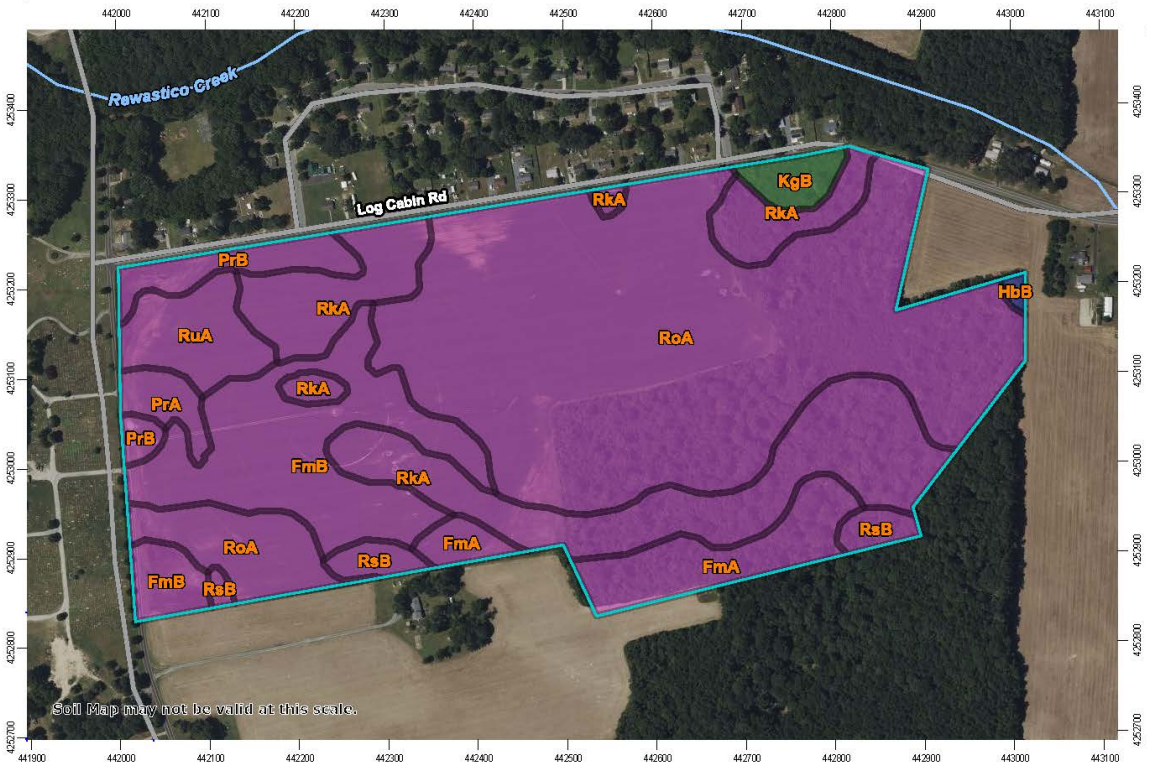
FOR SALE

FARM LAND

Log Cabin Road | Hebron, MD



Price: **$1,400,000.00**

Size: **91.68 acres**

Property Overview:

Active Farm for sale in Hebron, MD. Great agricultural soils. Irrigated. Potential for additional value with timber harvesting and possible all or partial residential development.

Property Highlights:

- **Agricultural Soils**
- **Irrigated**
- **Potential Timber Harvesting**

RINNIER DEVELOPMENT COMPANY

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MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wicomico County, Maryland
Survey Area Data: Version 18, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 30, 2022—Jul 4, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FmA	Fort Mott loamy sand, 0 to 2 percent slopes	A	5.7	5.9%
FmB	Fort Mott loamy sand, 2 to 5 percent slopes	A	13.2	13.5%
HbB	Hambrook sandy loam, 2 to 5 percent slopes	B	0.2	0.2%
KgB	Klej-Galloway complex, 0 to 5 percent slopes	A/D	1.4	1.4%
PrA	Pepperbox-Rockawalkin complex, 0 to 2 percent slopes	A	1.4	1.5%
PrB	Pepperbox-Rockawalkin complex, 2 to 5 percent slopes	A	2.9	3.0%
RkA	Rockawalkin loamy sand, 0 to 2 percent slopes	A	19.2	19.7%
RoA	Rosedale loamy sand, 0 to 2 percent slopes	A	47.6	48.9%
RsB	Runclint sand, 2 to 5 percent slopes	A	2.0	2.1%
RuA	Runclint loamy sand, 0 to 2 percent slopes	A	3.7	3.8%
Totals for Area of Interest			97.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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