



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

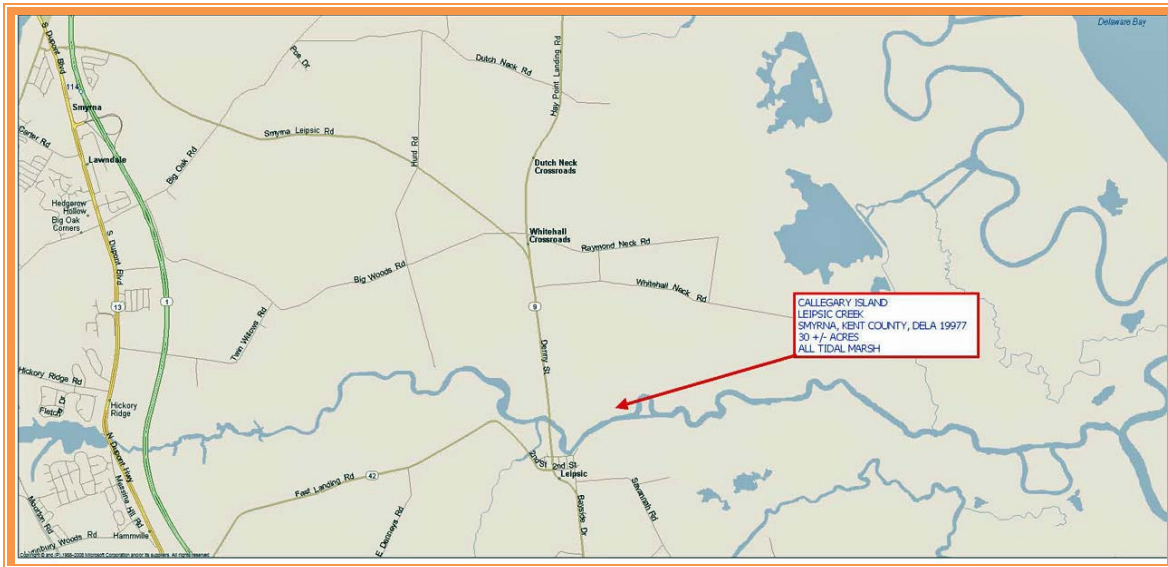
Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

CALLEGARY ISLAND PROPERTY
956 SHORTS LANDING ROAD, SMYRNA, KENT COUNTY, DELA 19977
OFFICE FILE # 215236 * MLS # 6944375



SALE PRICE \$ 60,000 * \$ 2,000 +/- PER ACRE LAND AREA



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LISTING BROKERAGE REPRESENTS SELLER * PAGE 1 OF 3 PAGES

Tax Map Identification DC00 - 039.00 - 01 - 02.00

Deed Reference L - 22 - 585

Zoning AC, AGRICULTURE CONSERVATION, KENT COUNTY

Census Tract 432

Flood Hazard Map 10001C0157J; Zone AE; July 7, 2014

| | | | | | |
|-------------------------|----------|-----------|-----------|--------|-----------|
| Land Area | | 1,306,800 | sq ft +/- | 30.000 | acres +/- |
| Frontage | 2,210.56 | ft +/- | | | |
| Depth | 1,500.00 | ft +/- | | | |
| TILLABLE ACREAGE | 0.00 | acres +/- | 0.00% | | |

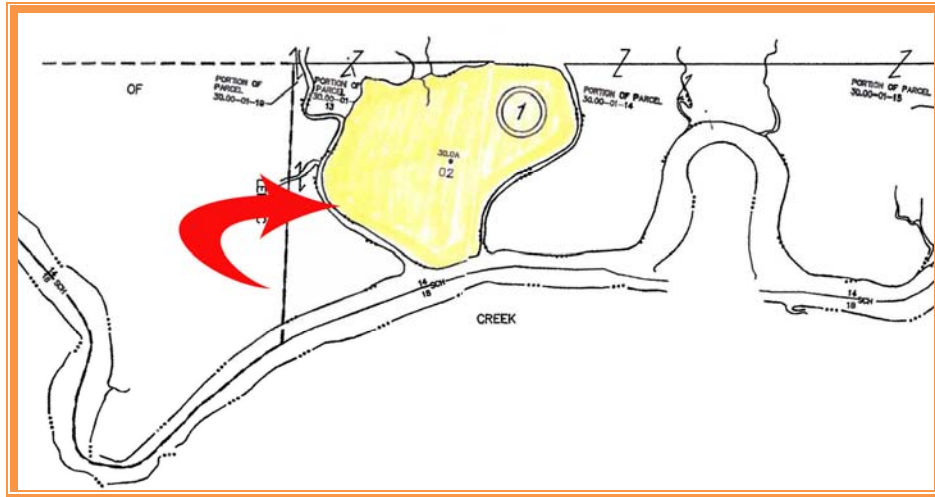
| City Tax Assessment | Per Acre | Rate | Tax | Per Acre |
|----------------------------|-----------------|-------------|------------|-----------------|
| \$0 | \$0 | \$0.650 | \$0.00 | \$0 |

| County Tax Assessment | Per Acre | Rate | Tax | Per Acre |
|------------------------------|-----------------|-------------|------------|-----------------|
| \$3,600 | \$120 | \$2.2488 | \$80.96 | \$3 |

| | | | | |
|---------------------------|--|--|---------|-----|
| TOTAL PROPERTY TAX | | | \$80.96 | \$3 |
|---------------------------|--|--|---------|-----|



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VIEW NORTHEAST ACROSS LEIPSIC RIVER



VIEW EAST THROUGH MARSH

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