



BUYER INFORMATION SHEET

Wooded Vacant Lot — Rural Homesite near Hurlock

Property Snapshot

Address	Williamsburg Church Road, Hurlock, MD 21643 (two adjacent lots, sold together)
Area	Rural Dorchester County, MD — south side of Williamsburg Church Road, NW of Williamsburg (near Hurlock)
Price	\$25,000 (negotiable) Seller financing available (\$5,000 down, balance over 3 years at 12%)
Lot Size	~0.88 acre combined (~38,300 sq ft); ~282 ft total frontage on Williamsburg Church Road
Lots Included	Two contiguous lots — APN 12-000669 (~0.36 ac) + 12-005938 (~0.52 ac) — sold together as one property; to be merged into a single lot of record
Site Condition	Wooded throughout; flat (~45 ft elev., 0-2% grade); fronts a public, county-maintained road
Zoning	Agricultural Conservation (AC), Dorchester County — single-family detached dwelling permitted by right
Critical Area	Outside the Chesapeake Bay Critical Area — Critical Area development restrictions do not apply
Protected Views	The ~258-acre farm across Williamsburg Church Road is under a permanent conservation easement (Maryland Environmental Trust & Eastern Shore Land Conservancy, 2005) — open farmland views preserved
Flood Zone	FEMA Zone X (Area of Minimal Flood Hazard) — outside the Special Flood Hazard Area; no flood insurance required
Utilities	Electric along the road frontage; no public water/sewer (private well + on-site septic); propane for gas
Septic	To be installed; no perc test yet. Soil mapped as poorly drained, so a mound / at-grade / BAT system may be required — wet-season perc test recommended
Soils	Hurlock sandy loam, 0-2% slopes (USDA-NRCS) — dominant component poorly drained
HOA / Community	None — metes-and-bounds parcels, not a recorded subdivision; no association, no dues (~\$418/yr county tax only)
Title	Free and clear — owner holds with no mortgage of record; clean title to convey to buyer at closing
Listing Status	Direct sale by owner — not on MLS, no listing agent



combined size



road frontage



price · negotiable



protected view



no flood

Overview

A wooded ~0.88-acre homesite made up of two contiguous lots on Williamsburg Church Road in rural Dorchester County, near Hurlock on Maryland's Eastern Shore. Flat, flood-free, and outside the Chesapeake Bay Critical Area, with roughly 282 feet of frontage on a public, county-maintained road — well suited for a future home, weekend getaway, or land investment. Zoned Agricultural Conservation with single-family dwellings permitted by right; the two lots are sold and will convey together as one merged lot of record. The large farm directly across Williamsburg Church Road is permanently protected by a recorded conservation easement, preserving the open, rural view.

Frequently Asked Questions

PROPERTY & PARCELS

Q. Can the two lots be purchased individually?

A. No. The two contiguous lots (APN 12-000669 and 12-005938) are sold together as one ~0.88-acre property and will be merged into a single lot of record.

Q. Is a plat or survey available?

A. These are metes-and-bounds parcels, not part of a recorded subdivision, so there is no subdivision plat. County tax/parcel maps and the deed references are available on request; a buyer wanting precise boundaries may commission a survey.

Q. How much road frontage is there?

A. Combined frontage is roughly 282 feet on Williamsburg Church Road, a public, county-maintained road — about 184 ft on one lot and 98 ft on the other.

ZONING & BUILDABILITY

Q. What is the zoning?

A. Agricultural Conservation (AC) under Dorchester County Code Ch. 155. A single-family detached dwelling is a permitted by-right use. Setbacks are 40 ft front / 20 ft side / 50 ft rear, with a 45-ft height limit.

Q. What residential uses are permitted on this lot?

A. The following are permitted in the AC district:

- Single-family detached dwelling (by right)
- Modular / manufactured home (where standards are met)
- Accessory structures (detached garage, shed)
- Agriculture / forestry

The AC minimum lot size is 40,000 sq ft; the combined ~38,300 sq ft is an undersized lot of record, buildable through the County's lot-of-record provisions (Sec. 155-69 / 155-51E). Final buildability and septic feasibility are determined by Dorchester County Planning & Zoning and the Health Department.

Q. Why are the two lots being merged into one?

A. Because they are contiguous and under common ownership, the County will most likely require them to be combined into a single lot of record before a building permit issues (Sec. 155-69C) — which is exactly how they are being sold. After setbacks, a conforming building envelope of roughly 11,000 sq ft sits in the road-facing northern portion.

Q. Is the property in the Chesapeake Bay Critical Area?

A. No — the lots are inland near Hurlock and fall outside the Critical Area, so its clearing limits, impervious-surface caps, shoreline buffers, and BAT-septic mandate do not apply here.

Q. Is it in a flood zone?

A. No — the property is in FEMA Zone X (Area of Minimal Flood Hazard), outside the Special Flood Hazard Area. There is no mapped floodplain, so flood insurance would not be federally required.

Q. Has any guidance been obtained from the county?

A. Not to the seller's knowledge. Buyers should confirm zoning, the lot-of-record merger, and septic/well requirements directly with Dorchester County Planning & Zoning and the Health Department.

SITE, SEPTIC & SOILS

Q. Has a perc test been performed?

A. No. The mapped soil is Hurlock sandy loam, whose dominant component is poorly drained, so on-site septic feasibility is the key item to confirm. A conventional gravity system may not perc; a sand-mound,

at-grade, or BAT (nitrogen-reducing) system may be required. A wet-season percolation test through the Dorchester County Health Department is the most important due-diligence step.

Q. Where does the soils information come from?

A. USDA-NRCS soil survey maps (SSURGO) — Hurlock sandy loam, 0-2% slopes — not an on-site assessment. On-site testing has not been performed.

Q. Are there wetlands on the property?

A. A small palustrine forested wetland abuts the southwest corner; at mapping scale roughly 780 sq ft falls on-lot and a 25-ft nontidal buffer clips that corner. It is an ordinary nontidal wetland (not a Wetland of Special State Concern), and the buildable envelope in the north portion sits well clear of it. A formal delineation is recommended before any site work near that corner.

COMMUNITY & ACCESS

Q. Is there an HOA or any dues?

A. No. These are metes-and-bounds parcels, not part of a recorded subdivision or planned community, so there is no association and no dues. Carrying costs are county property tax only — about \$418 per year combined.

Q. How is the property accessed?

A. Directly off Williamsburg Church Road, a public, county-maintained road. Neither lot is landlocked; a future homesite would use a private driveway off the road.

Q. What is across the road — will the view be preserved?

A. Yes. The large farm directly across Williamsburg Church Road — roughly 258 acres — is under a permanent (perpetual) Deed of Conservation Easement recorded in 2005 (Dorchester County Land Records, MLB 673 p.488), held by the Maryland Environmental Trust and the Eastern Shore Land Conservancy. The easement runs with the land and limits it to agricultural and limited residential use, prohibiting commercial development and protecting its scenic, rural, open-space character — so the open farmland view across the road is preserved for the long term.

TITLE & OWNERSHIP

Q. Is the title clean?

A. Yes — the property is held free and clear with no mortgage of record. Clean title will convey to the buyer at closing via a title commitment.

Q. Are there any deed restrictions or easements?

A. None of record beyond the ordinary utility/right-of-way along the road frontage. There is no recorded subdivision plat, so there are no platted easements or building-restriction lines. Any recorded interests will be confirmed in the closing title commitment.

Q. Which title company can we use for closing?

A. Open to whichever Dorchester County title company the buyer prefers.

PRICING & FINANCING

Q. Is the \$25,000 price firm?

A. No — the price is negotiable, and reasonable offers are welcome.

Q. What are the proposed seller financing terms?

A. \$5,000 down, with the balance paid in monthly installments over 3 years at 12% interest. Shorter payback periods are open to discussion.

Contact & Next Steps

- Contact: Ted Sheils, Side Yard East, LLC · ted@sideyardeast.com · 410-507-5816
- County parcel/tax maps, deed references, and additional photos available on request
- Property visits welcome — please reach out to schedule

Disclaimer & Buyer Due Diligence

Information in this document is provided for informational purposes only, based on the seller's understanding and publicly available sources. No warranties are made as to accuracy, completeness, or current validity. Buyer should independently verify all material information through a qualified real estate professional, attorney, and/or Dorchester County Planning & Zoning officials, and is responsible for their own due diligence on zoning, permitted uses, building requirements, utilities, septic, perc testing, wetlands, lot-of-record merger, title, and intended use of the property.