



Presenting:  
Green Valley  
Farm  
140 acres  
Libertytown, MD

This 140 acre farm is located just north of New Market, Maryland on a ridge at the headwaters of the Linganore Creek Watershed. A major renovation of the 3 BR 2 BA brick farmhouse was completed in 2011 including a new kitchen, new furnace, new water heater, new doors and windows, new flooring and more. The property also includes a 70' x 40' bank barn with stone foundation, a detached garage and detached office/studio with electricity and heat. Town Branch, a tributary of Linganore Creek, meanders through the property. There are a total of four "Parcels of Record" that are being conveyed and all subdivision rights are intact. Six approved percolation tests exist providing tremendous flexibility to use the property as a family retreat, conversion to a special exception use or division into multiple building lots.

**LEGAL DESCRIPTION:** 8602 Green Valley Road  
Frederick County Tax Map 60, Parcel 39  
Liber 8128, Folio 474

**ZONING:** Agricultural

**SHOWINGS:** By appointment only

**PRICE:** \$1,200,000

**CONTACT:** **David Wilkinson**  
**Cell: 301-748-5670 Office: 301-698-9696 ext 203**  
**dave@macroltd.com**

All information furnished regarding property for sale, though deemed reliable, is not guaranteed.



**Residence with SW exposure**



**Upper level of bank barn**



**Kitchen**



**Dining Room**



**Bedroom**



**Finished Attic**



**View to the southeast**



**View to the west**



**View to the north**



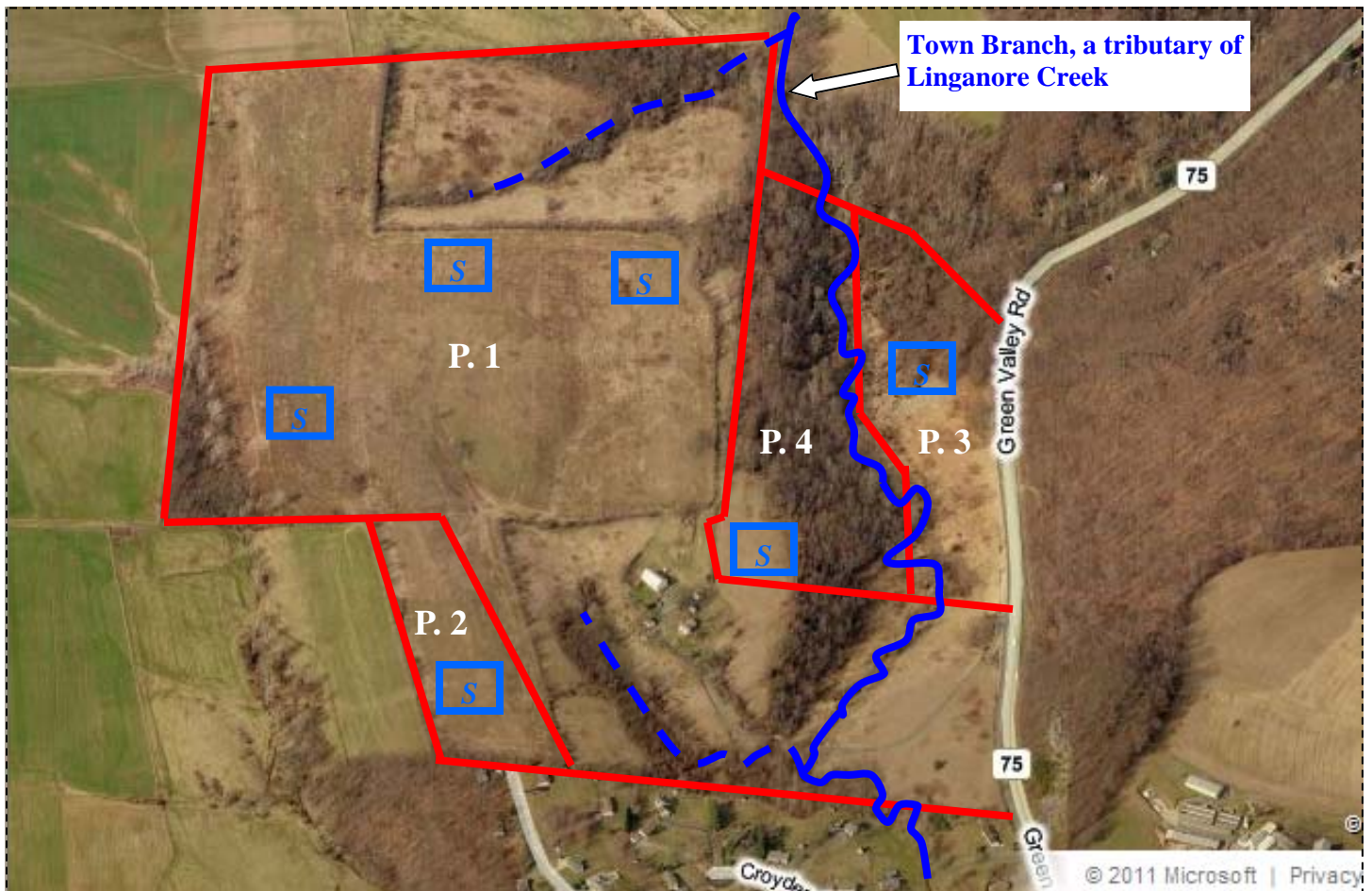
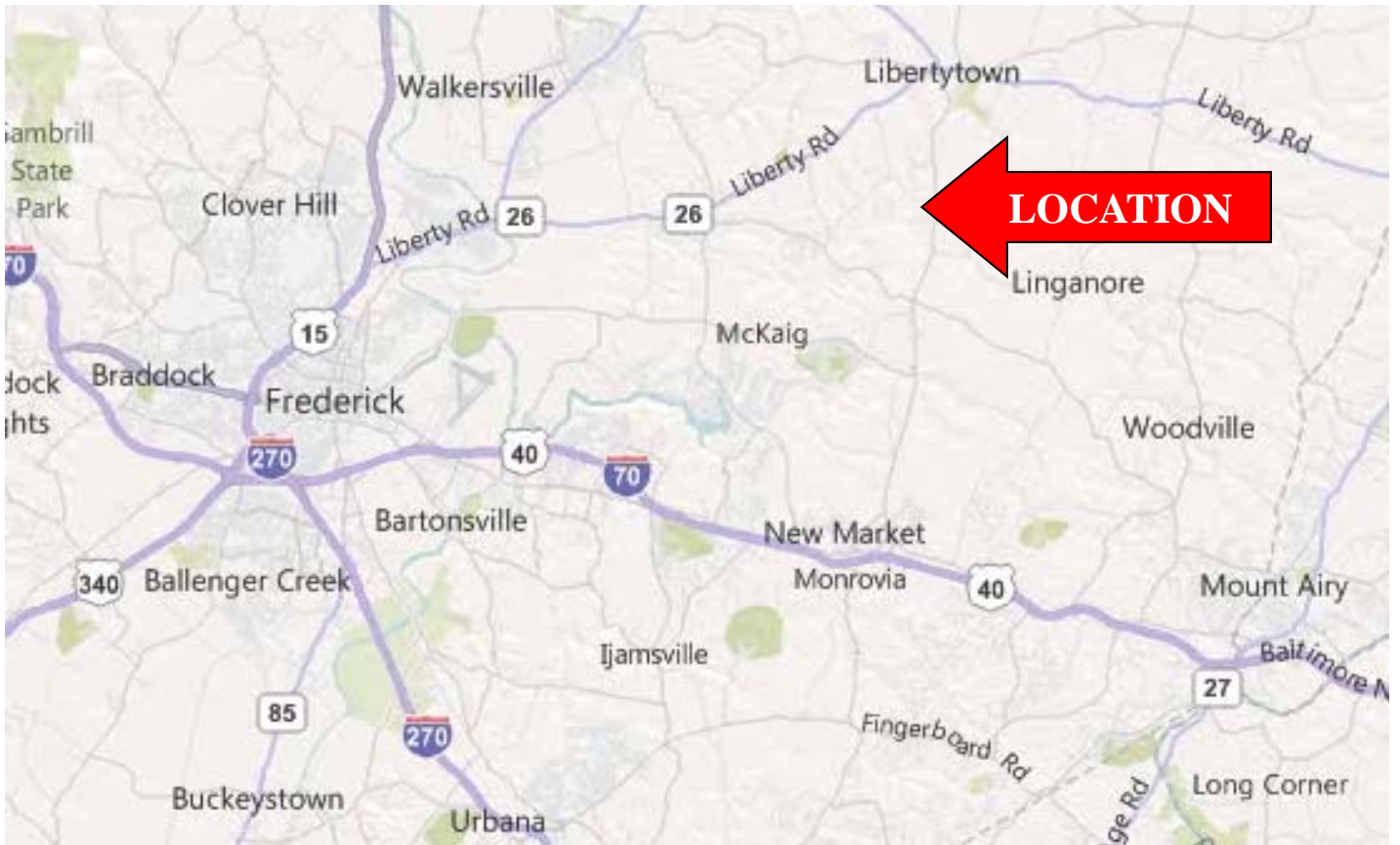
**Town Branch Creek**

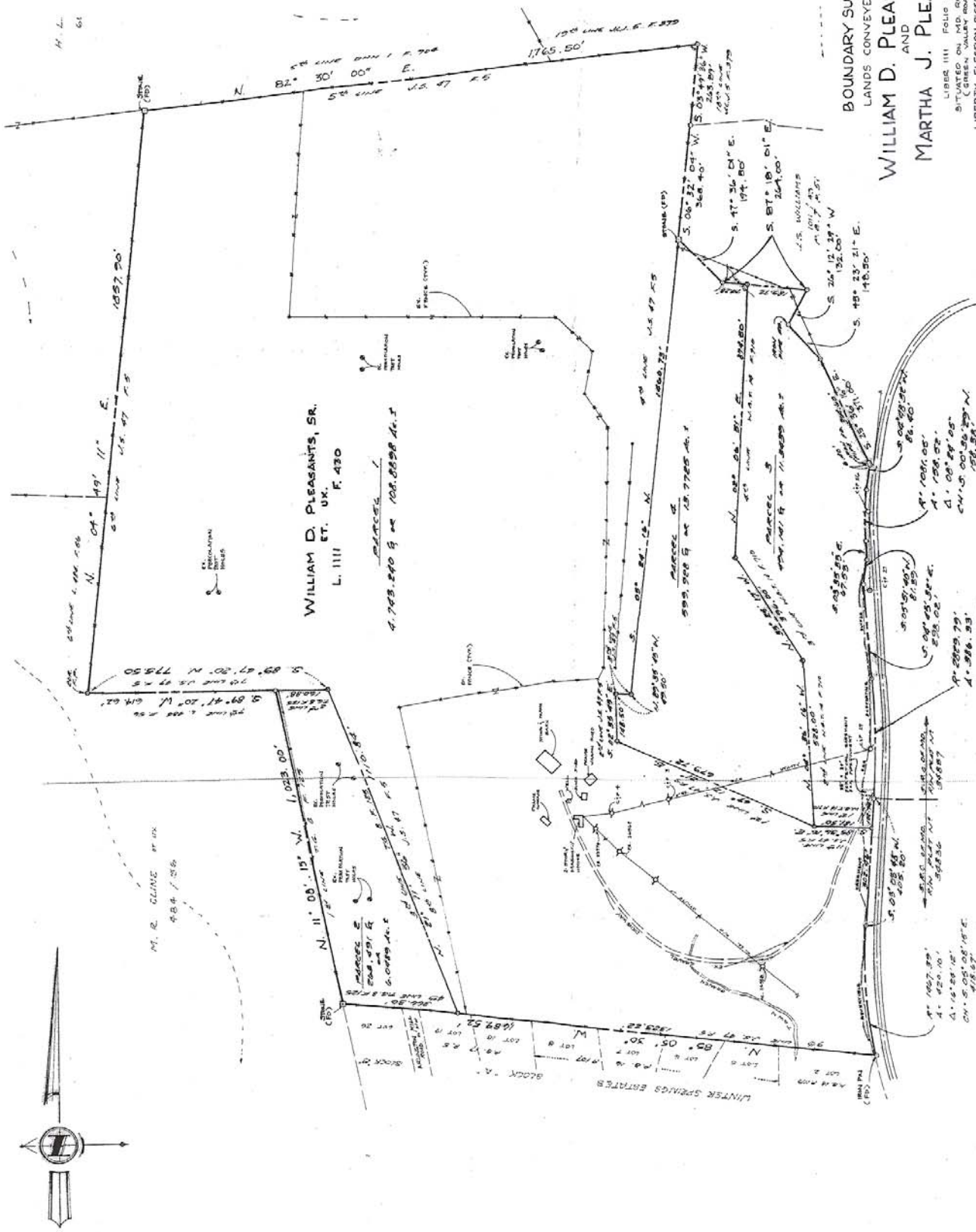


**View to the east**



**Rock formation on adjacent property**





WILLIAM D. PLEASANTS, SR.  
L. 1111 F. 430

PARCELS  
4,749.890 sq. or 108,869.8 sq. ft.

BOUNDARY SURVEY  
LANDS CONVEYED TO  
WILLIAM D. PLEASANTS, SR.  
AND  
MARTHA J. PLEASANTS

LIBERTY 1111 FOLIO 430  
SITING ON OLD ROAD 75  
LIBERTY ELECTION DISTRICT NO. 8  
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 200'  
NOVEMBER, 1987

MARYLAND ROUTE 75  
GREEN VALLEY ROAD

