

# FARM FOR SALE

## ± 37 Acres

### SOUTHERN LANCASTER COUNTY

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**LOCATION:** 700 Scotland Road, East Drumore Township, Lancaster County, Quarryville, PA 17566

25 minutes from Penn Square in Lancaster City and within 30 minutes of all major shopping recreation, cultural and religious venues

**LAND SIZE:** ± 37.11 acres

**BARN:** 36' x 48' with four box stalls (12'x12'), wash stall, tack room, loft hay storage.

**ZONING:** **A - Agricultural** - permitted uses include: the raising of field and garden crops, vineyard and orchard farming, forestry, the maintenance of nurseries and the sale of products thereof, keeping, breeding and raising of cattle, sheep, goats, pigs, fowl and horses, farm dwellings, among others. Some deed restrictions apply, contact listing agent.

**SOILS:** Chester Silt Loam

**SCHOOLS:** Solanco School District

**COMMENTS:**

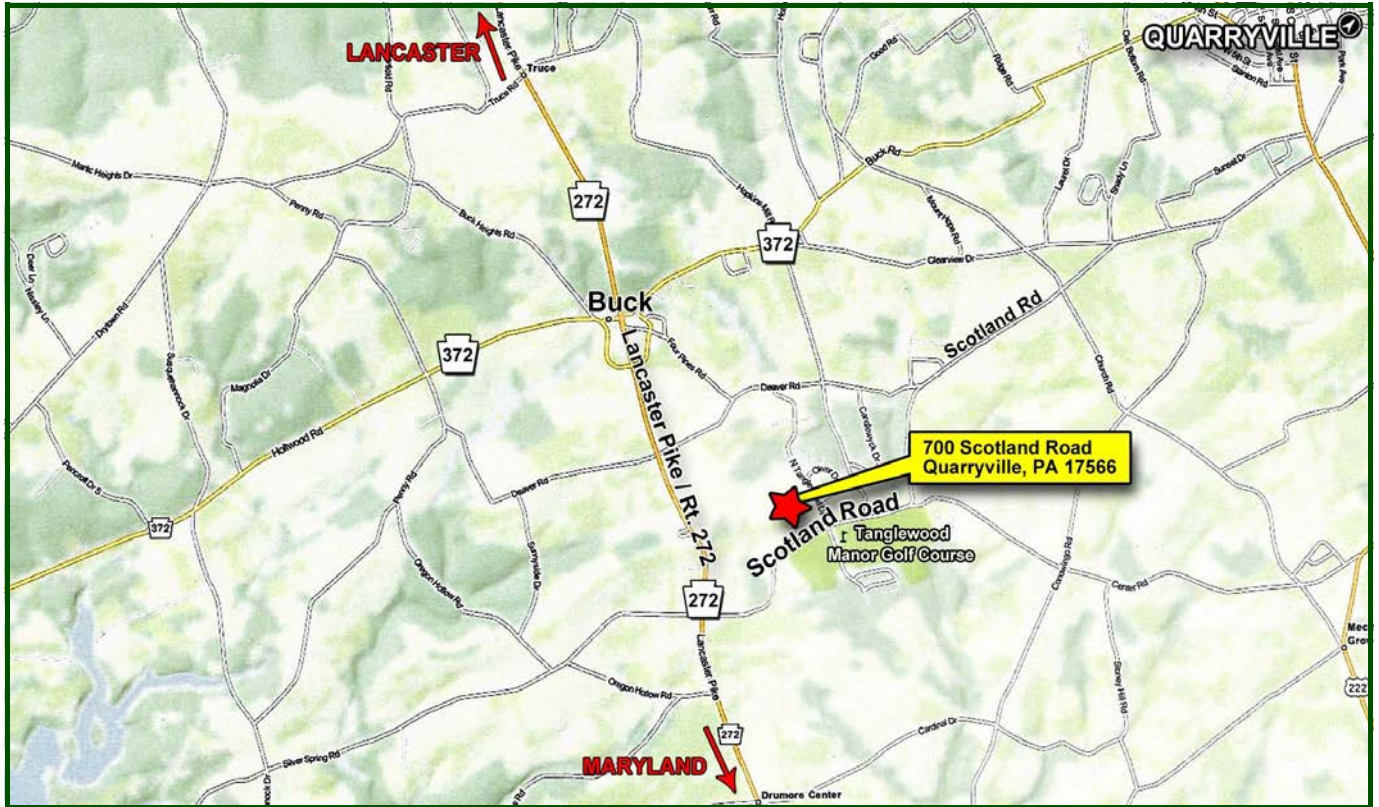
- Very suitable to construct a set of farm buildings, or to create a Gentleman's Estate, or vegetable farm operation.
- Approved for standard septic system.
- Barn has drilled well with hydrants and automatic pasture waterer and underground electric service.

**TAXES:** ± \$2,666 annually (30 acres enrolled in Act 319) (Barn and 7 acres not enrolled in Act 319)

**SALE PRICE:** \$ 1,050,000 (\$28,500 /Acre)



## Local Map



**Dwight E. Wagner, CCIM**



**1650 Crooked Oak Drive, Suite 310  
Lancaster, PA 17601- 4279**

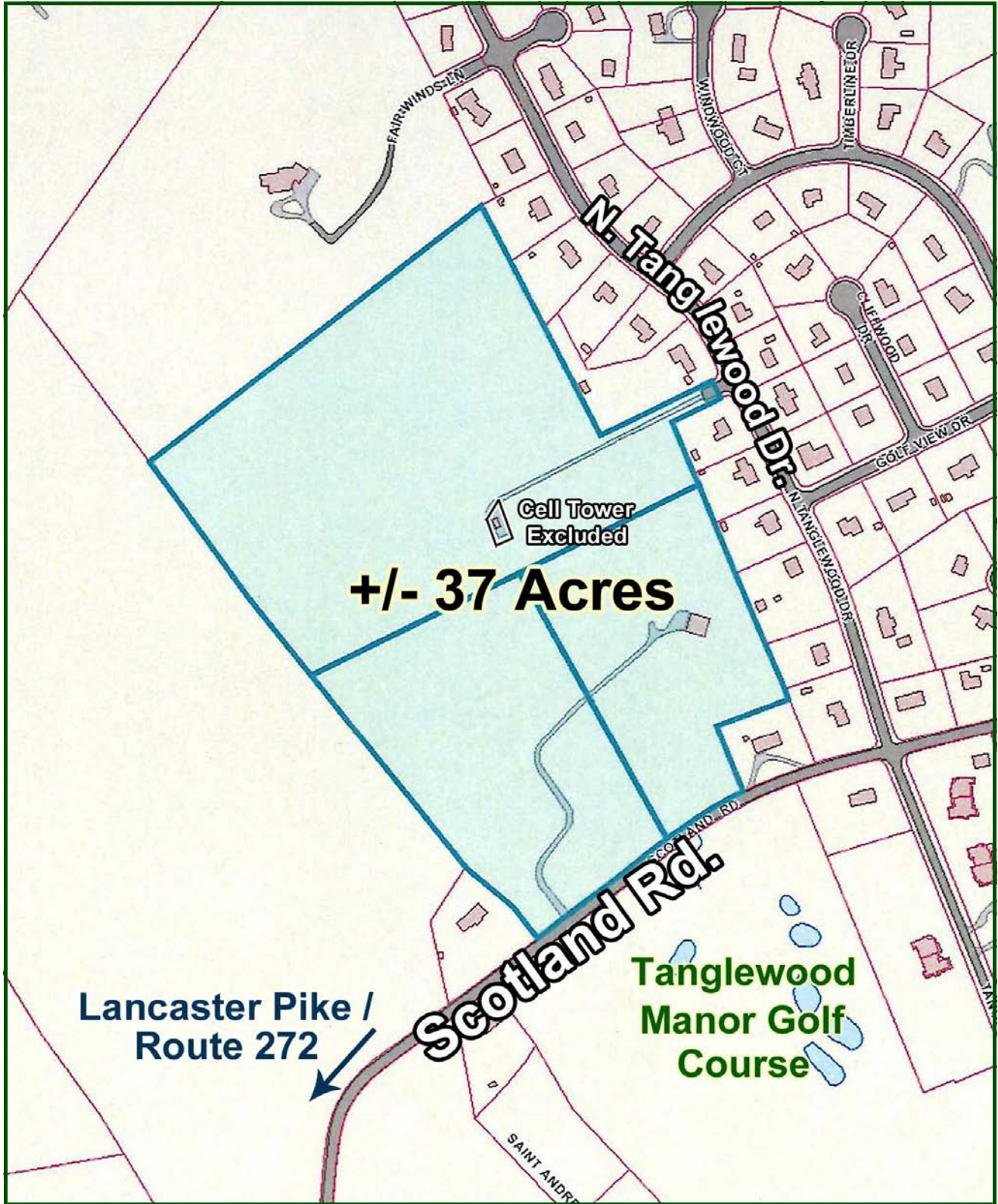
**[dwight@uscommercialrealty.net](mailto:dwight@uscommercialrealty.net)**

**(717) 735-6000 Office • (717) 735-6001 Fax • (717) 940-1900 Cell**

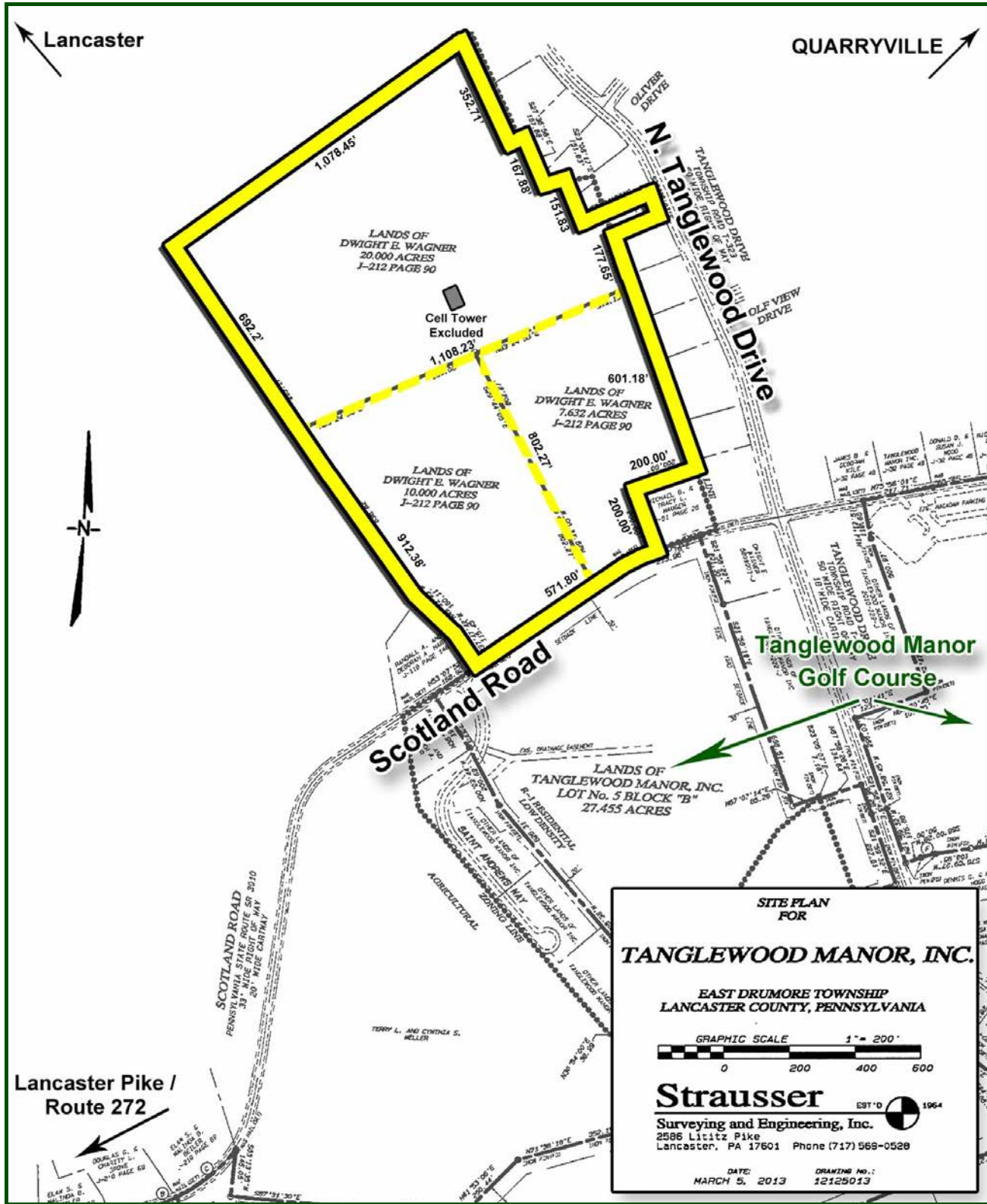
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TAX MAP



# SITE PLAN



Tanglewood Manor Golf Course

**SITE PLAN FOR**

**TANGLEWOOD MANOR, INC.**

EAST DRUMORE TOWNSHIP  
LANCASTER COUNTY, PENNSYLVANIA

GRAPHIC SCALE 1" = 200'

0 200 400 600

**Strausser** EST'D 1964  
Surveying and Engineering, Inc.  
2586 Litzitz Pike  
Lancaster, PA 17601 Phone (717) 568-0528

DATE: MARCH 5, 2013 DRAWING NO.: 12125013

SOILS MAP

