

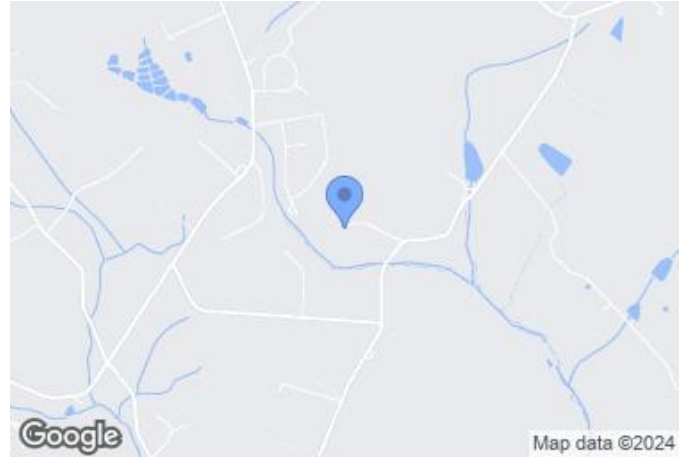
# Client Full

9912 Masser Rd, Frederick, MD 21702

Coming Soon

Farm

\$975,000



**Recent Change:** **05/31/2024 : Coming Soon : ->C/S** **Expected On Market Date: 06/14/24**

MLS #: MDR2049330  
Tax ID #: 1120396873  
Ownership Interest: Fee Simple  
Structure Type: Other  
Levels/Stories: 1  
Waterfront: No  
Views: Creek/Stream, Mountain, Panoramic, Pasture, Scenic Vista, Trees/Woods

Lot Acres / SQFT: 28.69a / 1249736sf / Assessor  
Price/Acre: \$33,983.97  
Beds: 3  
Baths: 2  
Above Grade Fin SQFT: 1,456 / Assessor  
Price / Sq Ft: 669.64  
Year Built: 1983

## Location

County: Frederick, MD  
In City Limits: No  
Subdiv / Neigh: NONE AVAILABLE

School District: Frederick County Public Schools  
High School: Governor Thomas Johnson  
Middle/Junior School: Monocacy  
Elementary School: Lewistown  
Election District: 20

## Taxes and Assessment

Tax Annual Amt / Year: \$4,402 / 2024  
County Tax: \$4,402 / Annually  
Clean Green Assess: No  
Municipal Trash: Yes  
Loss Mitigation Fee: No  
Agricultural Tax Due: No  
Zoning: AGRICULTURE  
Zoning Description: Agricultural zoning

Tax Assessed Value: \$399,633 / 2024  
Imprv. Assessed Value: \$294,900  
Land Assessed Value: \$128,800  
Historic: No  
Land Use Code: A

## Farm Information

Fenced Acres: 25.00  
Crops Included: No  
Farm Land Preservation: No  
Irrigation Water Rights: False  
Farm Operation: Horse  
Farm Features: Corral, Other Residence, Shed(s)  
Farm Remarks: Best use would be as an equestrian facility, hay pastures or residential with possible subdivision (buyer to confirm)

Pasture Acres: 23.00  
Habitable Residence: No  
Farm Land Area Source: Estimated

## Rooms

	Bed	Bath
Main	3	2 Full

## Building Info

Yr Major: 2019  
Reno/Remodel: Construction Materials: Other  
Above Grade Fin SQFT: 1,456 / Assessor  
Total Below Grade Assessor SQFT:  
Total Fin SQFT: 1,456 / Assessor  
Tax Total Fin SQFT: 1,456  
Total SQFT: 1,456 / Assessor

## Lot

Lot Acres / SQFT: 28.69a / 1,249,736sf / Assessor  
Additional Parcels: No  
Road: Black Top, Gravel / City/County  
Lot Features: Adjoins - Open Space, Cleared, Not In Development, Open, Private, Road

Views: Creek/Stream, Mountain, Panoramic, Pasture, Scenic Vista, Trees/Woods  
Fencing: Board, Electric  
Location Type: Rural

Frontage, Rural, Stream/Creek, Subdivision Possible, Year Round Access

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**Ground Rent**

Ground Rent Exists: No

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**Parking**

Driveway - # of Spaces	20	Features:	Driveway, Circular Driveway, Crushed Stone, Fenced, Gravel Driveway
<b>Total Parking Spaces</b>	<b>20</b>		

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**Interior Features**

Interior Features: No Fireplace; Built-In Microwave, Built-In Range, Dryer - Electric, Refrigerator, Washer; Accessibility Features: None

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**Exterior Features**

Exterior Features: Pool: No Pool; Horse: Yes, Arena, Horse Trails, Horses Allowed, Paddock, Riding Ring, Stable(s); Other Structures: 2nd Garage, Barn, Barn/Farm Building, Barn/Stable, Center Aisle, Garage(s), Hay Barn, Horse Stable, Indoor Arena, Loafing Shed, Other, Pole Barn, Riding Ring, Run-in Shed, Shed, Shed Row, Storage Barn/Shed

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**Utilities**

Utilities: Cable TV Available, Sewer Available, Water Available; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Heat Pump(s); Heating Fuel: Electric; Hot Water: Electric; Water Source: Private; Sewer: Public Sewer; Internet Services: Cable

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**Remarks**

Inclusions: Refrigerator, Stove, Washer, Dryer

Public: COMING SOON - more photos and information available soon. Located just minutes from downtown Frederick, with mountain views, your DREAM equestrian facility awaits you! Possible Subdivision opportunities (buyer to verify). This beautiful property located in Frederick offers scenic vistas and everything you could want in a turnkey ready equestrian farm. Beautiful fenced pastures, three separate barns with 20 large, matted stalls, indoor arena, two outdoor arenas, concession stand, sacrifice lots for pasture rotation, six run-ins, bubbling creek that runs year-round. This is a working horse farm currently operating as a lesson and training facility with many improvements made. High speed internet available, hooked to public sewer. Build your dream home! The current manufactured home is not habitable, but has been left in place to save Frederick county impact fees (buyer to verify). A large heated and air conditioned office is located over the pole barn and features a full kitchen, full bath, laundry, club house area and three additional rooms. Be sure to check out the 3-D tour. The property is zoned and taxed agricultural, but there are no conservation restrictions on this property. This is a working horse farm, all showings must be accompanied by the listing agent, please do not enter the property without an appointment. Please contact your agent, or the listing agent to schedule a showing.

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**Directions**

Follow GPS, sign on property DO NOT ENTER WITHOUT APPOINTMENT

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**Listing Details**

Sale Type:	Standard	DOM:	0
Listing Term Begins:	05/31/2024	Expected On Market Date:	06/14/24
Possession:	61-90 Days CD, Negotiable, Subject to Home Choice	Lease Considered:	No
		Home Warranty:	No
Acceptable Financing:	Cash, Farm Credit Service		
Federal Flood Zone:	No		

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**Compensation**

For more information about offers of compensation, see [BrightMLS.com/offer-comp](https://BrightMLS.com/offer-comp).

Buyer Agency Comp:	2% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

