



Shipyard Lane Farm

113 +/- Acres | Kent County, MD | \$3,665,000



ADDRESS

22537 Shipyard Ln
Rock Hall, MD 21661

LOCATION

3 miles north on Route 20 out of Rock Hall, turn right onto Shipyard Lane

PROPERTY SUMMARY

Located along Shipyard Creek just outside Rock Hall, this 113-acre farm offers a strong combination of productive soils, waterfront access, and long-term investment value. The property includes approximately 100 tillable acres with primarily Mattapex soils— moderately well-drained and highly rated for grain and forage production. The balance consists of woodland providing natural buffers between the creek and fields as well as quality wildlife habitat. Improvements include a 3,200 square foot Colonial Revival home and versatile shop. Both lay along 1,500 feet of shoreline steps away from a private dock offering 4'+ MLW. Farms of this size and quality rarely become available in Kent County. The property represents a solid opportunity for operators, investors, or buyers seeking a balanced agricultural and recreational tract on Maryland's Eastern Shore. Property is subject to existing farm and hunting lease.

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