495 SIBERT RD

New Oxford, PA | 17350



±97.6 Acres

FOR SALE

PRICE $200,000

BELOW APPRAISAL!

RYAN MYERS, CCIM
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DESCRIPTION

This property was known as the Greystone Flower Farm. The property is a total of 97.6 acres located between New Oxford and Gettysburg, PA. The property is zoned Residential Rural in Straban Township, Adams County. The land is relatively flat. The surrounding uses include residential, agricultural, and solar farms. The property is available for sale at $1,530,000.

LAND

The property is registered in Clean & Green. There is a solar lease for 43 acres. The lease is valid for another 25 years. There are approximately 20 acres of tillable land and 30 acres of wooded land. The house and outbuildings sit on the residual acreage. The fenced solar array is only covering a portion of their leased land. There is a small pond near the residence.

BUILDINGS

The property has a single-family stone and wood framed residence, approximately 2,100 SF in size. The residence has a finished and updated first floor and an outdated, unoccupied second floor. The residence is 3 BR, 2 BA. The house is heated with oil and propane fireplace. There is CAC on the first floor. Well water and septic service the property. The bank barn is currently used for storage. There is a 750+/- SF garden shop with heating, adjacent to the frame of the greenhouse. The greenhouse is not currently functioning. There are several other outbuildings on the property.

LOCATION

The farm is located between New Oxford and Gettysburg, PA. The area is rural, but has easy access to Route 30 and Route 15. Frederick, MD, York and Harrisburg, PA can be reached in a 45 minute drive. Nearby retail and medical are based in Gettysburg and Hanover, which can be reached with a 10-15 minute drive.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	4,454	17,134	42,843
EMPLOYEES	787	4,338	14,237
AVERAGE HHI	$117,182	$110,287	$107,193
HOUSEHOLDS	1,676	6,668	16,004





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MARKET AERIAL



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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

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