

AUCTION TO BE HELD AT: FOUR POINTS SHERATON, BALTIMORE AIRPORT

AUCTION

6:00PM, TUESDAY
OCTOBER 14TH

1,091± Pristine Acres • Former Home of Publishing Giant & Wildlife Advocate Arthur Kudner, Sr.



THE FORMER ESTATE OF ARTHUR KUDNER, SR.
Property Site: Talisman Farm, Perry's Corner Road, Grasonville, MD

Named as one of the best places to live by Progressive Farmer Magazine (8/13/2008), Queen Anne's County boasts a picturesque location on the Eastern Shore of Chesapeake Bay in one of the Bay's most ecologically important regions, supporting fish spawning areas, shellfish beds and a critical habitat for migratory waterfowl. Situated in the heart of a productive and diverse natural environment, opportunities for fishing, hunting and a variety of outdoor recreation abound.

Talisman Farms is home to a large population of whitetail deer and the shoreline hosts many migratory bird species including ducks, Canadian geese and herons. Located between two wildlife preserves, Talisman Farm has a long-term partnership with the Chesapeake Bay Environmental Center to utilize portions of the property for wildlife conservation.

Since the early 1900's, Talisman Farms has been the retreat of choice for US Senators, profession sports figures, Hollywood stars, acclaimed writers and publishers. This turn of the century jewel is nestled along the shores of Chesapeake Bay and offers all who pass through its gates the serenity of nature and the freedom of the sea. Rich in tradition, Talisman Farms links the present with days gone by. For more than a century, Talisman Farms has remained a coastal hide-a-way beyond compare.

4 MILES WATER FRONTAGE!



TALISMAN FARMS: 1091± ACRES ON CHESAPEAKE BAY

AUCTION

Grasonville, Maryland

PROPERTY AND AUCTION SITE DIRECTIONS, PREVIEW, TERMS

6:00 PM, TUESDAY
OCTOBER 14TH

Auction to be held at:
Four Points Sheraton, 7032 Elm Rd., Baltimore, MD

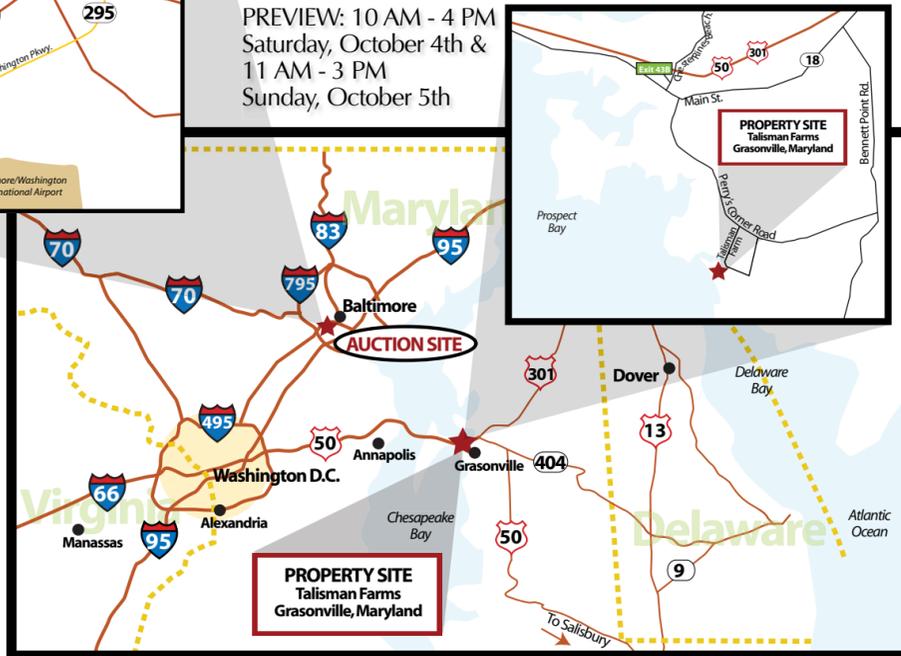
Property Site: Talisman Farm
Grasonville, MD

PREVIEW: 10 AM - 4 PM
Saturday, October 4th &
11 AM - 3 PM
Sunday, October 5th



DIRECTIONS TO THE PROPERTY:

Take the Bay Bridge (US-50/US-301) east out of Annapolis to exit #43B (Chester Beach Rd.) and turn right. Go 0.1 mile & turn left on Main St. Proceed 0.2 mile & turn right on Perry's Corner Rd. Go 1.7 miles & turn right at Talisman Farm.



DIRECTIONS TO THE AUCTION SITE (Four Points by Sheraton, 7032 Elm Rd., Baltimore Airport):

From Baltimore/Washington International Airport, take I-195 4.2 miles to Exit 4A. Take ramp (right) to I-95 for 3 miles towards Baltimore. Take exit 50 (right) towards Caton Ave. Proceed onto Caton Avenue/ US-1 Alt. for 1/2 mile towards Caton Ave. South/Washington Blvd. Turn left (northeast) onto Georgetown Rd. Proceed 0.3 mile to Forest Hill Ave. Continue to the auction site: Four Points by Sheraton at Elm Road.

BROKER PARTICIPATION WELCOME. CALL FOR DETAILS.

Terms: 5% deposit day of sale. Additional 5% due within 10 days. Balance in cash due at closing on or before 45 days. 10% buyer's premium.



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800-257-4161

www.higgenbotham.com
email: auction@higgenbotham.com



1091± ACRES CHESAPEAKE BAY · 271± ACRES ABSOLUTE!

AUCTION

Grasonville, Maryland

6:00 PM, TUESDAY, OCTOBER 14TH



1666 Williamsburg Square, Lakeland, FL 33803 M.E. Higgenbotham, CAI

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Real Estate

6:00 PM, TUESDAY, OCTOBER 14TH

AUCTION



1,091± Total Acres
271± Acres ABSOLUTE!
...plus 8,000± s.f. manor estate with 4 miles waterfront!

Property located on Chesapeake Bay off of Highway 50
Auction Site: Four Points Sheraton, Baltimore Airport

On Site Preview: 10am-4pm, Saturday, October 4 and 11am-3pm, Sunday October 5

FOR FURTHER INFORMATION, PLEASE CONTACT OUR OFFICE OR VISIT OUR WEBSITE.



800-257-4161
www.higgenbotham.com



TALISMAN FARMS: 1091± ACRE RECREATIONAL LAND ON CHESAPEAKE BAY IN MARYLAND

6:00 PM, TUESDAY
OCTOBER 14TH

Property Site: Perry's Corner Rd.,
Grasonville, MD
Auction Site: Four Points Sheraton,
7032 Elm Rd., Baltimore, MD

Talisman Farms is a unique recreational farm on Maryland's Eastern Shore, boasting over four miles of picturesque shoreline on the Prospect and Eastern Bays with immediate access to Chesapeake Bay.

- 1091± total acres, offered in 7 parcels
- 610± acres of which are primarily waterfront with forested buffers
 - Permit for 8-slip marina on Cabin Creek
 - 8 existing residences, including an 8,000± s.f. 8/7 manor home and the 3,000± s.f. 5/3 Little Talisman House
 - 12 stable horse barn
 - More than four miles of coastline along Eastern Bay and Prospect Bay on Parcel A
 - Numerous sandy beaches overlooking 26 miles of open water
 - Three private airstrips and hangar
 - Private tennis court, basketball court and pool
 - Excellent fishing and hunting
(Designated a regulated shooting area by the State of Maryland)
- 481± acres of mature forestland and agricultural land adjoining the two preserves
- Boat to St. Michaels, Annapolis, Chestertown or Kent Narrows within 15 minutes
- Located adjacent to the prestigious Prospect Bay Golf Club Community
- Perimeters planted in clover and chickory to attract wildlife



Over four miles of shoreline allow for direct access to the Bay's finest saltwater fishing and boating.



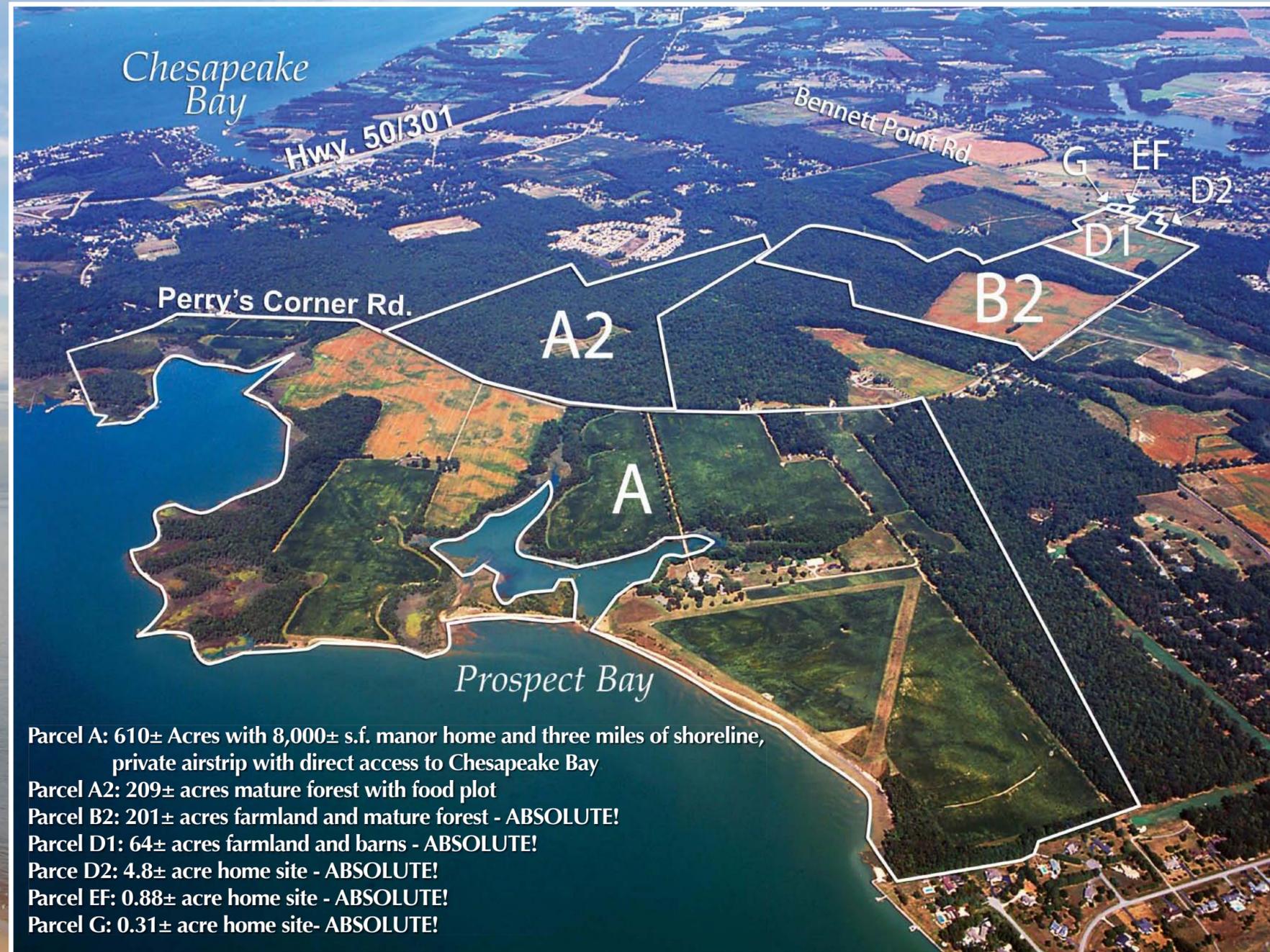
The Bay Bridge, which rises 186' above the water and extends 4.2 miles is one of the longest overwater structures in the world.



Numerous waterfowl areas are host to some of the best goose and duck hunting on the Bay.



Talisman adjoins several protected areas, which enhance the privacy and resources of this property.



- Parcel A: 610± Acres with 8,000± s.f. manor home and three miles of shoreline, private airstrip with direct access to Chesapeake Bay**
- Parcel A2: 209± acres mature forest with food plot**
- Parcel B2: 201± acres farmland and mature forest - ABSOLUTE!**
- Parcel D1: 64± acres farmland and barns - ABSOLUTE!**
- Parcel D2: 4.8± acre home site - ABSOLUTE!**
- Parcel EF: 0.88± acre home site - ABSOLUTE!**
- Parcel G: 0.31± acre home site- ABSOLUTE!**



The historic manor home is situated on 610± bayfront acres-- perfect for a private retreat.



This gracious foyer with a warm fireplace and picturesque views is the perfect place for receiving guests.



Full-length windows accentuate the view of the spacious grounds, pool and Prospect Bay.



Boasting some of the finest farmland, woodland and waterfront, this estate is the definitive Chesapeake Bay property.

PREVIEW Saturday, October 4th 10 AM - 4 PM
Sunday, October 5th 11 AM - 3 PM