

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

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| Earnest Money: | Project Approved: | |
| Possession: Settlement | | |
| Total Taxes: \$5,311 | Tax Year: 2010 | County: |
| City/Town: | Refuse: | Front Foot Fee: \$1,700.51 |
| Tap: | Special Tax: \$906 | Water/Swr Hook-up: |
| HOA Fee: | Frequency: | Frequency: |
| Special Assess 1: | Remaining Yrs: | Remaining Yrs: |
| Tot Tax Assessment: \$252,300 | | |
| Land: \$234,000 | Other Fees: | |
| | Special Assessment 2: | |
| | Yr Assessed: 2011 | |
| | Improvements: \$18,300 | |

Current Financing/Loan:**New Financing:****Agricultural Tax:** No**Agricultural District:****LEGAL INFORMATION****Section:****Phase:****Folio #:** 208**Parcel Number:** 21**Liber #:** 22675**Historic Designation ID:****Zoning Code:** RA**Master Plan Zoning:****Disclosures:** Limited Service Brokerage**Contract Info:** Other**OWNER INFORMATION:****Owner 1 Name:** HENRY WRIGHT**Home/Project/Site #:** (301) 778-3122**Office #:****Owner 2 Name:** YVETTE WRIGHT**Home/Project/Site #:** (301) 778-3122**Office #:****LISTING AGENT/BROKER/COMPENSATION****Sub-Agent Compensation:** 0%**Buyer-Agent Compensation:** 3%**Additional Compensation:****Variable Rate Compensation:** No**Dual Agency:** No**Designated Representative:** No**Listing Agent:** GIL CLARK**Home Phone:****Home Fax:**(866) 804-2705**Cell Phone:****Pager:****Voice Mail:****Agent Office:** (703) 288-9611**Agent Office Fax:** (866) 804-2705**Ext:****Agent Email:** admin@clarkselect.com**2nd Office Number:****Broker Name:** Clark Select Properties, Inc., GRAN1**Broker Fax:** (866) 804-2705**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**Update Type:** NEW**Orig Price:** \$349,999**Prior LP:****Days On Market -MLS:** 0**Days On Market -Property:** 480**Low Price:** \$349,999**Value Range Pricing Y/N:** No**HOA Y/N:** No**HOA Fee:****Photo Option:****Total Photos:** 0**Advertising:** IDX-PUB