



Presenting:

**435 Ebert Road
Union Bridge, MD 21791**

LOCATION: Carroll County, Maryland
ADC Map coordinates: Map page 17 Grid B2

LEGAL: Liber 2463 Folio 10
Tax Map 36 Grid 15 Parcel 27

DESCRIPTION: Beautiful dairy farm with renovated 1800's farm house. Fully modernized dairy facility with nearly 40,000 sf under roof; capable of handling 350+ head. Also suitable for conversion to equestrian indoor. Additional 800 +/- acres leased crop land. Owner willing to consider all offers.

ACREAGE: 107.12 +/- Acres

ZONING: A - Agricultural

PRICE: \$ 1,300,000

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All information furnished regarding property for sale, though received from sources deemed reliable, is not guaranteed. 2.5% Broker Co-op available. Agents desiring a fee MUST accompany the prospect to the property

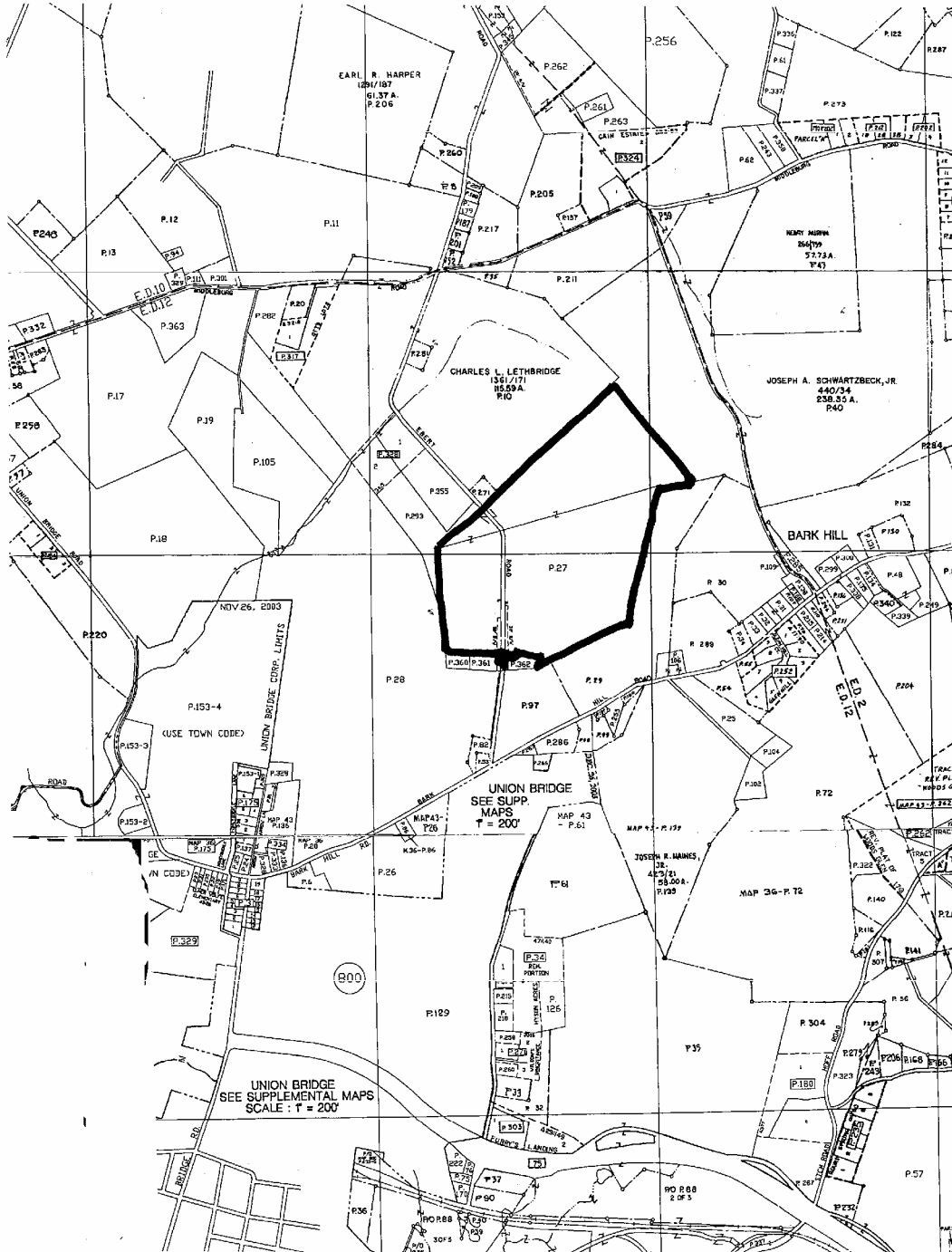


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Ebert Road Dairy LLC

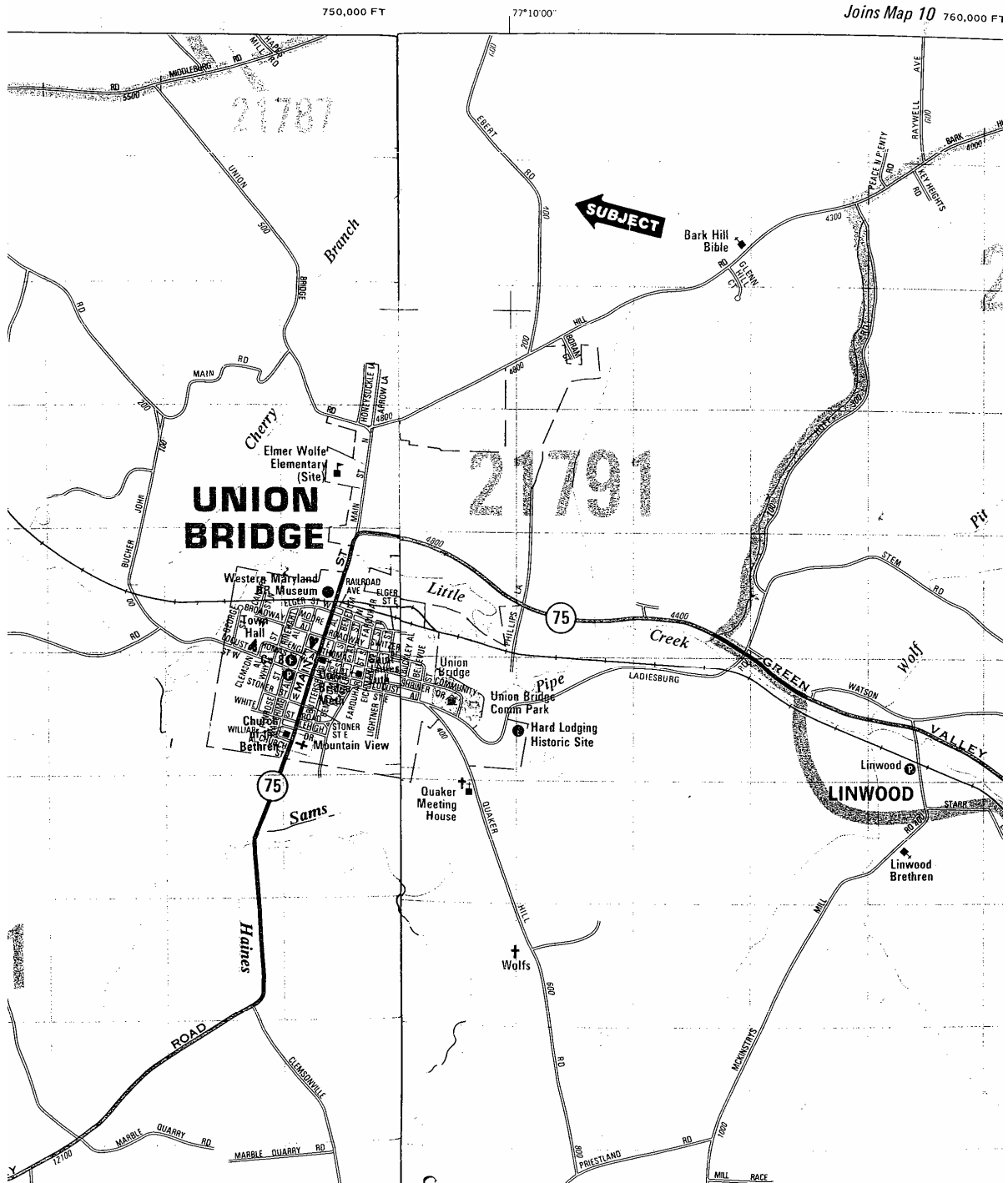
Modern Dairy Facility:

1. **Free Stall Barn** - 108ft x 300ft six row free stall barn
 - 320 stalls (most with new mattresses)
 - Drive thru feed alley
 - Self-locking head locks
 - Curtain sides
 - Fans and sprinkler system
2. **Hospital**
 - 60 x 100 transition cow area
 - Heated Vet room with hot water
 - Four groups
 - Self-locking head locks
 - Scrape alley
 - Automatic sort gate
3. **Milking Parlor and Dairy Equipment**
 - Boumatic milking equipment with automatic take-offs
 - Double 12 rapid exit herringbone
 - Automatic identification with milk meters
 - Interfaces with computer and DHIA processing center
 - 2 plate coolers
 - 2 Boumatic vacuum pumps
- New 6,000 gal Mueller milk tank with three compressors
- Freon heat exchanger
- Commercial grade washer and gas dryer
- Gas hot water heater
- Herdsman's office
4. **Manure system**
 - Houle equipment
 - Automatic alley scrapers
 - 1,500,000 gal earthen basin lagoon
 - Impeller style Houle pump (2 ½ years old)
5. **Other**
 - 35-40 gal/min well
 - 30 x 120 green house style calf facility
 - Trailer home for tenant use (new furnace)
 - 2 large trench silos
 - 2 grain bins
 - Bank barn suitable for young-stock housing
 - Office area



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