

\$600,000 - 60 Friendship Rd, FRIENDSHIP

MLS® #MDAA2101510

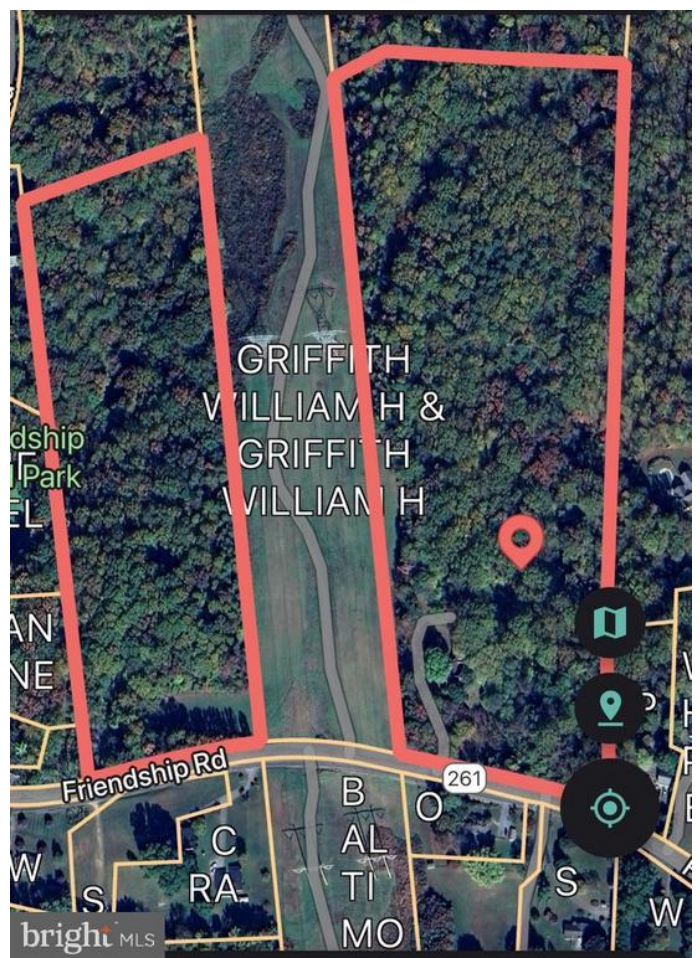
\$600,000

2 Bedroom, 1.00 Bathroom, 2,812 sqft

Residential on 40.10 Acres

NONE AVAILABLE, FRIENDSHIP, MD

Historic Property with Endless Potential! 40 Acres of Opportunity! Step back into time with this unique property featuring a historic home that tells a story of the past. While this home was built in 1870, it is currently not habitable but it offers a rare opportunity for restoration enthusiasts to bring it back to life or preserve its charm as a testament to history. Situated on 40.1 acres this property has amazing potential for farmers (a portion is already being farmed), homesteaders, a family compound with the possibility of two future residential homes or those just seeking privacy! This is more than a large parcel of land! It's a canvas for your dreams. Whether you envision a working farm, a peaceful homestead or a restored historic gem, this land has the potential to make it happen. The possibilities are endless!!! Have appraisal in hand from 2009 for \$694,450. The appraisal in hand from 2009 states that it could have one residential unit on 10 acres (included in the 40 acres) and another residential unit on the side with the 30 acres where the current structure is located (on the other side of the power lines). Interested parties should do their due diligence to confirm this information. Property is Zoned Residential Agricultural. There is currently a single family home that was built in 1870 and has been never been resold outside of the family. The house is NOT habitable. The true value is in the land (40.1 acres). The value of the house is just for the footprint (possibly) and the well and the septic in place which the



current owners believe are in working order. However, family members who are the owners have never lived there. ENTER AT YOUR OWN RISK. There are weakened/rotted floors throughout the home, the roof is caved in in one portion of the house and under NO circumstances should anyone go out on the porches that are accessed from upstairs. Also note that the outside porch floor has some rotted areas and 2x4's are holding up the porch roof. The land for this property is on the side where the home is located and all the way back, B G & E purchased 11 acres where the power lines are and then there is another 10 acres included on the other side of the power lines. Currently the property is taxed as agricultural and maybe transferable as such to new buyer. Potential buyers should do their due diligence to confirm. Seller requests buyers use Abode Title who has already done a title search and is available to talk to potential buyers (agents) about the intricacies of this property. Abode has necessary forms and can be contacted for additional information. I do have in hand documentation showing that access and some land use for the 11 acres that the power lines are located on is granted to owners of Friendship Road. Please feel free to call Listing Agent for any and all questions. This will also be listed under land and farm in the MLS.

Built in 1870

Essential Information

MLS® #	MDAA2101510
Price	\$600,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	2,812

Acres	40.10
Year Built	1870
Type	Residential
Sub-Type	Detached
Style	Other
Status	Active

Community Information

Address	60 Friendship Rd
Subdivision	NONE AVAILABLE
City	FRIENDSHIP
County	ANNE ARUNDEL-MD
State	MD
Zip Code	20758

Interior

Heating	None
Cooling	None
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame
Lot Description	Other
Foundation	Other

School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	January 9th, 2025
Days on Market	285
Zoning	RA

Listing Details

Listing Office	EXP Realty, LLC
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Listing information last updated on October 20th, 2025 at 5:45am EDT