



LISTING PRESENTATION

66.74 Acres +/- off Turkey Hill Road
La Plata, MD 20646

Owned by:

Edward L. Mensh & Mark S. Mensh

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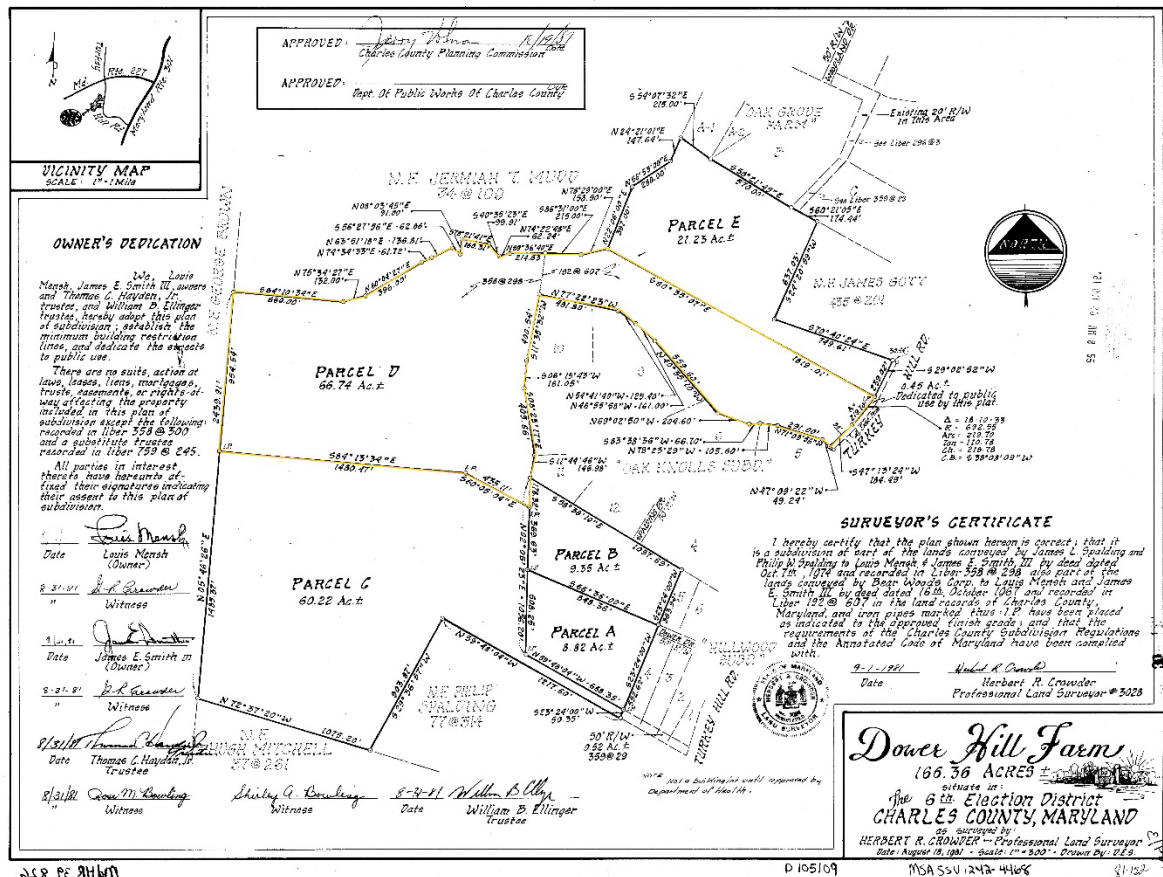
SITE SUMMARY

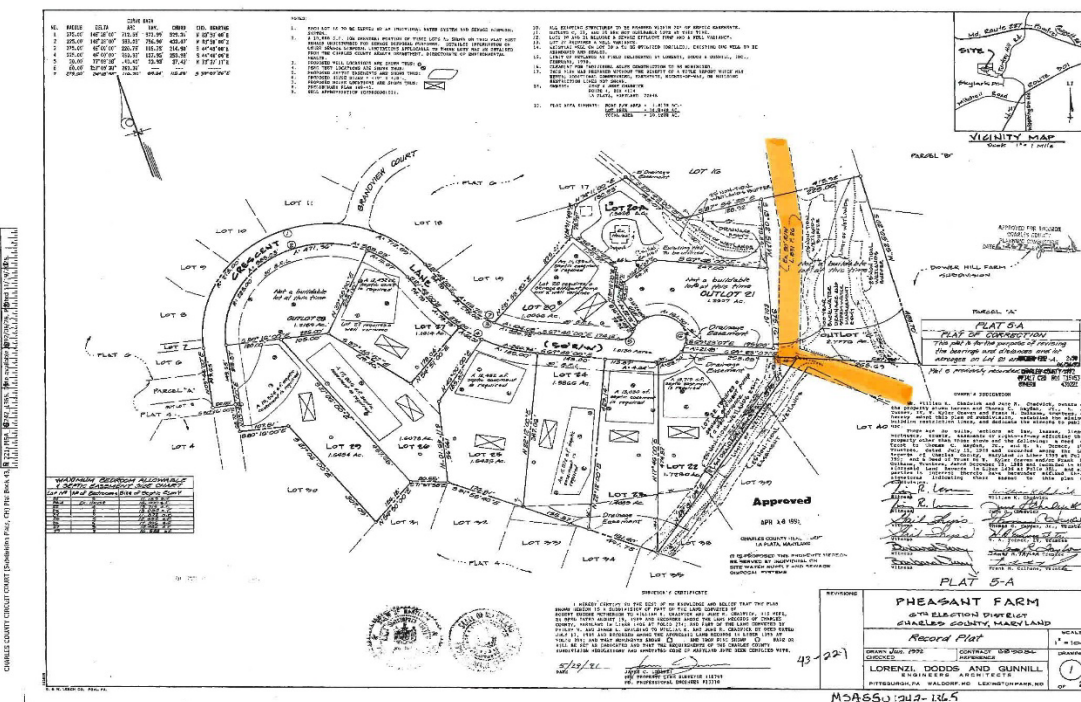
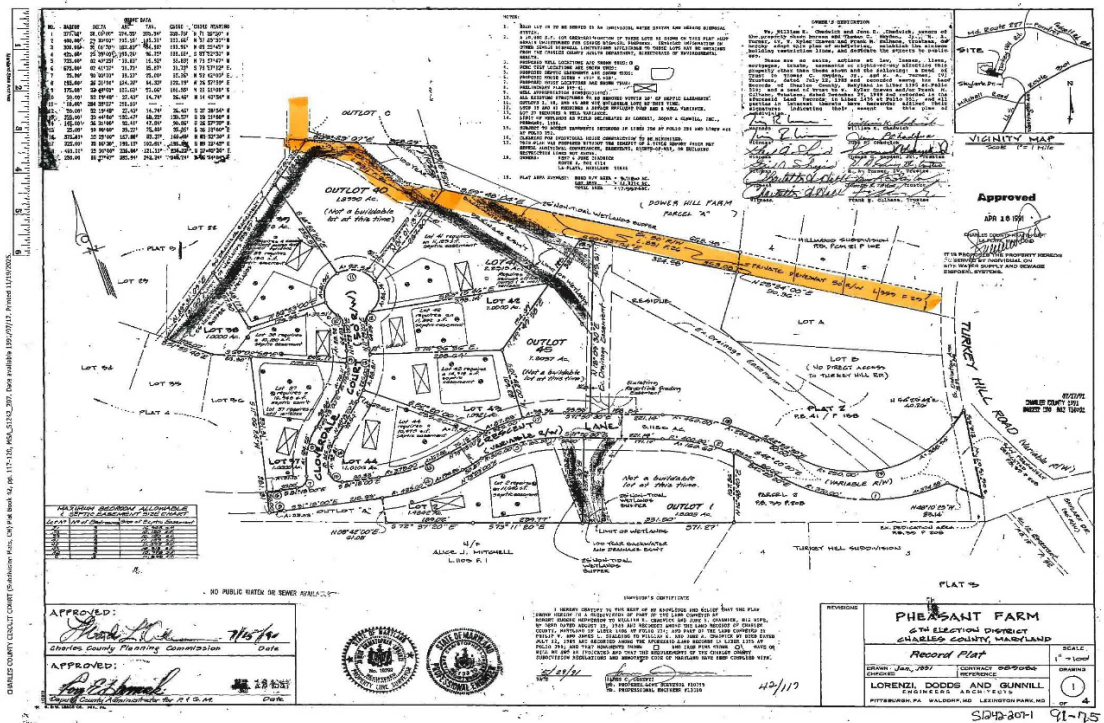
66.74 Acres +/- Vacant Tract of Land Located off Turkey Hill Road, La Plat, MD. Zoned RC – Rural Conservation. Recorded 50' ROW (Approx. 3.12 Acres) Provides Access to Turkey Hill Road. Tract is Located within Septic Tier 3. Due to Environmental Features on the Lot, Buildable Acreage is Reduced to Approx. 40 Acres. Highest & Best Use of Tract is the Potential Development of a Minor Subdivision – Potential of Seven (7) Lots.



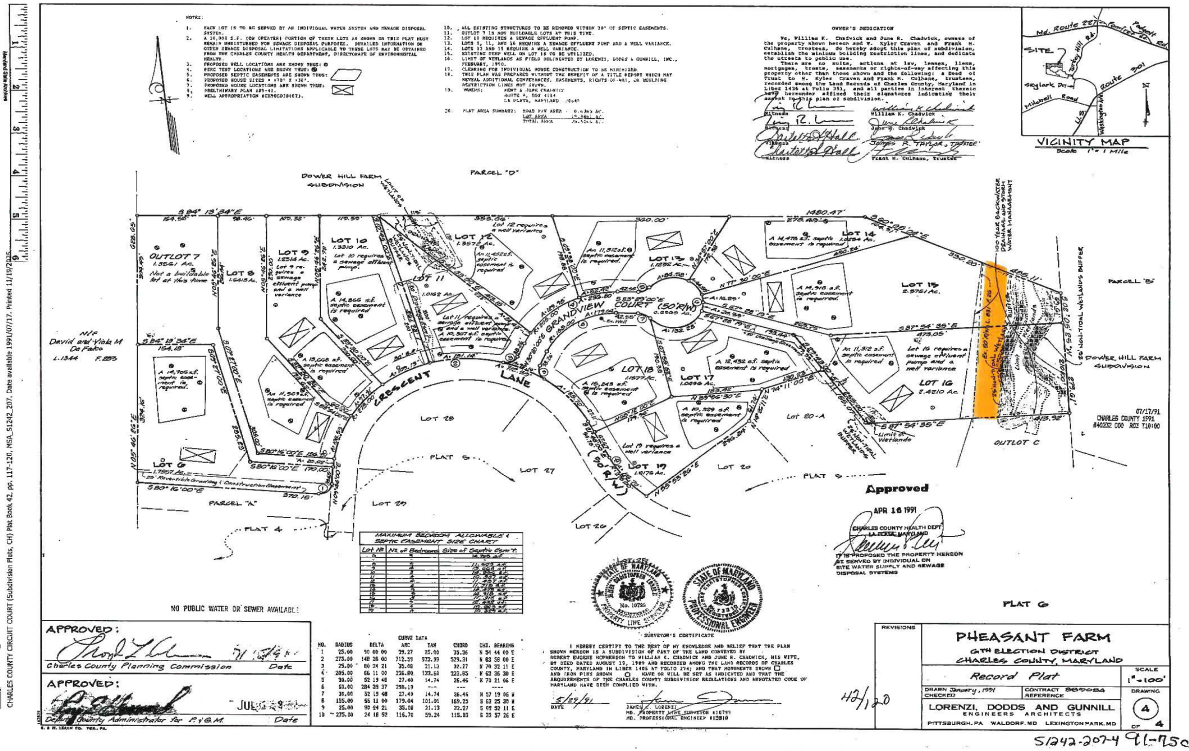
50' RIGHT OF WAY

3.12 Acres +/- Private Right of Way (ROW) provides the only viable access to the above 66.74 Acres +/- of Land. As such, no additional value is contributed to this parcel. Next two (2) pages show the layout of the existing ROW for your reference.





50' RIGHT OF WAY



PROPERTY INFORMATION

OFFERING SUMMARY

Asking Price:	\$650,000
Parcel Size:	66.74 Acres +/- plus 50' Private ROW (3.12 Acres +/-) Land Located off Turkey Hill Road, La Plata, MD
Highest & Best Use:	Potential Minor Subdivision – Up to Seven (7) Lots
Price Per Acre:	\$9,057.50
Zoning:	RC – Rural Conservation
Legal Description:	PAR D – 66.74 Acres – Dower Hill Farm Subdivision Tax Map 23, Grid 07, Parcel 372
Right of Way:	50' ROW to Turkey Hill Road (3.12 Acres +/-)
Special Tax Recapture:	None

UTILITIES

Electric:	SMECO
Water:	Well – Permit, Not Applied For
Sewer:	Private Septic – No Recorded Percs

REAL ESTATE ASSESSMENT & TAXES

Parcel D: 66.74 Acres +/-

Real Property Data Search ()
Search Result for CHARLES COUNTY

View Map	No Ground Rent Redemption on File	No Ground Rent Registration on File
Special Tax Recapture: None		
Account Number:	District - 06 Account Identifier - 121608	
Owner Information		
Owner Name:	MENSH EDWARD L MENSH MARK S	Use: Principal Residence:
Mailing Address:	2204 MINOR ST ALEXANDRIA VA 22302-3117	RESIDENTIAL NO Deed Reference: /11265/ 00357
Location & Structure Information		
Premises Address:	Legal Description:	PAR D - 66.74 AC DOWER HILL FARM SUB
Map: 0023	Grid: 0007	Parcel: 0372
Neighborhood: 6230005.09	Subdivision: 6180	Section: Block: Lot: D
Assessment Year: 2026	Plat No: 30 142	Plat Ref:
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area 66,7400 AC
County Use		
Stories	Basement	Type
Exterior	Quality	Full/Half Bath
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2023
Land:	232,300	232,300
Improvements	0	0
Total:	232,300	232,300
Phase-In Assessments		As of 07/01/2025
As of 07/01/2026		
Preferential Land:	0	
Transfer Information		
Seller: MENS L LOUIS	Date: 08/10/2020	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11265/ 00357	Deed2:
Seller: OAK GROVE FARM PARTNERSHIP	Date: 05/30/2018	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10278/ 00184	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00358/ 00298	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2025
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

REAL ESTATE ASSESSMENT & TAXES

Parcel D: 66.74 Acres +/-



Property Tax Account Inquiry

Nov 19,
2023

Owner Name:	MENSH EDWARD L ETAL
Property Number:	06121608
Mailing Address:	MENSH EDWARD L MENSH MARK S 2204 MINOR ST ALEXANDRIA VA 22302-3117
Premise Address:	USE F9/F10 SEE BELOW
Total Due: 3120.59 (see notes below)	

[Legal Description](#)
[Search Again](#)

If this is the principal residence, an option to pay in two (2) installments is available.
This option includes a service charge in the Total Due amount above.
If paying in two (2) installments, please click on the specific tax year below for installment amounts.

If paying in full, please use the Amount Due below.
If this property is in the town of Indian Head or LaPlata, town taxes are included in the total.

Year	Period	Type	Bill Number	Tax	Interest	Collected	Amount Due
2025	0100	0100	251007638	3059.39	61.20	0.00	3120.59
2024	0100	0100	241007621	3015.49	60.32	3075.81	0.00
2023	0100	0100	231007711	2971.59	89.13	3060.72	0.00
2022	0100	0100	221008116	2927.69	0.00	2927.69	0.00
2021	0100	0100	211008380	2927.69	0.00	2927.69	0.00
2020	0100	0100	201008453	2927.69	0.00	2927.69	0.00
2019	0100	0100	191008605	3526.93	0.00	3526.93	0.00
2018	0100	0100	181008635	3483.03	0.00	3483.03	0.00
2017	0100	0100	171008800	3439.13	0.00	3439.13	0.00
2016	0100	0100	161008943	3395.23	0.00	3395.23	0.00
2015	0100	0100	151008916	3395.23	0.00	3395.23	0.00
2014	0100	0100	141008983	3395.23	0.00	3395.23	0.00
2013	0100	0100	131008784	3748.18	0.00	3748.18	0.00
2012	0100	0100	121008587	3509.11	0.00	3509.11	0.00
2011	0100	0100	111008592	3354.01	0.00	3354.01	0.00
2010	0100	0100	101009690	4853.00	0.00	4853.00	0.00
2009	0100	0100	091009475	4423.37	0.00	4423.37	0.00
2008	0100	0100	081009028	3993.73	0.00	3993.73	0.00
2007	0100	0100	071008765	3662.29	0.00	3662.29	0.00
2006	0100	0100	061008497	3171.38	0.00	3171.38	0.00
2005	0100	0100	051008543	2696.03	0.00	2696.03	0.00
2004	0100	0100	041008617	2197.56	0.00	2197.56	0.00
2003	0100	0100	031008696	2179.07	0.00	2179.07	0.00
2002	0100	0100	021008708	2093.34	0.00	2093.34	0.00
2001	0100	0100	011008780	2295.09	0.00	2295.09	0.00
2000	0100	0100	001008697	2254.29	0.00	2254.29	0.00
1999	0100	0100	991008658	2254.29	0.00	2254.29	0.00
1998	0100	0100	981008683	2213.66	66.42	2280.08	0.00

REAL ESTATE ASSESSMENT & TAXES

50' ROW: 3.12 Acres +/-

Real Property Data Search ()
Search Result for CHARLES COUNTY

View Map	No Ground Rent Redemption on File	No Ground Rent Registration on File
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Special Tax Recapture: None

Account Number: District - 06 Account Identifier - 047874

Owner Information

Owner Name:	MENSH EDWARD L MENSH MARK S	Use:	RESIDENTIAL
Mailing Address:	2204 MINOR ST ALEXANDRIA VA 22302-3117	Principal Residence:	NO
		Deed Reference:	/11265/ 00357

Location & Structure Information

Premises Address:	TURKEY HILL RD 0-0000	Legal Description:	R-O-W 3.214 AC TURKEY HL RD S SPALDING
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	30 142
0023	0007	0337	6230001.09	0000				2026		Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			3.2100 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-In Assessments
		As of	As of
		01/01/2023	07/01/2025
Land:	800	800	
Improvements	0	0	
Total:	800	800	800
Preferential Land:	0		

Transfer Information

Seller: MENSH LOUIS	Date: 08/10/2020	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11265/ 00357	Deed2:
Seller:	Date: 05/30/2018	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10278/ 00184	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00358/ 00298	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

REAL ESTATE ASSESSMENT & TAXES

50' ROW: 3.12 Acres +/-



Property Tax Account Inquiry

Nov 19,
2025

Owner Name:	MENSH EDWARD L ETAL
Property Number:	06047874
Mailing Address:	MENSH EDWARD L MENSH MARK S 2204 MINOR ST ALEXANDRIA VA 22302-3117
Premise Address:	TURKEY HILL RD
Total Due:	10.76 (see notes below)

[Legal Description](#)
[Search Again](#)

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 This option includes a service charge in the **Total Due** amount above.
If paying in two (2) installments, please click on the specific tax year below for installment amounts.

If paying in full, please use the **Amount Due below.**
If this property is in the town of Indian Head or LaPlata, town taxes are included in the total.

Year	Period	Type	Bill Number	Tax	Interest	Collected	Amount Due
2025	0100	0100	251006411	10.54	0.22	0.00	10.76
2024	0100	0100	241006386	10.54	0.22	10.76	0.00
2023	0100	0100	231006453	10.54	0.33	10.87	0.00
2022	0100	0100	221006816	10.54	0.00	10.54	0.00
2021	0100	0100	211007057	10.54	0.00	10.54	0.00
2020	0100	0100	201007042	10.54	0.00	10.54	0.00
2019	0100	0100	191007145	10.54	0.00	10.54	0.00
2018	0100	0100	181007178	10.54	0.00	10.54	0.00
2017	0100	0100	171007282	10.54	0.00	10.54	0.00
2016	0100	0100	161007355	10.54	0.00	10.54	0.00
2015	0100	0100	151007363	10.54	0.00	10.54	0.00
2014	0100	0100	141007418	10.54	0.00	10.54	0.00
2013	0100	0100	131007217	10.54	0.00	10.54	0.00
2012	0100	0100	121007123	9.87	0.00	9.87	0.00
2011	0100	0100	111007126	9.43	0.00	9.43	0.00
2010	0100	0100	101008055	9.11	0.00	9.11	0.00
2009	0100	0100	091007885	9.11	0.00	9.11	0.00
2008	0100	0100	081007485	9.11	0.00	9.11	0.00
2007	0100	0100	071007324	9.11	0.00	9.11	0.00
2006	0100	0100	061007002	9.11	0.00	9.11	0.00
2005	0100	0100	051007167	9.27	0.00	9.27	0.00
2004	0100	0100	041007225	9.27	0.00	9.27	0.00
2003	0100	0100	031007302	9.19	0.00	9.19	0.00
2002	0100	0100	021007292	8.80	0.00	8.80	0.00
2001	0100	0100	011007300	8.80	0.00	8.80	0.00
2000	0100	0100	001007265	8.64	0.00	8.64	0.00
1999	0100	0100	991007196	8.64	0.00	8.64	0.00
1998	0100	0100	981007202	8.48	0.27	8.75	0.00