



FOR SALE @ \$6,950,000
BROWNING CREEK FARM
5224 Augustine Herman Highway
Earleville, MD 21919

DEVELOPMENT IS ACCERLATING! OWNER FINANCING AVAILABLE! For serious investors/developers only, **355 acre +/- waterfront farm in Cecil County**, approximately 2.5 miles north of Cecilton situated between Route 213 to the west, the Bohemia River to the north, Browning Creek to the east, and Bohemia Church Road to the south. Prime for development and stands to make a competent and capable investor and significant return on investment. The Property currently has a 47 lot subdivision **PRELIMINARY PLAT APPROVED**, ready to be taken to the next level. The sale of the Property includes a farm house, three (3) tenant buildings, and multiple farm buildings. The quiet, rural Property is located in an expansive farmland setting with nearby local town amenities, golf courses, equestrian centers, and state parks. Driving distances to major cities (Philadelphia, Baltimore, Annapolis, and Dover) are just over an hour.

