

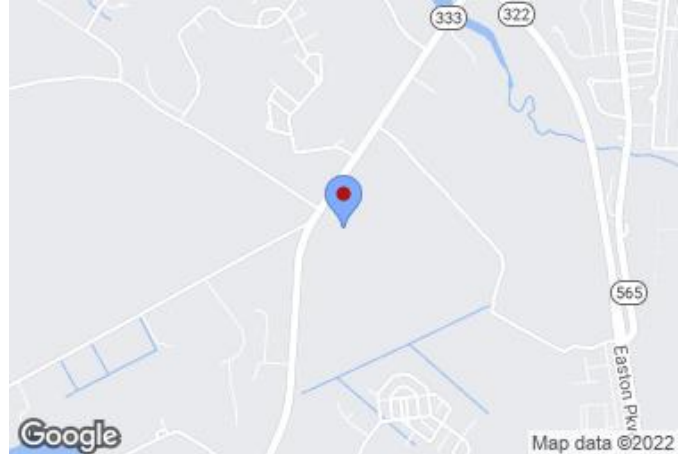
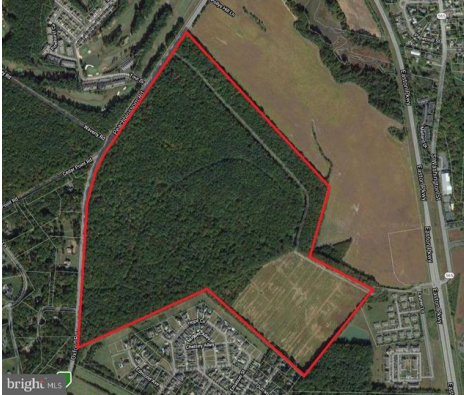
# Client 360

Oxford Rd, Easton, MD 21601

Active

Land

\$5,900,000



MLS #: MDTA2002278  
Tax ID #: 2101025783  
Ownership Interest: Fee Simple  
Type: Land  
Waterfront: No  
Views: Trees/Woods

Lot Acres / SQFT: 197.67a / 8610505sf / Assessor  
Price/Acre: \$29,847.73

## Location

County:	Talbot, MD	School District:	Talbot County Public Schools
In City Limits:	Yes	Election District:	1
Municipality:	Easton		
Legal Subdivision:	*		

## Taxes and Assessment

Tax Annual Amt / Year:	\$285 / 2022	Tax Assessed Value: Block/Lot:	\$24,700 / 2022 45
County Tax:	\$157 / Annually		
City/Town Tax:	\$128 / Annually		
Clean Green Assess:	No		
Zoning:	R10A		
Zoning Description:	Residential		

## Land Information

Lot Acres / SQFT:	197.67a / 8,610,505sf / Assessor	Possible Use:	Development
Current Use:	Agriculture, Vacant	Wooded Area:	140.00
Views:	Trees/Woods		
Development Status:	Zoned		
Additional Parcels:	No		
Lot Features:	Trees/Wooded		

## Utilities

Utilities: Water Source: Public; Sewer: Public Sewer

## Remarks

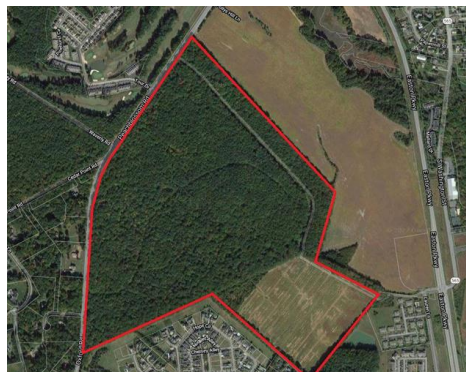
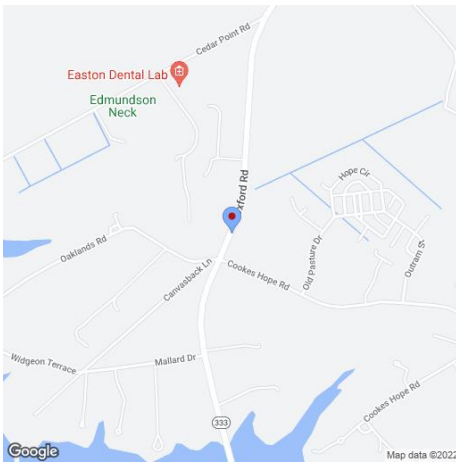
Public: 198 Acres off the Oxford Road within Town Limits, Zoned R10A, this property has an impressive stand of mature hardwood and pine with approximately 40 acres of farmland. It is contiguous with Cooke's Hope and the proposed Poplar Hill Farm development. Minutes to downtown Easton, the property represents a unique opportunity for unimproved land within Easton.

## Directions

Easton Bypass to Oxford Road, wooded property on Left.

## Listing Details

Original Price:	\$5,900,000	DOM:	126
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	02/17/2022		
Possession:	Settlement		
Federal Flood Zone:	No		
Disclosures:	Other		



**Summary Information**

Owner:	Alliance Development Corporation	Property Class:	Farm
Owner Address:	4501 World Farm Rd	Annual Tax:	\$292
Owner City State:	Oxford Md	Record Date:	08/21/86
Owner Zip+4:	21654-1616	Book:	619
Company Owner:	ALLIANCE DEVELOPMENT CORPORATION	Page:	12
No Mail(P):	No	Tax Record Updated:	08/29/22
Owner Carrier Rt:	R541		

**Geographic Information**

County:	Talbot, MD	Parcel Number:	45
Municipality:	Easton	Grid:	0004
High Sch Dist:	Talbot County Public Schools	Sub District:	1
Tax ID:	2101025783	Sub Parcel:	0045
Tax Map:	0042	Legal Subdivision:	*
Tax ID Alt:	01025783		
Tax Act Num:	025783		
City Council Dist:	01		

**Assessment & Tax Information**

Tax Year:	2022	Annual Tax:	\$292	Taxable Total Asmt:	\$24,700
County Tax:	\$163	Taxable Land Asmt:	\$24,700		
Municipal Tax:	\$128	State/County Tax:	\$163		
Asmt As Of:	2022				

**Lot Characteristics**

SQFT: 8,610,505  
Acres: 197.6700

**Building Characteristics**

Fireplace Total:	Property Class	A	Water:	Public
	Code:		Sewer:	Public

**Codes & Descriptions**

Land Use: A Agricultural  
County Legal Desc: 197.6734 AC E/S OXFORD RD EASTON

Flood Zone in Center of Parcel:	X		
Flood Code Desc:	Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.		
Flood Zone Panel:	24041C0302D	Panel Date:	07/20/2016
Special Flood Hazard Area (SFHA):	Out		
Within 250 feet of multiple flood zone:	No		

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

11:53 AM

