

\$1,500,000 - 3203 Betheden Church Rd, Pocomoke City

MLS® #MDWO2032646

\$1,500,000

2 Bedroom, 2.00 Bathroom, 2,488 sqft

Residential on 284.91 Acres

NONE AVAILABLE, Pocomoke City, MD

OPEN HOUSE PREVIEW DAYS: Fri, 9/12/25,
1-5 pm & Sat, 9/13/25, 1-5 pm

THIS PROPERTY IS OFFERED THROUGH A
SEALED BID OFFERING. BID PACKAGE
AVAILABLE THRU LISTING AGENT. LIST
PRICE IS THE MINIMUM BID AMOUNT
ALLOWED. ALL BIDS DUE BY 5PM ON
SEPTEMBER 25, 2025

Set in the quiet crossroads community of Klej Grange, this 284.91-acre farm presents a rare opportunity to acquire a substantial, contiguous tract of land in southern Worcester County—just minutes from Pocomoke City & the Pocomoke River. The property features a blend of tillable ground, managed woodlands & natural cover, offering a diverse platform for production agriculture, recreational use, or long-term conservation strategies. With road frontage along Klej Grange Road & expansive acreage under unified ownership, the farm is well-positioned for both operational scale & land-based investment.

LAND COMPOSITION

- Productive cropland ready for row crop or hay rotation
- Mixed pine and hardwood timber stands with wildlife habitat value
- Rolling topography with natural drainage & soils common to the Lower Eastern Shore

RESIDENTIAL IMPROVEMENT

The property includes a custom-built residence constructed in 1989 with Atlantic white cedar siding & a metal roof (installed 2014). This approximately 2,800 square foot home



features 3 bedrooms, 2 full bathrooms. Interior highlights include an open-concept first floor with an eat-in kitchen, formal dining room & a sunroom with a built-in spa. The house includes a high-ceiling basement, 10KW Wisconsin engine home generator, attached garage, hot water baseboard heat & central air conditioning. Quality craftsmanship is evident throughout, with custom trim & detailed woodwork. This well-appointed home offers flexibility as a primary residence, guesthouse, or land manager's quarters & complements the property's agricultural & recreational character.

AGRICULTURAL CONSERVATION EASEMENT

This property is subject to a Rural Legacy conservation easement held by the Maryland Department of Natural Resources (DNR). The easement permanently preserves the farm for agricultural use & restricts subdivision & certain development rights in order to protect the rural character & natural resources of the property.

Under the terms of the easement, the land must be maintained primarily for agricultural, forestry & open space uses. Forestland management, including selective timber harvesting, is permitted in accordance with a state-approved Forest Stewardship Plan. The construction of additional residential dwellings is prohibited, with the exception of pre-approved agricultural structures or existing improvements. The property may not be further subdivided.

A full copy of the easement is available upon request. Buyers are encouraged to consult with legal counsel and/or the easement holder to understand all permitted & restricted uses prior to purchase.

HISTORICAL CONTEXT

Today, the property is permanently preserved as agricultural land under a Rural Legacy Easement held by the Maryland Department of

Natural Resources. This easement ensures the land’s continued use for farming, forestry & habitat protection while offering potential eligibility for tax benefits & conservation incentives.

Klej Grange isn’t just a dot on the map—it was part of a bold agrarian experiment in the late 1800s. In 1878, Joseph William Drexel, a New York financier & philanthropist, purchased land here & renamed the area after his four daughters—Katherine, Lucy, Elizabeth & Josephine (KLEJ)—adding “Grange” in homage to the national farming movement. Drexel aimed to build a self-sufficient rural community where farmland could be sold at cost to working-class families. Though the utopian effort faded after his death, the grid he laid out & the agricultural character he seeded remains embedded in this landscape today. This farm lies within that original footprint—a rare link between 19th-century agricultural reform & 21st-century land stewardship.

Built in 1989

Essential Information

MLS® #	MDWO2032646
Price	\$1,500,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,488
Acres	284.91
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Cape Cod
Status	Active

Community Information

Address	3203 Betheden Church Rd
Area	Worcester East of Rt-113
Subdivision	NONE AVAILABLE
City	Pocomoke City
County	WORCESTER-MD
State	MD
Zip Code	21851

Amenities

# of Garages	2
Garages	Inside Access, Additional Storage Area

Interior

Heating	Central, Baseboard - Hot Water
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Poured Concrete, Unfinished, Water Proofing System
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame
Foundation	Block

School Information

District	WORCESTER COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	August 15th, 2025
Days on Market	76
Zoning	A-1

Listing Details

Listing Office	The Land Group
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Listing information last updated on October 29th, 2025 at 10:16am EDT