

5240 JOHNSONTOWN ROAD  
CHESTERTOWN, MD 21620

MAP 52, PARCEL 230 & PARCEL 225, LOTS 2 & 3

*Grassymeade Farm*

16 +/- nautical miles to the Chesapeake Bay  
7.5 miles to Historic Chestertown

51.55 total acres  
350' +/- of water frontage on Comegys Bight, rip-rap shoreline  
Zoned AZD & RCD  
2 separately deeded parcels + 1 separately deeded lot  
Road maintenance agreement

MAP 52, PARCEL 230

49.55 acres, waterfront, rip-rap shoreline, preserved in MALPF

- 27 acres of tillable cropland
- 8 +/- acres fenced pasture
- 2.8 acres CRP - may be terminated prior to settlement
- The balance of the acreage is fringe woodland & riding trails
  
- Barn 1: 5 bays, 4 open
- Barn 2: 3 bays & loft
- Barn 3: 3 bays
- Barn 4: 7 horse stalls, water & electric, tack room with full bathroom, upstairs sleeping quarters

MAP 52, PARCEL 225, LOT 3

1 acre, waterfront, rip-rap shoreline

Windsor Cottage:

- built in 1920
- 960 sq.ft. of finished living space
- 1 bedroom, 1.5 bathrooms, outdoor shower
- well water & holding tank septic system
- deeded right-of-way with road maintenance agreement

## MAP 52, PARCEL 225, LOT 2

1 acre, waterfront, rip-rap shoreline

### Main Residence:

- built in 1900, 2,656 sq.ft. of finished living space
- 4 bedrooms, 3 full bathrooms, 2 half bathrooms
- 2 wood-burning fireplaces, wood stove in master bedroom
- basement with inside & outside access + crawlspace
- central air, oil heat
- wood siding, asphalt shingle roof
- well water, water treatment system
- BAT septic system

### Boat House Cottage:

- wood floors & storage loft
- electric & wood stove
- cedar siding

### Caretaker Cottage:

- wood floors & electric
- wood burning fireplace
- T-1-11 siding
- cedar roof

### Outdoor Amenities:

- in-ground heated pool with dark liner
- hot tub & equipment
- pool house with water & electric, lockers, outdoor shower & patio + pergola

### Private Pier on Comegys Bight:

- 60' in length
- water & electric
- boat lift
- 3' MLW

The asking price of \$2,425,000 is supported by recent land sales, in particular:

- 27491 Morgnac Rd, 152 acre horse farm on the Chester River with shallow water, sold in August, 2018 for \$2,100,000
  - location on the upper Chester + shallow water depth, main residence only was waterfront, guest cottage offered minimal water views, included in the sale price was a separately deeded 35 acre perc approved waterfront building parcel
- 5270 Quaker Neck Rd, 49 acres on Langford Creek with deep water, sold in February, 2017 for \$2,040,210
  - 1 structure - 800 square foot cottage that offered a decent footprint in the critical area buffer
- 5209 Quaker Neck Rd, 65 acres on the Chester River with deep water, sold in March, 2016 for \$2,450,000
  - 1 structure - a 3,430 square foot residence that was leveled; however, the footprint is located in the critical area buffer