

175± Acre Waterfront Farm

Prime Wicomico River Farm Across From Green Hill Yacht Club



"SIMMS WHARF"
4898 Cooper Road
Eden, MD 21822
WICOMICO COUNTY

Offered in 4 Parcels (3 Parcels are Waterfront)
Bid on any individual tract or the whole farm!

Court Ordered AUCTION: Fri, Dec 12th at 12:01 pm



One of the Top 5 Farms We've Ever Auctioned!



PARCEL 1: 6.4± ACRES

Breathtaking parcel with direct river frontage & sandy beach. This is one of the best looking waterfront lots we have ever sold on the Wicomico River. Fantastic elevation and views. Deeded access to Cooper Road. Parcel 1 has been added to the Auction by a family member but is not subject to the Court ordered sale. Wicomico Taxmap 46 Parcel 260 Block A Lot #1.

PARCEL 2: 57± ACRES

The "Home site" parcel includes a 2,100± 2-story, 3BR, 2BA historic home (circa 1900) and several outbuildings. Home features several fireplaces, a woodstove, large living room, screened in front porch and beautiful water views. This parcel fronts on the Wicomico River & Harcum Creek and features cascading yard and would make the ideal estate. Cleared land & mature timber and 3,400± feet of frontage on Harcum Creek. Wicomico Taxmap 46 Parcel 104.

PARCEL 3: 66± ACRES

Adjoins home site farm and featured a subtle mix of clear land and timber making it ideal for many uses including ag, recreation or conservation. Wicomico Taxmap 46 Parcel 104.

PARCEL 4: 44± ACRES

Waterfront timber track with outstanding elevation and frontage on the Wicomico River. This parcel does contain some marsh land & includes Road frontage on Cooper Road. Green Hill Yacht and Country Club is across the river from this parcel. Taxmap 46 Parcel 104.

Property Previews

Nov. 23rd, Dec. 4th & 7th 1-3 PM



ALLEN & MARSHALL
AUCTIONEERS - APPRAISERS

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Court appointed trustees for Parcels 2-4:
A. Gillis Allen, Esq.
& John C. Seipp, Esq.
Auctioneers: Dave Allen & Doug Marshall



REAL ESTATE TERMS: \$10,000 down day of auction PER PARCEL in certified check or check acceptable by the undersigned. \$40,000 down if purchased as an entirety. 3% Buyer Premium. Prospective Buyer responsible for any desired inspections prior to the auction. Settlement to occur within 45 days of auction. Property being sold as is with all faults and without warranty. Auction Company makes no representation or warranties of any kind. Trustees have the right to accept or reject the final bid.

REAL ESTATE AGENTS, contact Doug Marshall for our Broker Participation form. Brokers must have their clients registered with the Auction Co. 48 hours prior to the Auction.

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