

\$20,000,000 - 19700 Mulberry Fields Rd, Leonardtown

MLS® #MDSM2022614

\$20,000,000

6 Bedroom, 4.50 Bathroom, 13,458 sqft

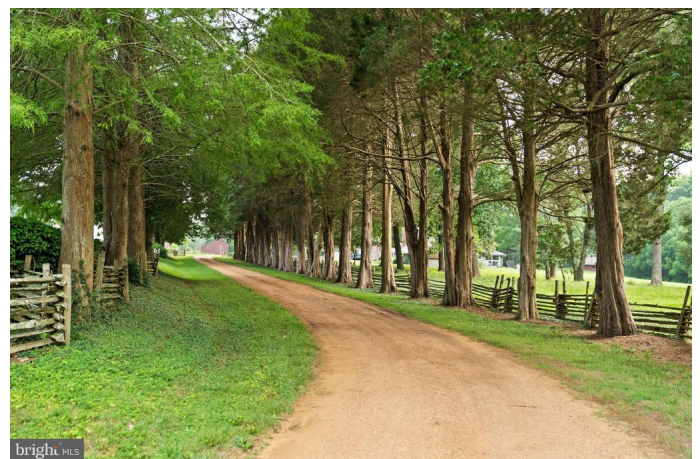
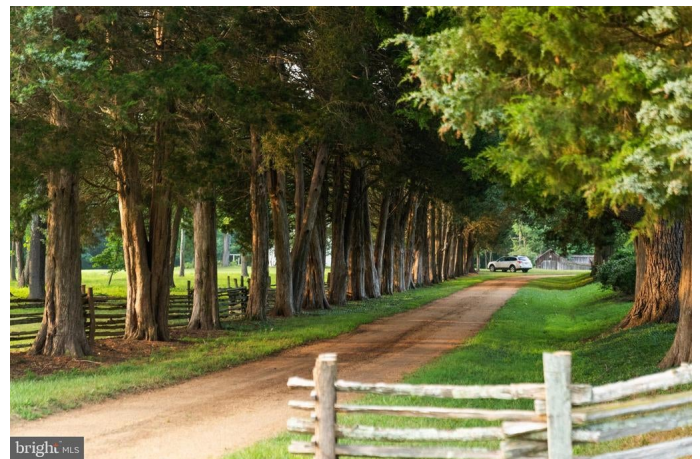
Residential on 490.17 Acres

LEONARDTOWN, Leonardtown, MD

Welcome to Historic Mulberry Fields, situated on just under 500 acres of fertile land with a mile-long view of the Potomac River's white sand shoreline, is truly one of a kind. As you drive along the cedar-lined driveway, you are transported back in time as the magnificent manor house appears in front of you. It is the only remaining Georgian manor house in St. Mary's County today. From the south faade, the magnificent mile-long "Avenue Field," lined with trees stretching to the Potomac River provides a breathtaking panoramic view downhill to the white sandy riverbank.

The interior of the manor house is of simple and educated taste. The grand center hall and the 2 front (south) rooms (the great room and dining room) have walls of rectangular raised panels to the ceiling, making it one of the most completely paneled 18th-century houses in Maryland. Throughout the house, many original moldings, doors, and mantels are intact. Air conditioning and heating were added to all rooms. The owners retained an architectural firm and have plans - approved by the Historic Trust - for a renovation that would enlarge the kitchen, the bathrooms and adding another wing to the house on the west side.

Flanking each side of the north entrance are 2 historic dependencies, both similar in design. Each is of brick, 2-story in height. They were



placed symmetrically north of the mansion, forming a rectangular court with the Kitchen Garden, Bowling Green and Orchard separated by a row of large boxwoods. These buildings were used as service buildings with the East dependency as "The Kitchen" and the West dependency as the "The Weaving House." These structures were used to house slaves, such as cooks, stable hands, waiters, and housekeepers who were tasked with running the household and gave the mansion and outbuildings the appearance of a busy village. "The Kitchen" has been remodeled and now serves as a guest cottage, while the "Weaving House" retains its original historic riven clapboard partition walls, floors, doors, and hardware. Next to the 2 dependencies flanking the Manor House are numerous other historic buildings, such as the "Dairy" and the "Meat/Smoke House" (both east of the Manor House). Other historic buildings include a Carriage House, a Garage/Tool Shed, an Art Studio, a Pole Barn, a Horse and Cattle Barn, a Tobacco Barn, a remodeled Sheep Barn, 2 Equipment Barns, a Farmhouse, and an old dwelling that could be remodeled and turned into a rental unit.

Several buildings were added in the 1930s. These include 6 occupied rental units, incl. 3 units in what was previously the Sheep Barn, a 4-BR Farmhouse, a 1-BR Cottage in the renovated "Kitchen" and a 1-BR Trailer. Taken together, these currently produce an income of \$70,000. Additional income is provided by leasing the fields for farming and from the U.S. Navy that keeps a navigation signal on the Potomac River. More income can be obtained by renovating some of the existing buildings. With that Mulberry Fields could have a total of twelve rental units.

Mulberry Fields was added to the National

Registry of Historic Places in 1973. The Maryland Historical Trust Deed of Easement ALLOWS LIMITED INDUSTRIAL OR COMMERCIAL activities to be conducted at Mulberry Fields if the external appearances of its buildings are not altered (please ask for more info). Owners of Mulberry Fields must abide by a Conservation Easement, a Historical Preservation Easement, and three Rd Easements. Appr. 100 acres of land is leased out for farming and 300 acres is forest.

This unique historic property is close to Leonardtown, Lexington Park and Solomon’s Island with numerous historic sites, wineries, antique shops, art galleries and restaurants, Deerfield Airport (private jet) as well as St. Mary’s County Regional Airport. 1h15 min drive to Washington DC and its major airports - Dulles Intl Airport, and Reagan Natl Airport. MORE IN-DEPTH HISTORY AVAILABLE UPON REQUEST.

Built in 1755

Essential Information

MLS® #	MDSM2022614
Price	\$20,000,000
Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	13,458
Acres	490.17
Year Built	1755
Type	Residential
Sub-Type	Detached
Style	Colonial, Georgian
Status	Active

Community Information

Address	19700 Mulberry Fields Rd
Subdivision	LEONARDTOWN
City	Leonardtown
County	SAINT MARYS-MD
State	MD
Zip Code	20650

Amenities

View	Bay
Is Waterfront	Yes
Waterfront	River

Interior

Appliances	Dryer, Washer, Cooktop, Dishwasher, Refrigerator, Stove, Oven-Wall
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Unfinished
Fireplace	Yes
# of Fireplaces	7
Fireplaces	Screen, Equipment
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Exterior Features	Outbuilding Apartment
Lot Description	Additional Lot(s), Adjoins - Open Space, Backs to Trees, Front Yard, Hunting Available, Landscaping, Partly Wooded, Lot Premium, Private, Rural, Secluded, Stream/creek, Trees/Wooded, Vegetation Planting
Windows	Screens
Roof	Slate
Foundation	Brick/Mortar

School Information

District	ST. MARY'S COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	February 18th, 2025
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Days on Market 254
Zoning RPD

Listing Details

Listing Office Long & Foster Real Estate, Inc.



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Listing information last updated on October 30th, 2025 at 1:00am EDT