

**Listing Type:** Excl. Agency**Status:** ACTIVE**Ownership:** Fee Simple, Sale**List Price:** \$349,999**Foreclosure:** No**Auction:** No**Potential Short Sale:** No**County:** Prince Georges**Postal City:** ACCOKEEK**Leg Sub:****Adv Sub:** NONE**Inc. City/Town:****ADC Map:** 37D4**TBM Map:****Election District:** 5**Area:****Tax ID Num:** 17050322529**Total Taxes:** \$5,311**Lot size-SF:** 750,625**Tax Year:** 2010**Elementary:** H G Ferguson**Middle:** Eugene Burroughs**HOA Fee:** /mo pd**Show Instructions:** Call 1st-Owner**High:** Gwynn Park

Directions: FROM 495 TAKE HWY 210 SOUTH FOR ABOUT 14 MILES TURN RIGHT LIVINGSTON RD GO 1/4 MILE PROPERTY ON RIGHT.

Remarks: PLS CALL OWNER FOR SHOWINGS & INQUIRIES. PRESENT CONTRACTS DIRECT TO OWNER WITHOUT LISTER.

Internet Remarks: 17.232 (+/-) Acres nestled in the heart of Accokeek, MD. This property is located 14 miles from Washington, D.C., and 12 miles from the National Harbor and I495. Fire Station 600 feet from property line, County Park across street, major shopping areas within 1/4 mi, access to metro bus 1/4, schools 5mi radius, property has all survey paperwork. Property is ideal for small hobby farming & more!

EXTERIOR**Exterior:** Private Road**Transportation:****Lot size-SF:** 750,625**Lot Size Acres:** 17.23**Lot Dimensions:****Exposure:****Topography:****Lot Description:** Backs to Trees, Cleared, No thru street, Other**Roads:****Developmental Status:** Plat Approved, Plat Recorded, Site Plan, Site Plan Appr**Building Sites/Lots:****Soil Type:****Potential Use:** Agriculture, Hunting, Mixed, Office, Residential, Sand/Gravel**Perc Type:****#Perc Sites:****Road Frontage:****Building Permits:** Application Pending, On Hand**Special Permits:****Present Use:** Agriculture, Hunting**UTILITIES****Heating Fuel:** Electric**Cooling Fuel:****Water:** No

Water Oriented: No

Water Access:

Water View:

Water Front:

Phys Dock Conveys:

Nav Water:

Water: Public**Sewer/Septic:** Public Sewer**#Bedrooms Perc:****FINANCIAL INFORMATION**

Earnest Money:
Possession: Settlement
Total Taxes: \$5,311
City/Town:
Tap:
HOA Fee:
Special Assess 1:
Tot Tax Assessment: \$252,300
Land: \$234,000

Project Approved:
Tax Year: 2010
Refuse:
Special Tax: \$906
Frequency:
Remaining Yrs:

Other Fees:
Special Assessment 2:
Yr Assessed: 2011
Improvements: \$18,300

County:
Front Foot Fee: \$1,700.51
Water/Swr Hook-up:
Frequency:
Remaining Yrs:

Current Financing/Loan:

New Financing:

Agricultural Tax: No

Agricultural District:

LEGAL INFORMATION

Section: **Phase:**
Parcel Number: 21 **Liber #:** 22675
Zoning Code: RA **Master Plan Zoning:**

Folio #: 208
Historic Designation ID:

Disclosures: Limited Service Brokerage
Contract Info: Other

OWNER INFORMATION:

Owner 1 Name: HENRY WRIGHT
Home/Project/Site #: (301) 778-3122
Owner 2 Name: YVETTE WRIGHT
Home/Project/Site #: (301) 778-3122

Office #:
Office #:

LISTING AGENT/BROKER/COMPENSATION

Sub-Agent Compensation: 0%
Additional Compensation:

Buyer-Agent Compensation: 3%
Variable Rate Compensation: No
Designated Representative: No

Dual Agency: No
Listing Agent: GIL CLARK
Cell Phone:

Home Phone:
Pager:
Agent Office Fax: (866) 804-2705

Home Fax:(866) 804-2705
Voice Mail:
Ext:
2nd Office Number:

Agent Office: (703) 288-9611
Agent Email: admin@clarkselect.com

Broker Fax: (866) 804-2705

Broker Name: Clark Select Properties, Inc., GRAN1
Broker Address: 1934 OLD GALLOWS RD # 350 VIENNA, VA 22182
Office Phone: (703) 288-9611

List Date: 10-Jul-2011 **Update Date:** 10-Jul-2011
Orig Price: \$349,999 **Prior LP:**
Low Price: \$349,999 **Value Range Pricing Y/N:** No
Photo Option: **Total Photos:** 0

Update Type: NEW
Days On Market -MLS: 0
HOA Y/N: No
Advertising: IDX-PUB

Days On Market -Property: 480
HOA Fee:

