

SITE DESCRIPTION

The subject property is designated as Parcel 34 on the Cecil County Tax Map Nos. 9 and 16 shown on the facing page. The site is irregular in shape and contains 211 acres. The southern boundary of the property includes approximately 6,000 linear feet of waterfront along the Octoraro Creek. The northern property boundary is approximately 2,000 feet of frontage along Conowingo Road or U. S. Route 1. The property contains three right-of-ways. The Susquehanna Power Company has a 315' wide right-of-way which crosses the lower half of the property from the southwest to northeast and comprises a total of 20.85 acres which are included in the total acreage of the property. The Susquehanna Transmission Company has a 150' wide right-of-way which transverses the southwest corner of the property from the northwest to the southeast and comprises a total of 7.32 acres of land, which are not included in the total acreage. In addition, the subject property retains water rights to the Octoraro creek.

Approximately 75 acres of the farm is productive woodland and approximately 136 acres is productive cropland. Generally, the subject site has rolling topography. The northern border of the property along Conowingo Road is low-lying with a small stream running through it and many large boulders situated in it. The dry bed of a small pond is evident. A one lane gravel drive leads from this low-lying section of the property up an incline to a hill where the stone manor house and outbuildings are located. The outbuildings include a corncrib, smokehouse, double-decker barn and silo. To the rear of these buildings the terrain slopes gently downward to the creek bank. As shown on the flood map located in the 'Addenda' of this report, nearly all of the acreage is located in an area of minimal flooding as based on the HUD FIA Maps No. 240019 0008 A and 0010 A, dated April 4, 1983, with the exception of the creek banks which are located in a 100 year flood plain.

As shown on the soil map on the facing page, a wide variety of different soil types are present on the property. The Manor series is represented by MID2, Manor Loam with 15 - 25% slopes and moderately eroded and MmD, Manor very stone loam with 3 -25% slopes and severely eroded. MID2 soil, located at the northeastern tip of the property, is best suited to hay, pasture, orchards or woods. MmD soil, located in the northern section of the property, has large stones on or near the surface. Although cleared areas can be used for hay or grazing, this soil is best kept as woodland. The Manor soils are well-drained and suitable as building sites or for septic tanks.

The Montalto series is represented by MyD3 and MyC3, Montalto silty clay loam with 15 - 25% and 8 - 15% slopes respectively and both severely eroded. The majority of the property consists of the Montalto series which is well-drained soil with a high moisture capacity. Montalto soils are well-suited as building sites and for septic tanks.

SITE DESCRIPTION - Continued

MyC3 soil often has areas cut by gullies and is better used for hay, pasture or sodded orchards than crops. Slope and gullies severely limit the use of MyD3 soil for cultivated crops but under good management, it can be used for hay, pasture or orchards.

The Glenelg series consists of deep, well-drained nearly level soils which are easy to work and have moderate to high available moisture capacity. These soils are suited to most uses including building sites. The land approaching the creek bed on the subject property is comprised mainly of GeC3 and GeD3, Glenelg silt loams with 8 - 15% and 15 - 25% slopes respectively and severely eroded. GeC3 soil has severe limitations for regular cultivation because of slope and the hazard of erosion. However, it is well-suited for long-term hay, permanent pasture or orchards. GeD3 soil is not suited for any regular cultivation since it is necessary to protect it from erosion. It is suitable, however, for controlled grazing and limited production of hay crops.

The subject property also has an area of NEB2, Neshaminy silt loam with 3 - 8% slopes moderately eroded. This soil is easy to work and has a high available moisture capacity. The slope of the soil is its chief limitation. If the soil is well managed, it can be cultivated regularly.

The low-lying acreage along Conowingo Road (U.S. Route 1) is Wa, Watchung very stone silt loam. Like all Watchung soils, Wa is poorly draining, very stony and severely limited for most nonfarm uses. It is not suitable for use as building sites or for septic tanks. The creek bed which forms the southern and eastern boundary of the property consists of ST or stony land which is not designated as a soil series because of its stoniness. Stones are so abundant on or beneath the surface that tillage is impossible. Most of this area on the property has woodland cover and is best suited for watershed protection and wildlife habitat.