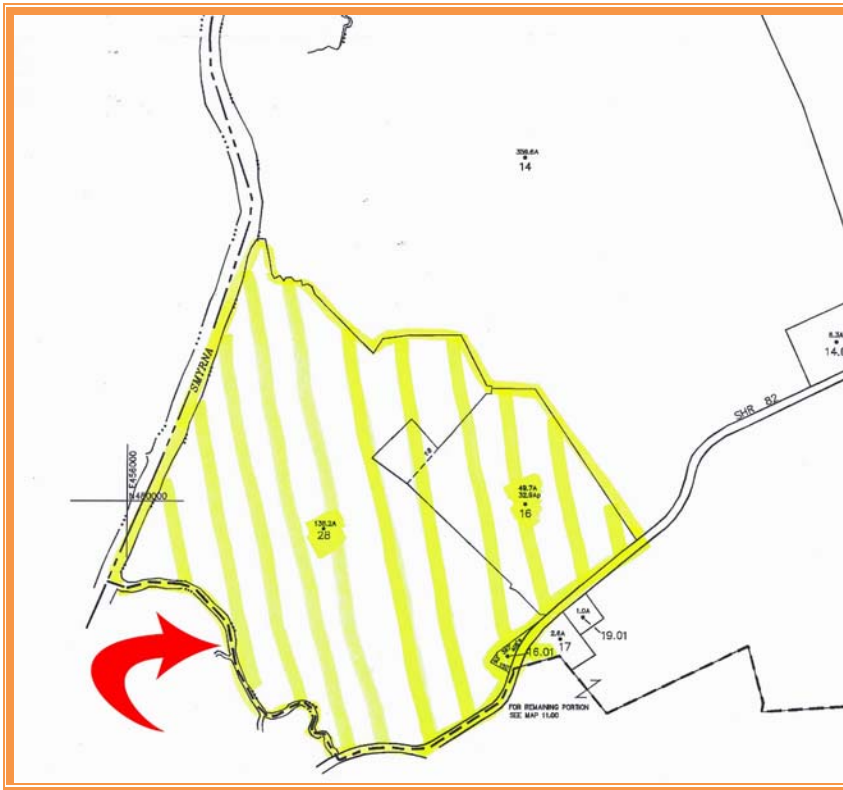
Assessment	Per Acre	Rate	Tax	Per Acre
\$0	\$0.00	\$0.650	\$0.00	\$0.0000

County Tax Assessment

Assessment	Per Acre	Rate	Tax	Per Acre	
\$42,900	\$863	\$2.2236	\$953.92	\$5.1121	P1600
\$8,400	\$0	\$2.2236	\$186.78	\$0.0000	P1600-101
\$17,100	\$24,429	\$2.2236	\$380.24	\$2.0377	P1601
\$0	\$0	\$2.2236	\$0.00	\$0.0000	P2800

\$68,400 \$367 \$2.2236 \$1,520.94 \$8.1508

TOTAL PROPERTY TAX \$1,520.94 \$8.1508



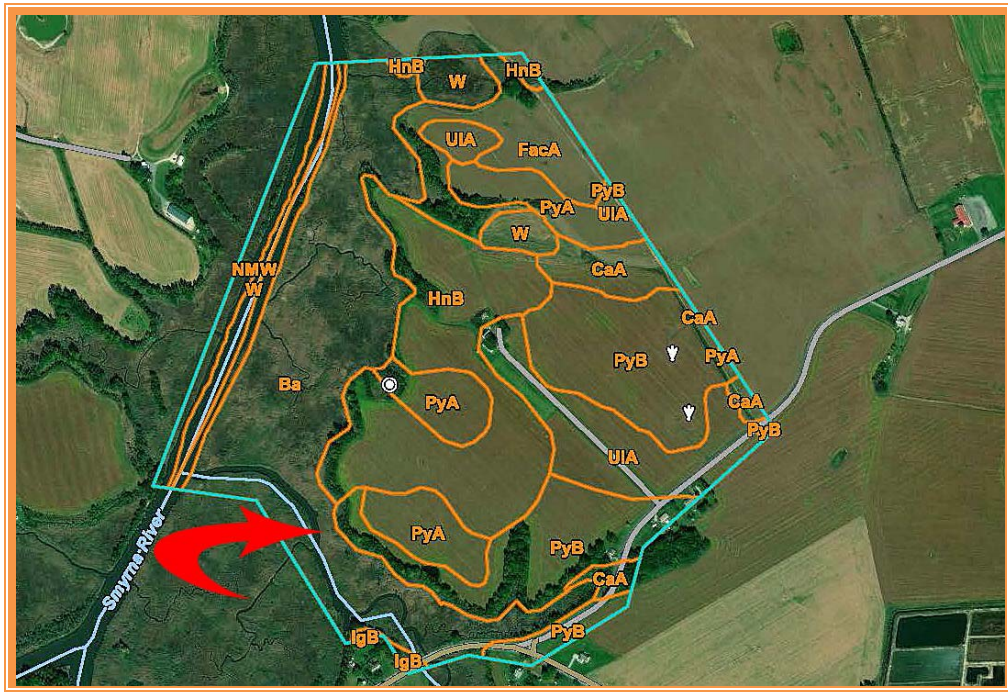
TOTAL ACREAGE	186.6
TILLABLE	101
WOODS	10
MARSH	76
ROAD FRONTAGE	UNKNOWN
RIVER FRONTAGE	UNKNOWN
FARMLAND RENTAL	\$85 PER ACRE
PONDS	THREE
RECOVERABLE PONDS	TWO
IMPROVEMENT #1	HUNTING LODGE
IMPROVEMENT #2	MOBILE HOME
MONTHLY RENTAL	\$400
WELL	SHARED WITH LODGE
SEPTIC	SHARED WITH LODGE
IMPROVEMENT #2	SINGLE FAMILY DWELLING
MONTHLY RENTAL	\$425
WELL	SEPARATE
SEPTIC	SEPARATE

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ba	Broadkill-Appoquinimink complex, very frequently flooded, tidal	66.1	27.3%
CaA	Carmichael loam, 0 to 2 percent slopes	8.2	3.4%
FacA	Fallsington sandy loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	15.3	6.3%
HnB	Hammonton sandy loam, 2 to 5 percent slopes	40.8	16.9%
IgB	Ingleside sandy loam, 2 to 5 percent slopes	0.7	0.3%
PyA	Pineyneck loam, 0 to 2 percent slopes	20.1	8.3%
PyB	Pineyneck loam, 2 to 5 percent slopes	46.7	19.3%
UIA	Unicorn loam, 0 to 2 percent slopes	21.1	8.7%
W	Water	10.1	4.2%
Subtotals for Soil Survey Area		229.1	94.7%
Totals for Area of Interest		241.9	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NM	Nanticoke and Mannington soils, very frequently flooded, tidal	7.8	3.2%
W	Water	5.0	2.1%
Subtotals for Soil Survey Area		12.8	5.3%
Totals for Area of Interest		241.9	100.0%

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