



Eastern Shore
LAND CONSERVANCY

REQUEST FOR PROPOSAL

Conservation Easement Appraisal

Proposal Deadline: Friday, October 3rd, 2025 by 5 PM

Background Information:

Eastern Shore Land Conservancy (ESLC) is working with ST WA Properties, Inc to determine the value of a Conservation Easement for their property in Dorchester County, MD. The goal is to preserve the property by way of a Conservation Easement to be held by ESLC. Conservation Easements place covenants on the property title that restrict the future use and development of the land. Conservation Easements run with the land and bind all future property owners to the same restrictions. A draft of the Conservation Easement language shall be provided upon selection of the contractor.

The property is ± 180.60 acres in Dorchester County

Owner: ST WA Properties, Inc

Property: East New Market- Ellwood Rd
Hurlock, MD 21643
Tax Map 13, Parcels 62 & 118

Client: Eastern Shore Land Conservancy

Project Contact: Autumn Conley
Eastern Shore Land Conservancy
114 S. Washington St. Suite 101 Easton, MD 21601
443-786-8208
aconley@eslc.org

Description of Work to be Performed:

Proposal shall be submitted to the Project Contact by the Proposal Deadline and shall include cost estimates and not to exceed rates for the appraisal work, as well as an estimated time of completion.

The appraisal to be completed shall comply with the Uniform Appraisal Standards for Federal Land Acquisitions (Yellowbook) which are compatible with standards and practices of both the appraisal industry and current edition of the Uniform Standards of Professional Appraisal Practice (USPAP) to constitute a complete appraisal. The report shall contain the highest and best use when analyzing the market value of the property before and after placing the Conservation Easement on the land.





Eastern Shore

LAND CONSERVANCY

Deliverables:

Supply a PDF of proposed appraisal work to Project Contact.

If commissioned to perform appraisal: Supply a PDF of the appraisal that conforms to the standards outlined above to the Project Contact. Once the electronic appraisal has been received and reviewed by the Project Contact, provide a hard copy of the appraisal to Eastern Shore Land Conservancy.

Confidentiality:

All details concerning ESLC projects are considered confidential information until the conservation easement has been recorded in the land records. As such, ESLC expects all contractors working on said projects to adhere to strict confidentiality regarding project details, unless necessary for the completion of the contracted work or with permission from the project contact. Failure to do so may result in legal action.

Contract and Billing:

Include a client signature line for proposal acceptance to engage in appraisal work.

The invoice for appraisal work performed shall be billed to ESLC, attn. David Satterfield. The invoice shall reflect the proposed estimated costs and comply with the not to exceed rates.

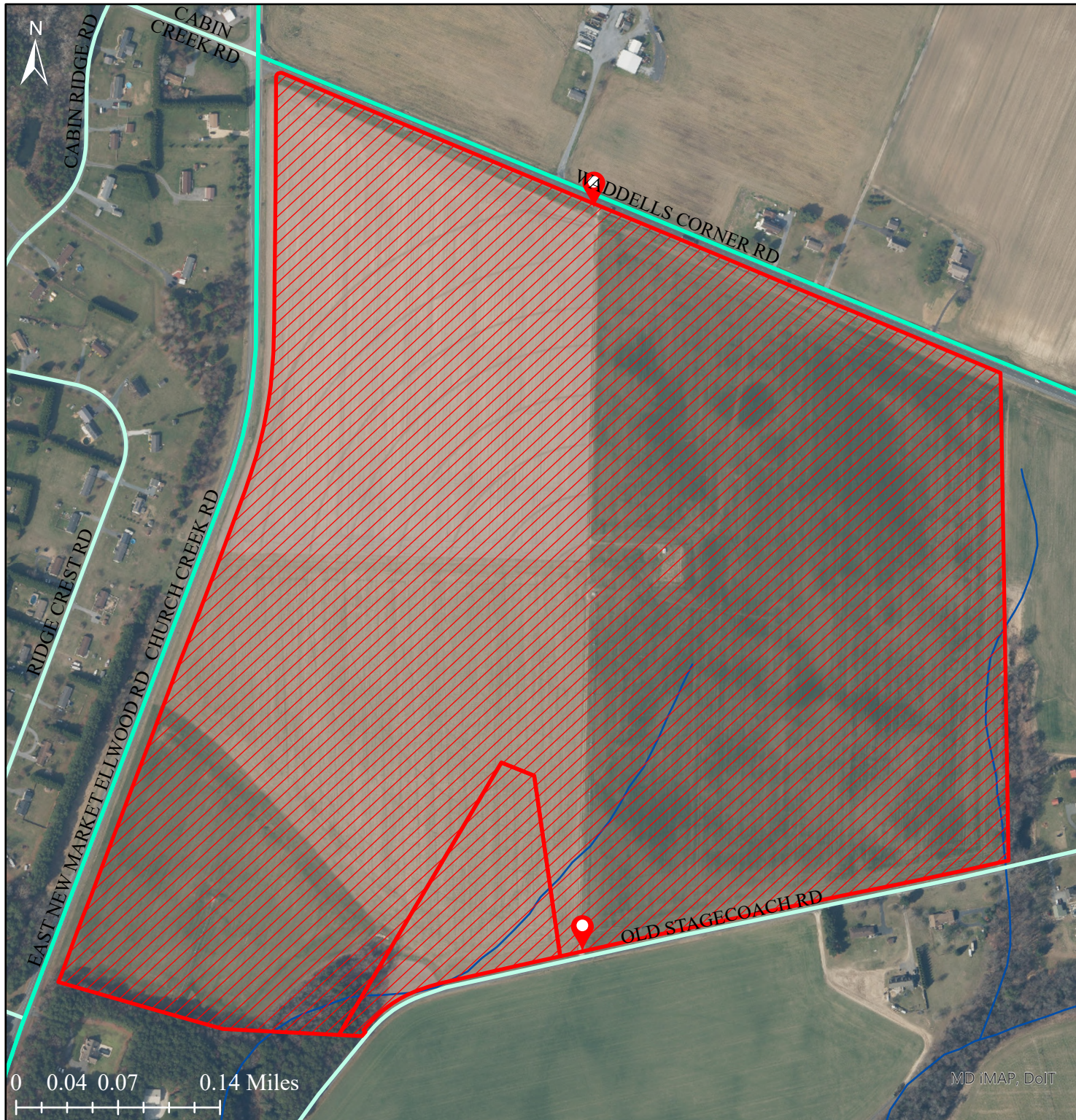
Appraiser Qualifications:

Please include a summary of your qualifications with the proposal. At minimum the Appraiser must meet the following qualifications:

- Must be a current certified Real Estate Appraiser in the State of Maryland.
- Must be qualified to meet USPAP.
- Must have experience in raw land appraisals.
- Must have experience in Conservation Easement appraisals.






Please contact the Project Contact with any questions.





Location Map Lands of ST WA Properties, Inc

East New Market - Ellwood Road
Hurlock, MD 21643
Tax Map 13, Grid 3, Parcel 62 (172.56 acres)
Tax Map 13, Grid 3, Parcel 118 (8.04 acres)
38° 38' 47.06" N, 75° 53' 56.49" W
180.60 Acres Total

-  Proposed Easement Boundary
-  Access Points
-  Streams
- Public Roads
 -  Maryland Routes
 -  Local and Other Roads



Created 7/31/2025 by and for Eastern Shore Land Conservancy. Contents of this map may be confidential and should not be distributed. Maps are approximations and should not be used for legal interpretation. Data sourced from MDP, MDNR, ESLC, USDA, USGS, ESRI



Dorchester
County