



savills

Offering Memorandum

All Cooperating Brokers are Welcome

TUDOR FARMS

3675 DECOURSEY BRIDGE RD, CAMBRIDGE, MD 21613

A Once In a Lifetime Legacy Estate consisting of a 14,000 SF Luxury Lodge
sitting on 6,500 Acres of Pristine Wildlife & Recreational Land



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Executive Summary

Savills is pleased to offer this exclusive listing of 3675 Decoursey Bridge Road, Cambridge MD (The “Property”). The Property, known as Tudor Farms, is situated on a meticulous assemblage of approximately 6,500 contiguous acres and located adjacent to the Blackwater National Wildlife Refuge. It is one of the largest assemblages of private property located on the Eastern Seaboard.

The Property boasts an incredible number of recreational uses including – hunting (trophy whitetail, sika deer, turkey, and waterfowl), state of the art equestrian facilities, agricultural development, 3,900 acres of potentially eligible land that can be placed under easement for conservation tax credits, and a 14,000 SF luxury lodge, among many other improvements. The Property is truly turn-key and has been well maintained with no major deferred maintenance.

Property History

Paul Tudor Jones II, an American investor, hedge fund manager and philanthropist acquired the 29 land parcels in various stages during the mid to late 1980's and finally completed the luxury hotel-sized main lodge in the early 1990's. Since then, the 6,500 acre estate served as a private recreational estate visited by Paul Tudor Jones' closest friends and family.

In January of 2016, after over 25 years of careful and meticulous ownership, Paul Tudor Jones donated the estate to Young Life. Young Life continues to develop and manage the premier estate and has maintained the reputation that the Property is known for.

The Property has given Young Life the opportunity to invite current and future friends of the mission to spend time in good fellowship as well as a chance for guests to experience world class retreat accommodations and hunting.

Tudor Farms holds a special place amongst the few legacy class retreats in North America. It is estimated that \$85M was spent by Paul Tudor Jones to develop the property's facilities, accommodations and road system.



MANAGEMENT COMPLEX

“I have visited Tudor Farms on several occasions and personally experienced its fantastic waterfowl, whitetail and sika deer hunting. It is a phenomenal treat for anyone who appreciates being surrounded by quality fish and wildlife habitat and extraordinary hunting opportunities.”

- H. Dale Hall

RETIRED DIRECTOR OF THE U.S. FISH AND WILDLIFE SERVICE AND CURRENT CHIEF EXECUTIVE OFFICER OF DUCKS UNLIMITED, INC.



LIVING ROOM IN MAIN LODGE



MAIN LODGE DECK

Property Overview

[CLICK HERE FOR PROPERTY VIDEO](#)

OVERVIEW

Tudor Farms represents an extremely rare opportunity to acquire one of the largest tracts of contiguous private land on the Eastern Shore Front of Maryland.

The property is a superb assemblage of prime recreational acreage adjacent to the Blackwater National Wildlife Reserve in Dorchester County with excellent populations of game and wildlife. Its close proximity to Baltimore and Washington (2 hours by car) or New York (1 hour by private plane) provides significant appeal to urban sportsmen.

Tudor Farms is a unique resource that represents the culmination of 29 years of maturation and development. The land has been splendidly managed for waterfowl hunting, yet also boasts some of Maryland's best hunting for whitetails, sika deer and wild turkey. It is widely considered a true legacy estate unlike any other on the East Coast. The property will appeal to the most discerning buyers looking for the ultimate secluded retreat and recreational estate.

** Additional detailed information is available on the property. Please contact listing brokers with your inquiry.*

Land

- Approximately 6,500 deeded and contiguous acres on 29 parcels
- 10 miles of waterfront
- 2,400 acres of woodlands with active timber management program in place
- 20 miles of roads and trails
- 3,000 acres of marsh and tidal wetlands
- 850 acres of tillable lands
- 3 large stocked ponds and tidal ponds

Main Lodge

- 14,000 square feet luxury waterfront main lodge consisting of 11 bedrooms and 11 bathrooms
- Media game rooms, yoga studio
- Staff living quarters with kitchen

INTERIOR OF RIDING ARENA



Management Complex

- Large farm office
- Maintenance, machine and woodworking shop
- Abundant storage buildings

Facilities

- Clubhouse
- Farmhouse, guest cottage and other various guest houses
- State of the art “picking house” for game preparation

Equestrian and Recreational Facilities

- State of the art indoor 100 by 200 foot riding arena
- Fully automated 5-stand shooting course
- Indoor tennis/sports complex

Agriculture

- 50/50 share crop agreement in place on 150 acres, leased to a local farmer
- Land lease on another 150 acres at approximately \$60 per acre
- None of the tillable ground is in the CRP, CREP, WHIP or any other government programs
- 500 acre food plots consisting of corn, clover, forage soybean, milo, rice, chufa, Japanese millet

Conservation Easements

- 56 acres adjacent to DeCoursey Bridge was donated to the Eastern Shore Land Conservancy in 2002
- 2,532 acres donated to the Maryland Environmental Trust in 1991

Hunting

- Abundant and well managed Sika & Whitetail deer
- 13 bird species: Eastern turkey, blue and green winged teal, mallards, black ducks, pintails, wigeons, scaup, wood ducks, shovelors, mergansers, tundra swans, canada geese and snow geese



Approximate Wildlife Densities Per Square Mile

- Sika and Whitetail Deer: 100 – 225
- Ducks: 6,000 – 12,000
- Geese: 5,000 – 10,000
- Turkey: 350

Hunting and Game Areas / Facilities

- 96 portable deer stands
- Four release areas for Mallards, each having 6 pits and 2 – 4 release towers
- Two release areas for Pheasant, each having a 75 foot release tower with 16 shooting stations
- Holding pens for 1,500 mallard, 1,500 pheasant and 400 miscellaneous birds

Property Attributes

**Offered At
\$19,500,000**

Mineral, Oil and Gas Rights

All rights are being offered and shall be 100% conveyed to any potential purchaser.

No Major Deferred Maintenance

Young Life has taken great measures to maintain and upkeep the property including all facets of wildlife, wetlands, and timber management. At this time, all existing structures have been carefully assessed and no major deferred maintenance is due for the Property. This will greatly enhance the “turn-key” appeal of the property to potential purchasers.

MANAGEMENT COMPLEX AND STAFF LIVING QUARTERS



Cost Effective Property Management

Under Paul Tudor Jones' ownership, the Property was staffed with approximately 18 full time staff as a year-round fully functioning private retreat. Young Life has since been able to operate the property with significantly less staff and maintain all facets of the Property on par with its previous ownership. A new owner would have the opportunity to purchase this Property with a very low staffing requirement when considering the size of the estate. The Property has been carefully designed and structured for a highly cost effective management strategy with room to accommodate further staffing if desired. Further details are available upon request. Please contact listing brokers.

Proximity to Cambridge-Dorchester Regional Airport

Cambridge-Dorchester Regional Airport (IATA: CGE, ICAO: KCGE, FAA LID: CGE) is a county-owned, public-use airport located three nautical miles (6 km) southeast of the central business district of Cambridge, in Dorchester County, Maryland, United States.

The airport maintains a single 4,477-foot long by 75-foot wide asphalt/grooved runway (Runway 16/34) with a full parallel taxiway and non-precision approach capability. The airport is included in the FAA's National Plan of Integrated Airport Systems (NPIAS), making it eligible to receive federal funds. Its role, identified in the 2008 Maryland Aviation System Plan, is a General Airport, which accommodates the basic needs of general aviation aircraft and pilots.

Airport users can obtain aircraft fueling services for both 100LL and Jet A, major airframe service, and major power plant service. Aircraft parking and storage is available on paved tie downs and in T-hangars. The airport supports all types of general aviation activity including flight instruction, aircraft rental, and agricultural operations (crop dusting).

Prospective investors will have the convenience of a full service general airport located within a 15 minute drive from the Property. The airport is able to support and service the full spectrum of private jet aircraft.



Aesthetic Value

The natural beauty of this property is evident with the scenic views, timbered landscapes, private waterways, tranquil marshlands, and abundant wildlife. The property has all the elements that buyers are seeking including abundant live wells, easy and direct access to KCGE airport, premier waterfowl and big-game hunting among other recreational activities. This is an estate that can be visited and enjoyed year round.

Conservation Value

Approximately 2,600 acres of the western portion of the property has been placed under a conservation easement. **The remaining portion of the property including the woodlands to the east has the potential for a conservation easement** with valuable state and federal tax credits available for a new owner. Buyers are encouraged to consult the appropriate state resources outlining the relevant legislation and benefits.

STABLES



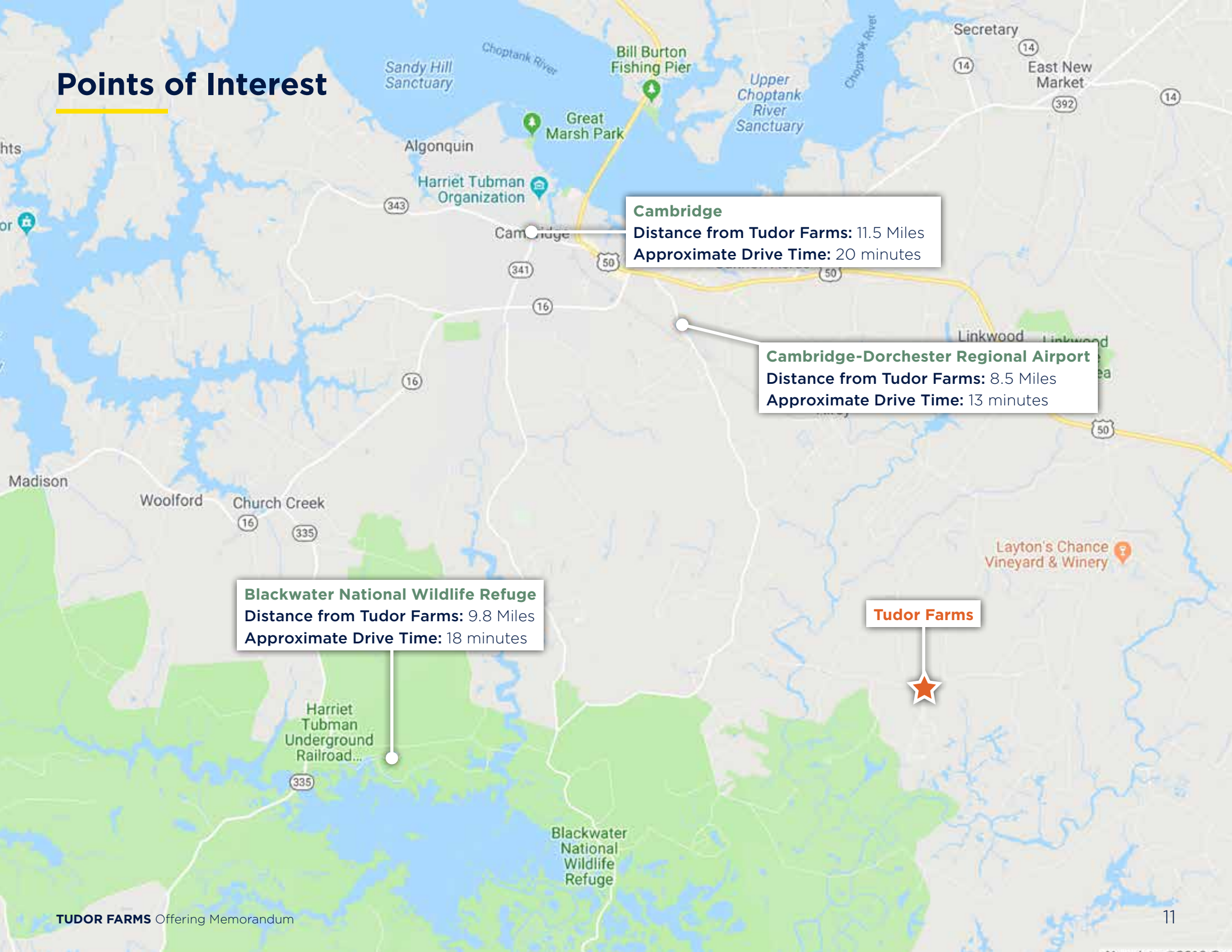
Additional Revenue

If desired by the new owner, the Property poses some unique revenue streams that have potential for further development including:

- High priced trophy hunting sales for big game, waterfowl, and turkey hunting
- Luxury corporate/private retreat marketing
- Untapped agricultural potential on up to 850 acres of tillable land

There is potential for managed timbering of the 2500 acres of loblolly pine woodlands. Previous and existing owners have never engaged in any significant timbering since the assemblage of the Property.

Points of Interest



Cambridge

Distance from Tudor Farms: 11.5 Miles

Approximate Drive Time: 20 minutes

Cambridge-Dorchester Regional Airport

Distance from Tudor Farms: 8.5 Miles

Approximate Drive Time: 13 minutes

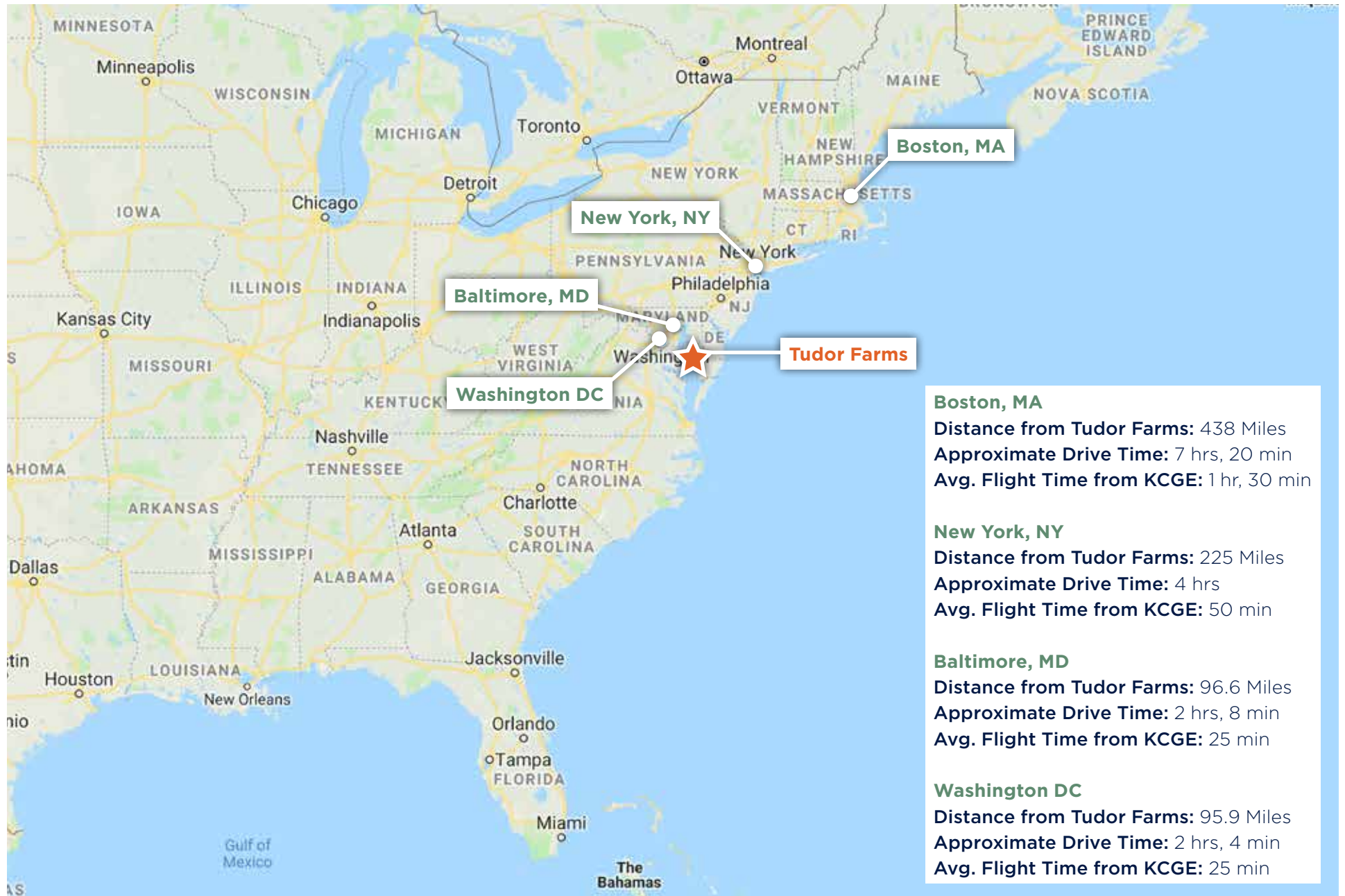
Blackwater National Wildlife Refuge

Distance from Tudor Farms: 9.8 Miles

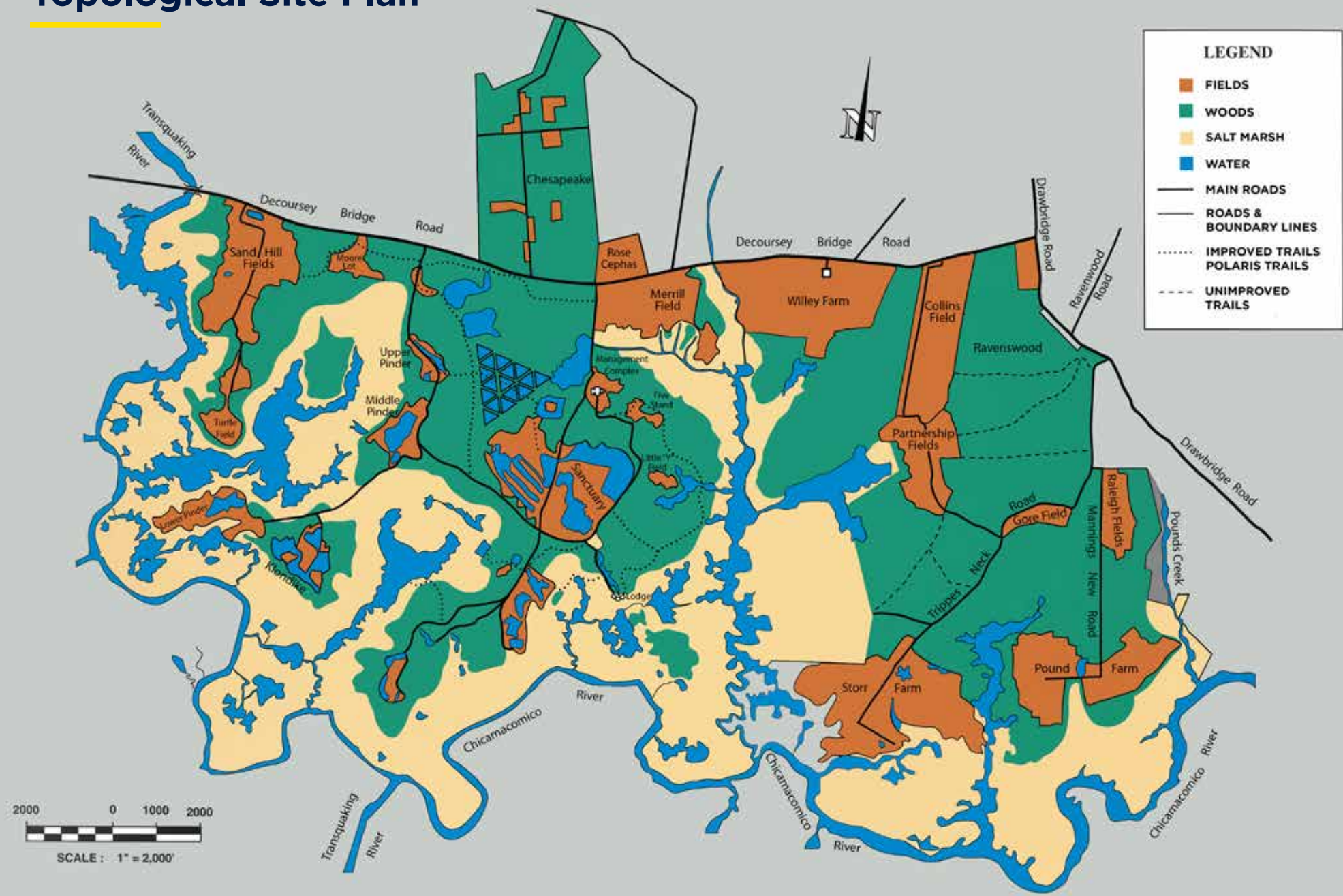
Approximate Drive Time: 18 minutes

Tudor Farms

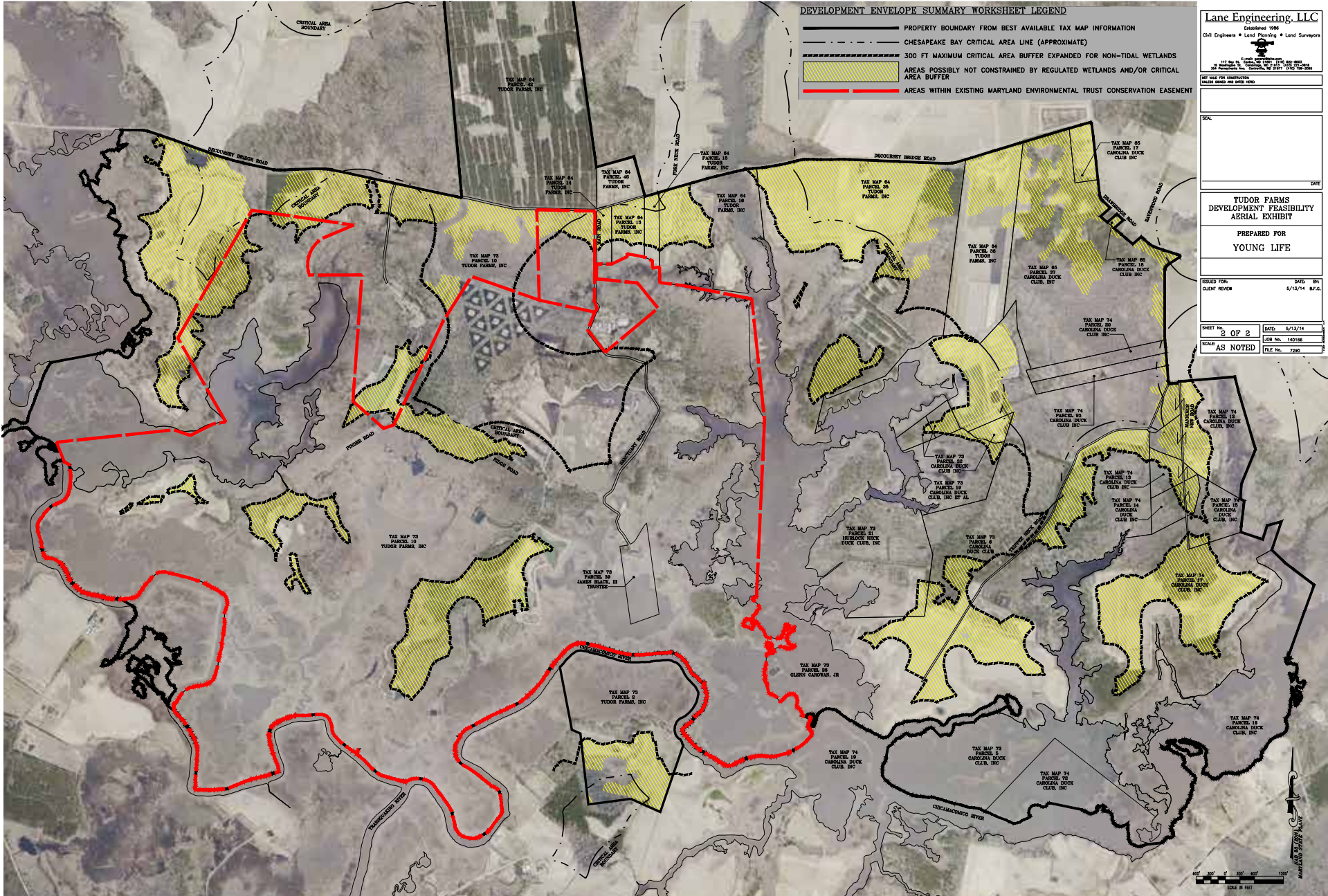
Neighboring Cities



Topological Site Plan



Conservation Boundary Map



Additional Property Photography

MANAGEMENT COMPLEX





MANAGEMENT COMPLEX



COURTYARD



Disclaimer

Savills Inc., representative of the Seller, is solely authorized to present this property investment offering (the “Offering”). This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of (the “Property”).

Prior to submitting an offer to purchase the Property, interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and tenant improvements, solely on an “As-Is, With-All-Fault” basis, without any representations or warranties. No person is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Savills Inc., including all information contained in the Offering, is provided without any representation or assurance express or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

The Owner expressly reserves the right, as its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with an entity at any time with or without notice which many arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.



The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Receipt and review of this Offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except the prospective purchaser’s legal counsel and financial advisors, without the prior specific written authorization of the Seller or Savills Inc. Each prospective purchaser shall also agree to and comply with the provisions of the confidentiality agreement executed by such prospective purchaser prior to receipt of this Offering.

This Offering is submitted subject to errors, changes, omissions, changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates, and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competitions, real estate market trends, and other factors beyond the control of the Seller or Savills Inc.

Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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RIDING ARENA



HUNTING BLINDS

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