



**HUNTER'S PARADISE**  
**±87.59 ACRES**

**4298 MCCULLEY ROAD**  
**MILFORD, DE 19963**

**PRESENTED BY:**

**LISTING BROKER**

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# TABLE OF CONTENTS

- Executive Summary..... 03
- Property Description ..... 04
- Area Map ..... 05
- Aerial ..... 06
- Tax Map ..... 07
- Flood Map ..... 08
- Property Details ..... 09
- Area Overview ..... 10
- Photos ..... 11



# EXECUTIVE SUMMARY

PRICE: \$1,690,000

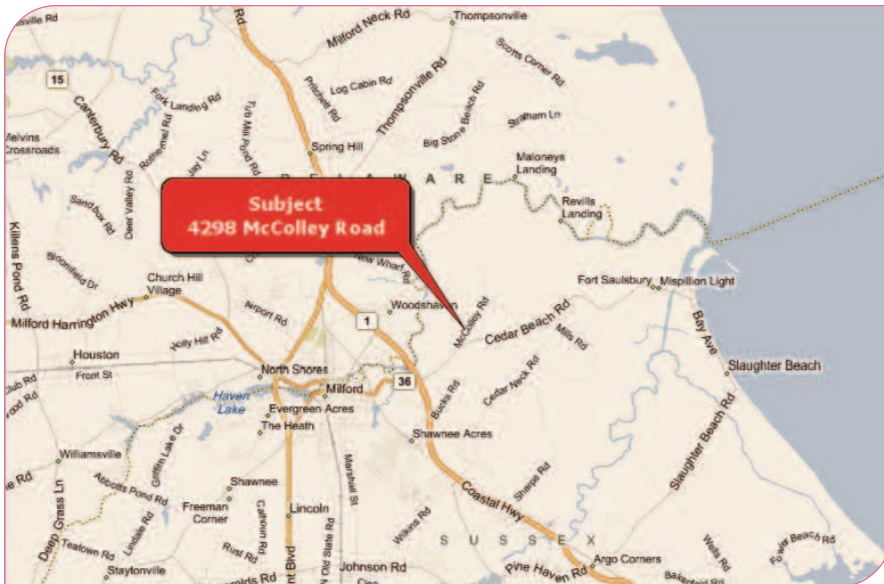
ACRES: ±87.59

NUMBER OF PARCELS: 1 PARCEL

POTENTIAL USES: EXCLUSIVE PRIVATE ESTATE

GREAT FOR: WATERFOWL, DEER, TURKEY  
AND UPLAND GAME

VALUE ADD: HUNTING CLUB

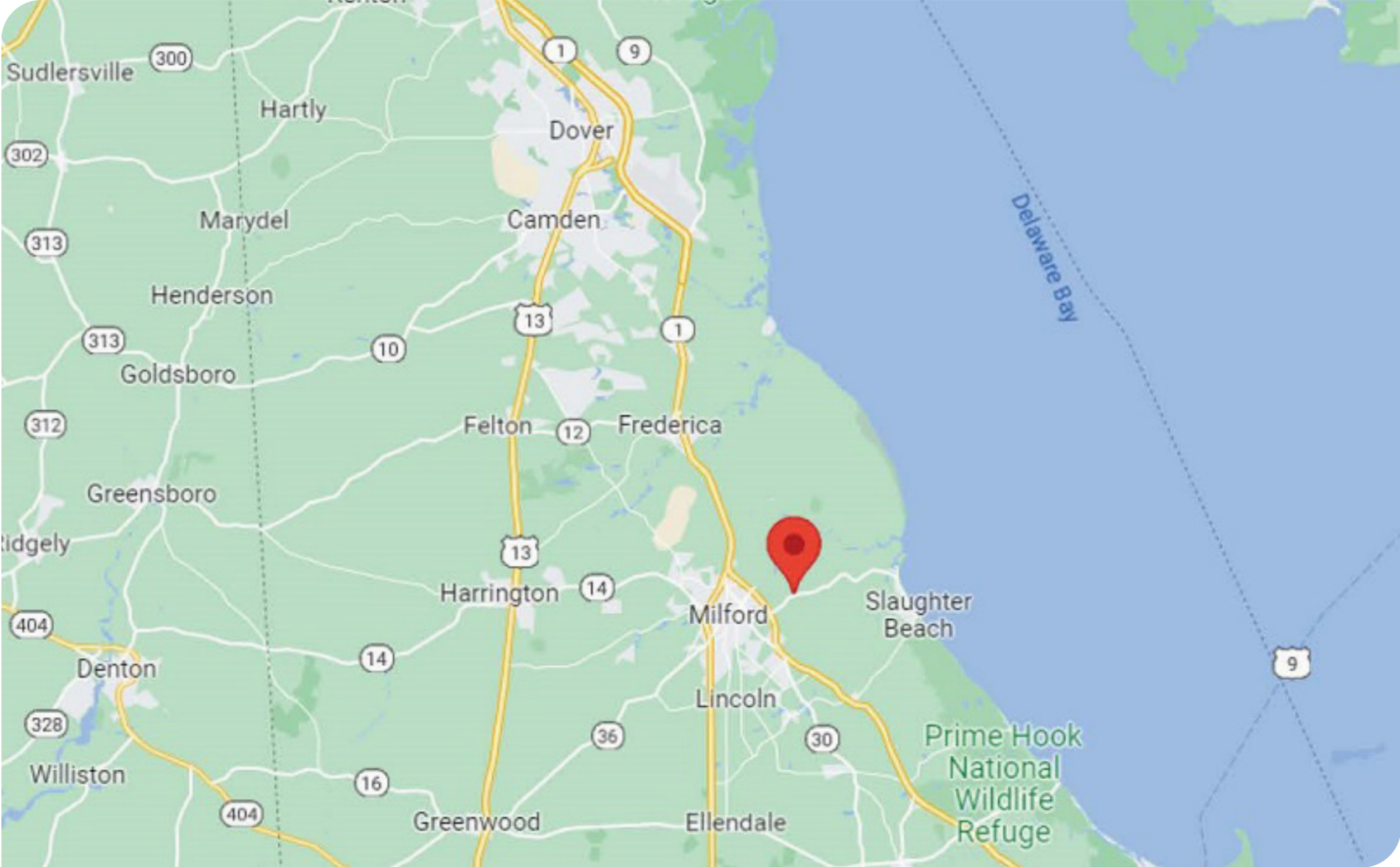


# PROPERTY DESCRIPTION

Property ID & Location	<p>This property is a hunters paradise consisting of ±87.59 acres. It contains ±60 acres of well drained soils with woods and ±27.59 acres of marsh. There are 3 long ditches, two of them over a quarter mile long, that connect to the river, all accessible by boat.</p> <p>It's located on the very northeast line of Sussex County, and just 2 miles by car or by boat, east of Milford, Delaware. The tax map and parcel number is 3-30 7.00 1.00. The address is 4298 McCulley Road, Milford, DE.</p> <p>Excellent waterfowl, deer, turkey, and upland game hunting. The property is also perfect for a hunting club. There is ±1/4 mile of Mispillion River frontage where duck blinds and river decks could be installed and plenty of area for numerous duck blinds. The current hunters have 6 evenly spaced duck blinds. This land is not in farmland preservation, but it could be. Farmland preservation means the property cannot be developed. It does allow a couple dwellings to be constructed on this farm. If the new owners decide to, they can apply and could receive a good size check from the State of Delaware farmland preservation office.</p> <p>Currently, there is a ~35 acre farm on the west side and 2 farms on the east side of this property totaling ~300 acres of which are currently in farmland preservation.</p> <p>The property has no buildings and the real estate taxes are approximately \$500 per year. Ownership is currently receiving income from this property of approximately \$20,000 per year, mostly from hunting!</p>
Tax Assessor's ID:	APN: 3-30 7.00 1.00
Land Area:	±87.59 Acres (±45 Acres well drained soil; ±42.59 Acres Marsh)
Zoning:	AR
Potential Uses:	Hunting Club, Residential Private Estate, Farm, many more
Flood Zone:	X/AE-Partial Flood Zone FEMA Map #10005C0050J
Location Benefits:	<ul style="list-style-type: none"><li>• Private!</li><li>• 2 miles to Milford via automobile or boat</li><li>• Excellent hunting: Deer, Turkeys, Waterfowl, Upland Game</li><li>• Beautiful peaceful country</li><li>• Close to Hotels, Restaurants and Shopping</li></ul>
Current Improvements:	Six (6) Duck Blinds

All information contained herein has been provided by Seller/Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.

# AREA MAP



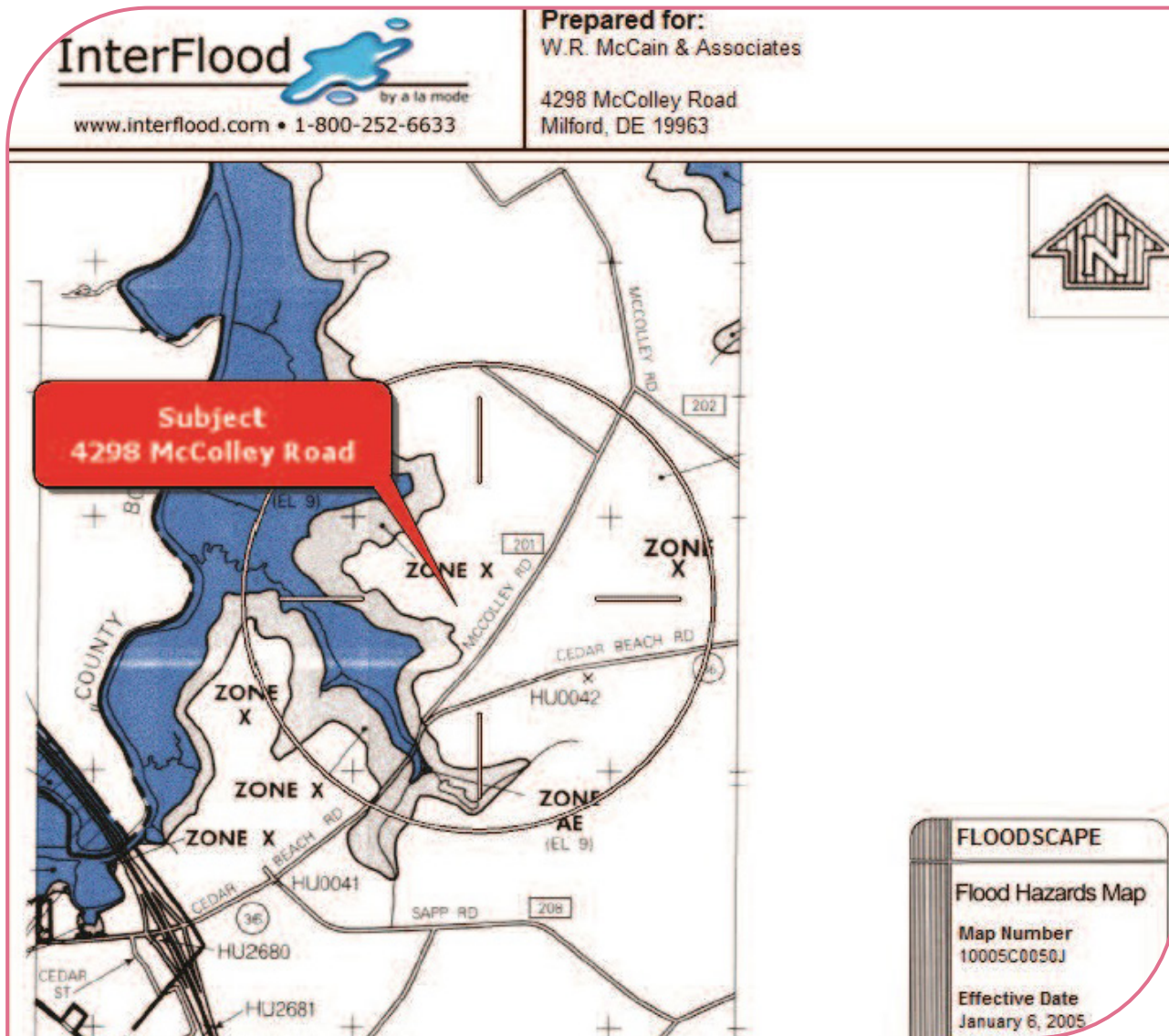
**AERIAL**



# TAX MAP



# FLOOD MAP



## AREA OVERVIEW



The Kent County side of Milford was first settled in 1680 by Henry Bowan on what was known as the Saw Mill Range. A century

later the Reverend Sydenham Thorne built a dam across the Mispillion River to generate power for his gristmill and sawmill. Around the same time, Joseph Oliver laid out the first city streets and plots nearby on a part of his plantation. Soon a number of homes and businesses appeared along Front Street and Milford was born. The city was incorporated February 5, 1807.



In the 1770s, a ship building industry was already flourishing on the Mispillion River. Shipbuilding continued to be the major industry of Milford through World War I, bringing considerable prosperity to

the town. The high point came in 1917 when the 4-masted, 174-foot (53 m) long Albert F. Paul was launched from the William G. Abbott shipyard. At one point 6 shipyards were operating in the downtown area. When the last of the area's giant white oaks was cut in the 1920s, the shipyards quickly went out of business, although the Mispillion ships sailed on for many years. (The Paul was sunk by a German torpedo in 1942 while

sailing from the Bahamas.) The Vineyard shipyard was called into service in both World War I and II to build submarine chasers.

During much of the twentieth century Milford served primarily as the commercial center for much of southern Delaware's large agricultural community. Today Milford's historic downtown has become a renewed center of community life hosting upmarket boutiques, art galleries, restaurants and a community theatre. Celebrating the importance of the Mispillion River, downtown Milford is host to several regional events each year including the Riverwalk Freedom Festival and the Bug & Bud Festival. Residents and visitors alike can enjoy the natural resource as they walk, bike or run along the Mispillion Riverwalk, a series of pedestrian and bicycle paths that hug the banks of the Mispillion River.



Downtown Milford is a charming historic and artsy district. It's galleries, shops, and performance spaces are gathering places for people with creative minds. Downtown Milford's tourist

attractions include events like Bud & Bug Festival; Eat In The Streets and Annual St. Patrick's Day Pub Crawl. It is also known for its unique restaurants and boutiques. Located on the banks of the Mispillion River and lying in both central and southern Delaware, this picturesque community literally brims with historical ambiance. The town includes three National Register of Historic Places Historic Districts, an outstanding local museum located

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in a former Post Office, the landmark Parson Thorne Mansion, and the recently restored Vineyard Shipyard. The Delaware History Trail sign is located on North Walnut St., next to Riverfront Theatre (2 North Walnut Street).

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**PHOTOS**



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