

NANTICOKE HEADWATERS

DAISEY TRACT | LITTLE HILL SOUTH PARCEL

59 ACRES ± | \$208,000

OVERVIEW

The Little Hill South Parcel is composed of 59 acres ± of loblolly pine timberland in Sussex County, Delaware surrounded by an appealing composition of well-tended farms, forest and expanding residential development. Soils testing has confirmed suitability for an on-site wastewater treatment and disposal system. The property offers substantial road frontage along the south side of Little Hill Road and is located just north of the Maryland border within 20-30 minutes of Salisbury, Berlin, Laurel and Millsboro. Proximate recreational amenities include Trapp Pond State Park, Raccoon Pond, Pocomoke State Scenic River and Great Cypress Swamp. The Delaware Seashore is approximately 30 minutes east. An additional 61 acres ± is available to the immediate north of Little Hill Road.

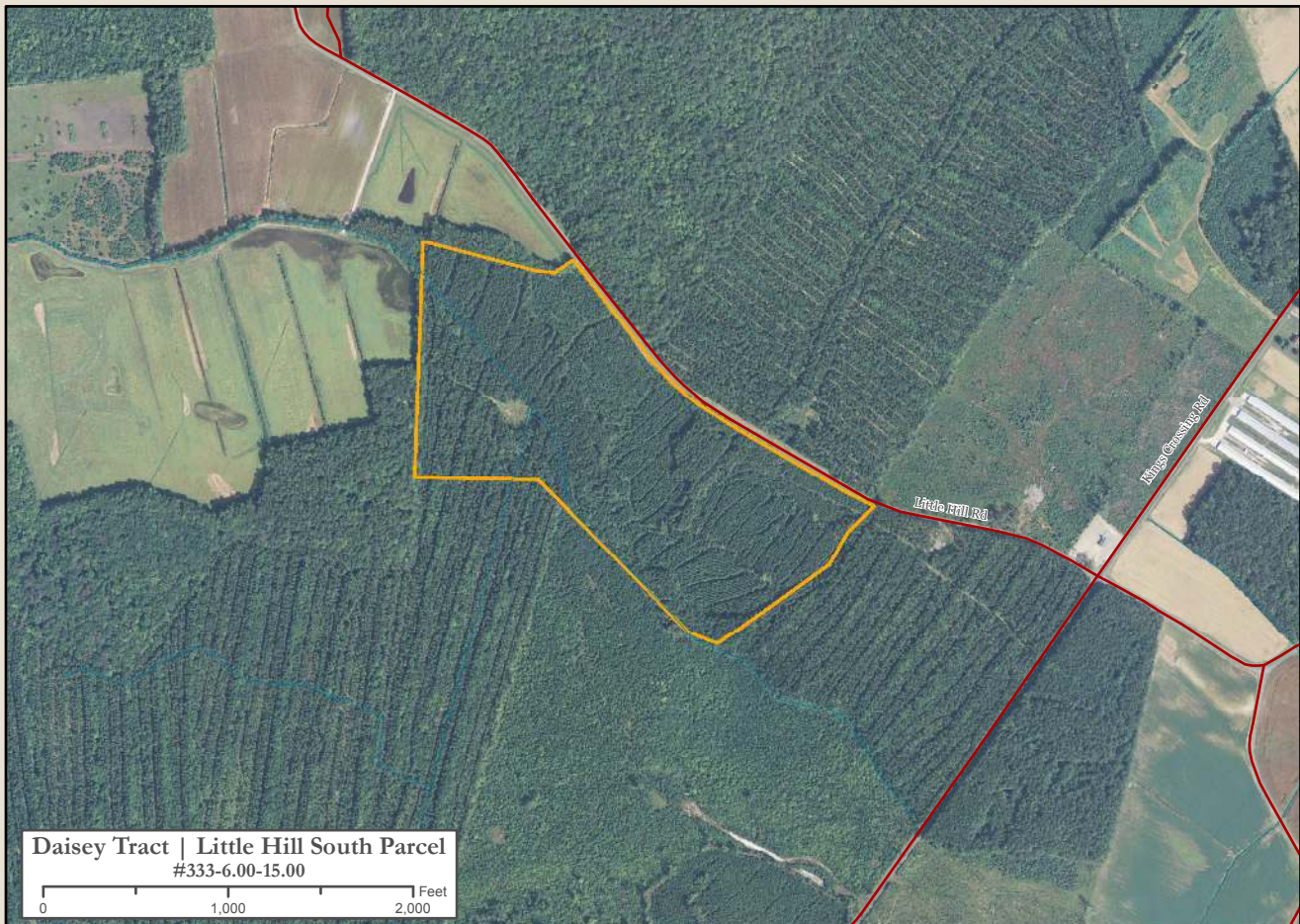
Timber Summary	Acres ±
Pre-Merchantable 0-14	42
Transitional 15-17	0
Merchantable 18+	17
Total	59

FORESTRY

The timber resource is composed of variable age loblolly pine plantation with a history of professional management for pulpwood and saw timber production. The forest has two distinct stands. The first stand was harvested in 2002 and offers 42 acres ± of 14-year-old pine poised for a quick growth transition into merchantable pine volume. The second stand was established in 1982 and last thinned in 2011, containing 17 acres ± of mature timber available for near-term harvest.

DIRECTIONS & ACCESS

From Whitesville Road (Route 30), turn north on Whaleys Road. Follow Whaleys Road north and stay straight at first intersection with Kings Crossing Road. Follow Kings Crossing north to the intersection with Little Hill. Turn west on Little Hill and travel west approximately 0.2 miles until you arrive at the property boundary on the south side of Little Hill Road. Alternatively, proceed south off Route 24 onto Lowes Crossing Road. Turn right on Kings Crossing then right onto Little Hill.

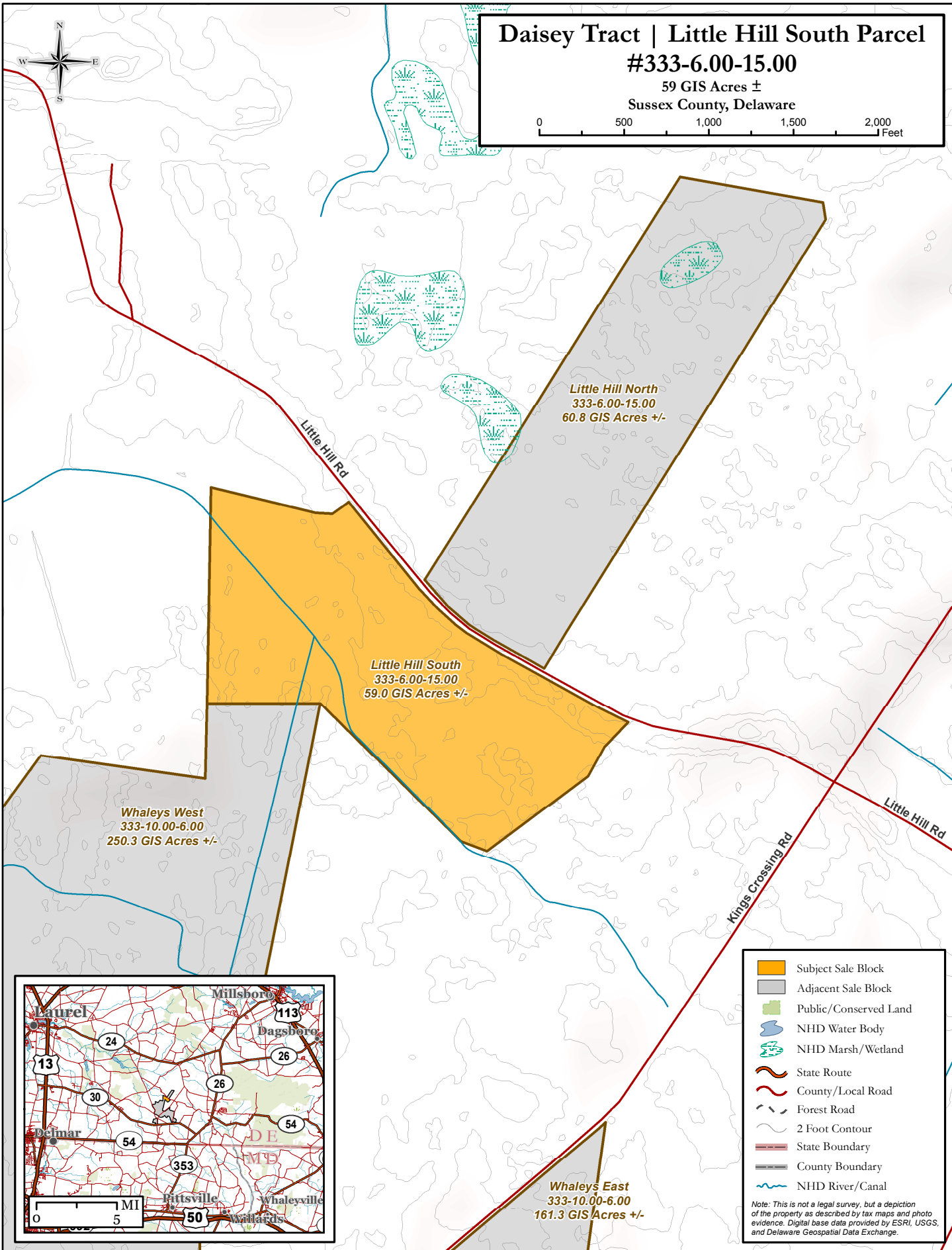
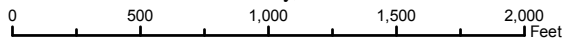


Daisey Tract | Little Hill South Parcel

#333-6.00-15.00

59 GIS Acres ±

Sussex County, Delaware



Little Hill North
333-6.00-15.00
60.8 GIS Acres +/-

Little Hill South
333-6.00-15.00
59.0 GIS Acres +/-

Whaleys West
333-10.00-6.00
250.3 GIS Acres +/-

Whaleys East
333-10.00-6.00
161.3 GIS Acres +/-

- Subject Sale Block
- Adjacent Sale Block
- Public/Conserved Land
- NHD Water Body
- NHD Marsh/Wetland
- State Route
- County/Local Road
- Forest Road
- 2 Foot Contour
- State Boundary
- County Boundary
- NHD River/Canal

Note: This is not a legal survey, but a depiction of the property as described by tax maps and photo evidence. Digital base data provided by ESRI, USGS, and Delaware Geospatial Data Exchange.

