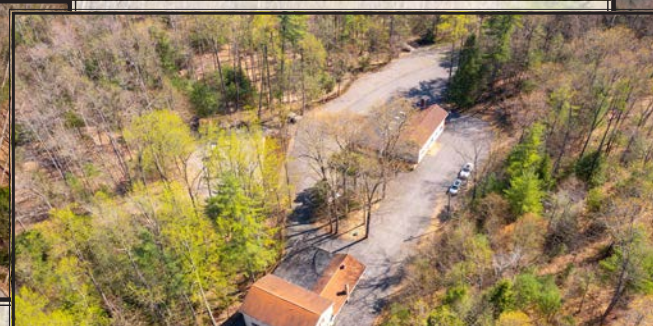
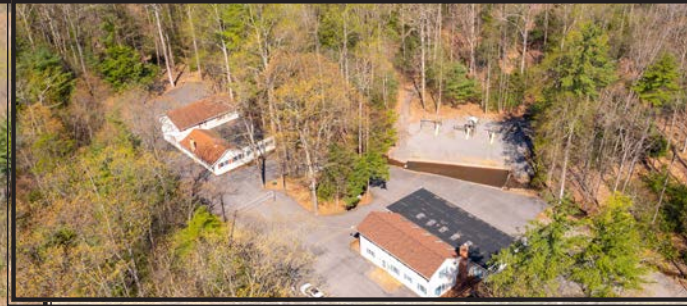
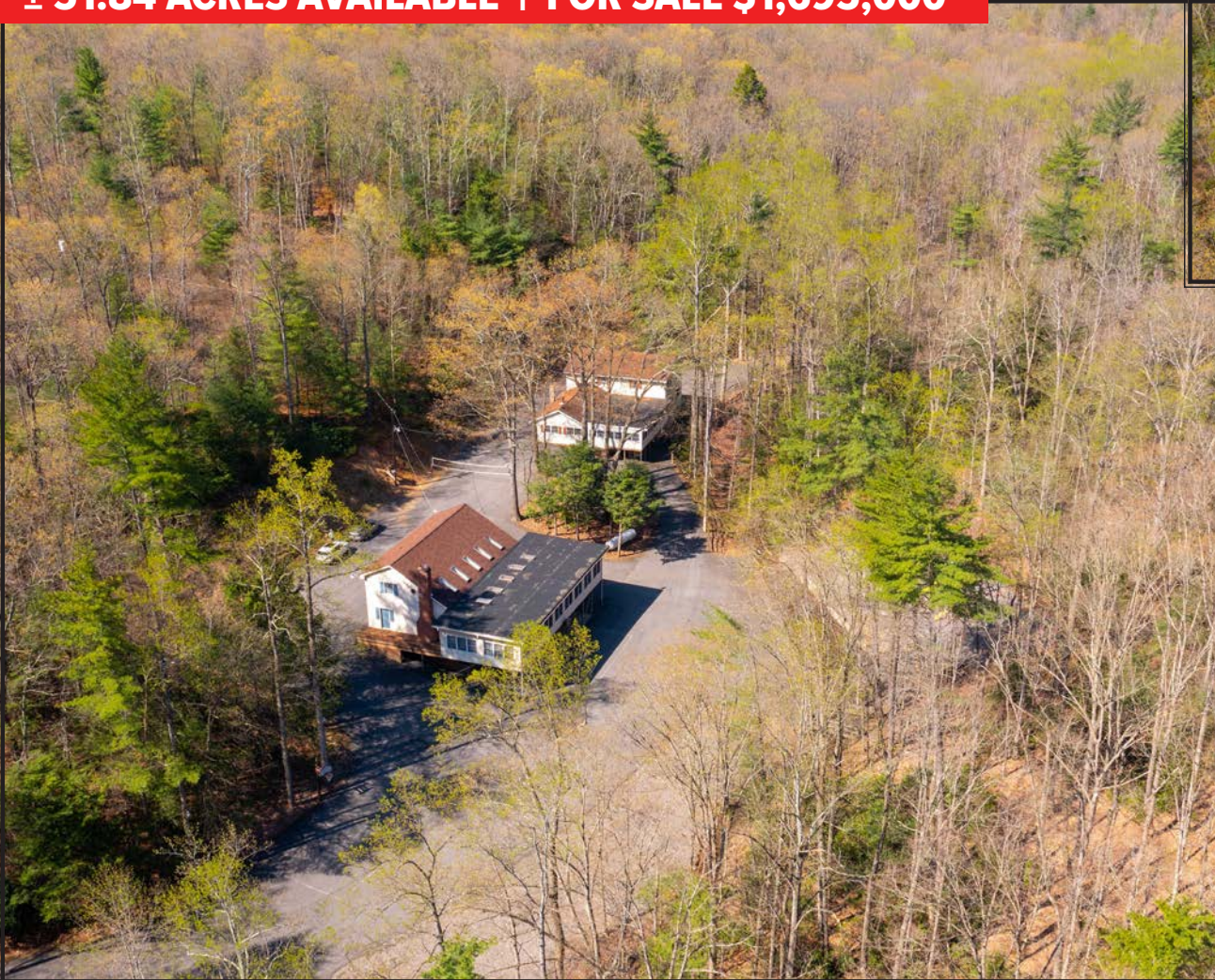


CRYSTAL SPRINGS RETREAT

166 Mossy Oak Lane | Mifflinburg, PA | 17844

± 51.84 ACRES AVAILABLE | FOR SALE \$1,695,000



PROPERTY OVERVIEW

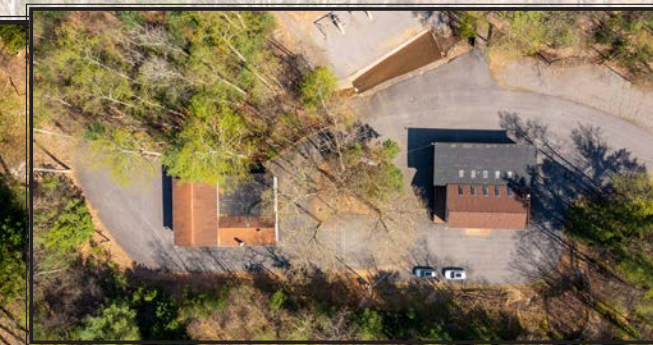
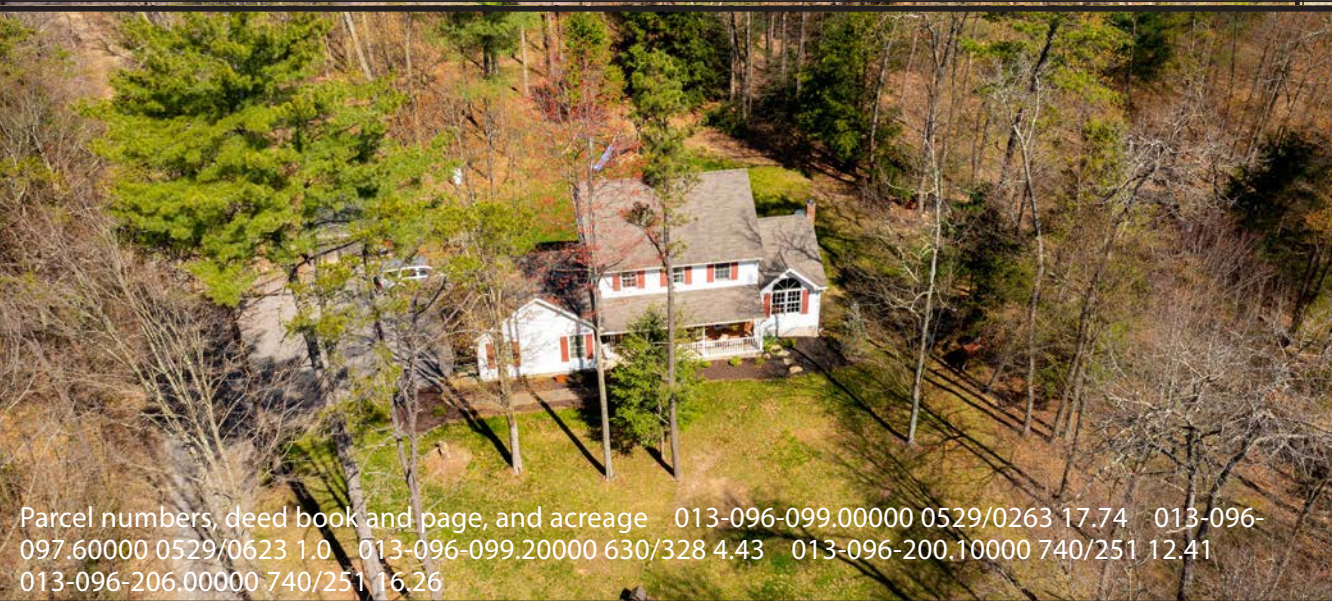
Crystal Springs Retreat is a secluded 51.84-acre retreat located in West Buffalo Township Union County, PA. This property consists of two fully furnished institutional type residential lodging facilities, a modern colonial three-bedroom single family home, baseball diamond with backstop & aluminum bleachers, two basketball areas, volleyball, playground with swing sets, children's playhouse, gazebo with swing, hiking trails, freshwater stream with concrete waterway in front of lodges, and macadam driveway & parking. The property has been used as a retreat center for 34 years however would also be a great fit for use as a personal or business retreat, church camp, Airbnb, recreation center, rehabilitation center, or continue as a business with a successful track record over the years. Property has a history of both lodges being rented every weekend (Friday 4pm till Sunday 7pm), and some weekends 1 year in advance. Property has upside as the rental rates have not been increased since 2017, opportunity to rent four additional days of the week, and coin laundry to name a few.

Lodge #1: Built in 1987 and approximately 5000 square feet, featuring an expansive living room with skylights and ceiling fans, large fireplace fueled by propane, large eat-in kitchen with raised panel cabinets, two double sinks, two refrigerators, two electric ranges, dishwasher, microwave, dishwasher, and very large dining hall with abundant windows and laminate top picnic tables that seat approximately 85 people and one single car garage. There are two bedrooms and two full bathrooms on the 1st floor with private quarters. Upstairs offers six bedrooms and two full bathrooms, and one children's crib. Basement is fully furnished with nice lounge area, wood stove, pool table, foosball table, utility room with large freezer, electric washer & dryer, 2 half baths, two 50-gallon electric hot water heaters, 200-amp electrical service. Two 200 square foot decks and a 1000 square foot covered walk out patio. This lodge has eight bedrooms with 24 full size beds and one baby crib with a sleeping capacity of approximately 49 people.

Lodge #2: Built in 1988 and approximately 5000 square feet featuring a living room with wood stove, full modern kitchen with raised panel cabinets, nine bedrooms, three full baths and two half baths, wood burning fireplace, two refrigerators, two electric ranges, microwave, dishwasher, large dining hall, and a 200-amp electrical service. This lodge has nine bedrooms with 28 full sized beds and a baby crib with a sleeping capacity of approximately 57 people.

Single Family Home: Built in 1997, is a modern 1,720 square foot colonial 3 bedroom, 1 1/2 bath home occupied by the caretakers. Featuring a modern eat-in kitchen with oak cabinetry, living room, very large family room with vaulted ceiling and recessed lighting, daylight basement with wood stove, finished two car garage with insulated garage doors and electric openers, deck, electric heat, and a 200-amp electrical service.

The two lodges combined have a capacity for approximately 135 people and sleeps approximately 100. Total of the three buildings are approximately 11,720 square feet. Each lodge and home are serviced by its own well, and septic. Both lodges are serviced by a shared 1000-gallon propane tank. Majority of the property is zoned W-P Woodland Preservation District, and the baseball field is zoned R-R Rural Residential District. Parcel numbers, deed book and page, and acreage 013-096-099.00000 0529/0263 17.74 013-096-097.60000 0529/0623 1.0 013-096-099.20000 630/328 4.43 013-096-200.10000 740/251 12.41 013-096-206.00000 740/251 16.26 Property is located approximately 30 miles south of Williamsport and 10 miles west of Lewisburg.



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York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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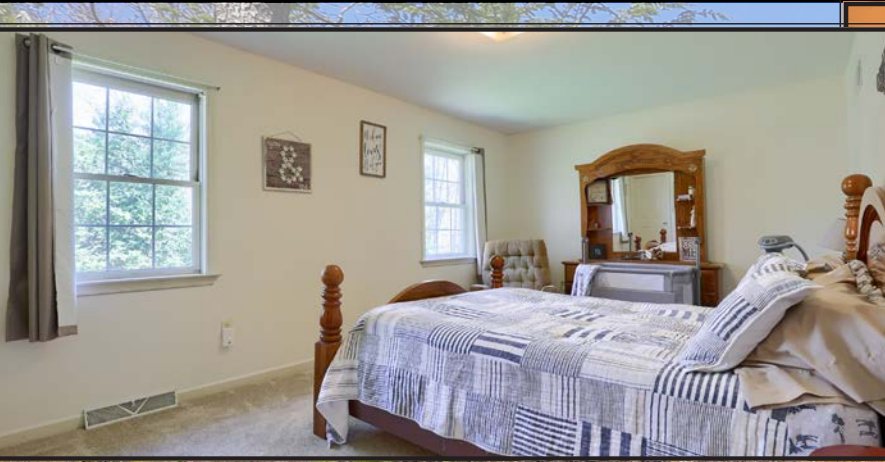
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