

# 10<sup>+</sup> (10.182) ACRE TRACT OF LAND FOR SALE

LOCATION: SOUTH CENTRAL PA, CUMBERLAND COUNTY

BORDERS: WEST SIDE OF PA ROUTE 34 SOUTH  
WITHIN THE BOROUGH OF MT. HOLLY SPRINGS (100 BLOCK  
OF YATES STREET) AND EXTENDING INTO SOUTH  
MIDDLETON TOWNSHIP (CARLISLE ROAD) 2,200 FEET OF  
ROAD FRONTAGE. NORTH END BORDERS PRIVATE LAND  
(140<sup>+</sup> FEET). WESTSIDE OF LOT IS ALONG GETTYSBURG  
RAILROAD. THE SOUTHERN END BORDERS STATE  
FOREST LANDS AND LANDS OF CUMBERLAND COUNTY  
(333 FEET)

FEATURES: WOODLANDS WITH VIEW OF MOUNTAIN CREEK;  
NATURE CONSERVANCY ACROSS THE TRACKS;  
DIRT ROAD ACCESS (EAST TO WEST); TRAIL (OLD LOGGING  
ROAD) RUNS LENGTH OF PROPERTY (NORTH TO SOUTH);  
10.182 ACRES WAS THE RESULT OF A RECORDED (8-5-2021)  
SUBDIVISION PLAN; COMBINATION OF 2.728 ACRES  
FROM TAX PARCEL # 40-35-2316-001 AND 7.454 ACRES

SUB-DIVISION PLAN # 20200029

FROM TAX PARCEL # 40-13-0124-065; THE 2.728 ACRE  
PARCEL CONTAINS A MARCH 23, 1972 TOM NEFF SURVEYED  
BUILDING LOT APPROVED BY THE SOUTH MIDDLETON  
PLANNING COMMISSION ON APRIL 13, 1972. THE MAJOR  
PORTION OF THE LOT IS WITHIN THE BOROUGH OF  
MOUNT HOLLY SPRINGS AND IS ZONED R1 FOR  
RESIDENTIAL USE. SEWER TERMINAL IS NEAR NORTH  
END OF LOT (83 1/2 FEET), WATER IS BY WELL (BOROUGH  
PLANS TO PROVIDE WATER IN THE FUTURE), CORNERS OF  
LOT ARE LOCATED AND MARKED; THE 7.454 ACRE  
PARCEL IS IN THE SOUTH MIDDLETON TOWNSHIP AND IS  
ZONED WOODLAND CONSERVATION; AND A PRELIMINARY  
DEED FOR THIS 10.182 ACRE TRACT OF LAND HAS  
BEEN DRAWN FROM THE SURVEYS PREPARED BY  
JOHN K BIXLER III, PROFESSIONAL LAND SURVEYOR.

PRICE: TAX ASSESSMENTS, CURRENT LISTED WOODLAND  
PROPERTIES, AND SOLD PARCELS WERE AVERAGED TOGETHER  
\$225,500 (3-31-22) REDUCED SIX TIMES. NOW \$108,000.

OWNER: DAN FLOHR PHONE 717-486-8897

(11-27-23)

JONATHAN DAY  
 BORO. MT. HOLLY  
 SPRINGS  
 PLANNING/ZONING  
 OFFICER  
 717-486-7613

**South Middleton Township**

520 Park Drive, Boiling Springs, PA 17007 www.smiddleton.com

Director of Community Development &  
 Planning/Zoning Officer

Timothy Duerr, AICP, BCO  
 tduerr@smiddleton.com

☐ 717.258.5324  
 ☐ 717.258.3577



NEW PARCEL ID  
 BORO. M.H.S. 0.69 AC.  
 23-35-2316-133  
 INSTR. # 201285568  
 ALSO 40-35-2316-001

NEW PARCEL ID  
 S.M.TWP 9.49 AC  
 40-35-2316-001  
 INSTR. # 202128563  
 ALSO 23-35-2316-133

PENN D.O.T.  
 STATE HIGHWAY  
 SET BACK (FRONT)  
 25 FT. FROM  
 CENTER OF ROAD

BORO MT. HOLLY SPGS.  
 PLUS 10 FEET

FRONTAGE 20 FT  
 SIDE 5 FT.  
 BACK 10 FT.  
 SQUARE FT. 6000<sup>sq ft</sup>

NEFF SURVEY  
 140.17' x 235.64' = 59.  
 ZONED R1 33029,658<sup>sq ft</sup>

SEWER TAP FEE  
 METER \$4221.--  
 ON WELL - \$270.--

LOT PRICE FOR  
 10+ ACRE LOT

3-31-22	\$225,500
5-31-22	\$195,500
7-31-22	\$175,500
8-6-22	\$155,500
8-22-22	\$145,000
8-31-23	\$130,000

William L. Shearer, Jr.  
 CCIM, CRS  
 Broker

HomeServices

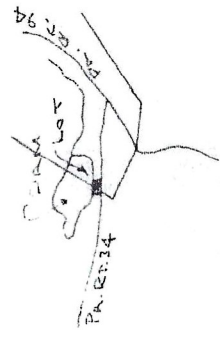
Carlisle, PA 17013  
 717-245-2100 cell 717-576-8101



wshearer@homesale.com  
 Homesale.com  
 Licensed in PA and MD  
 BillShearerRealEstate.com  
 8-24-23  
 2-24-2023 A member of the franchise system of BHH Affiliates, LLC

\* 11-27-23 \$108,000

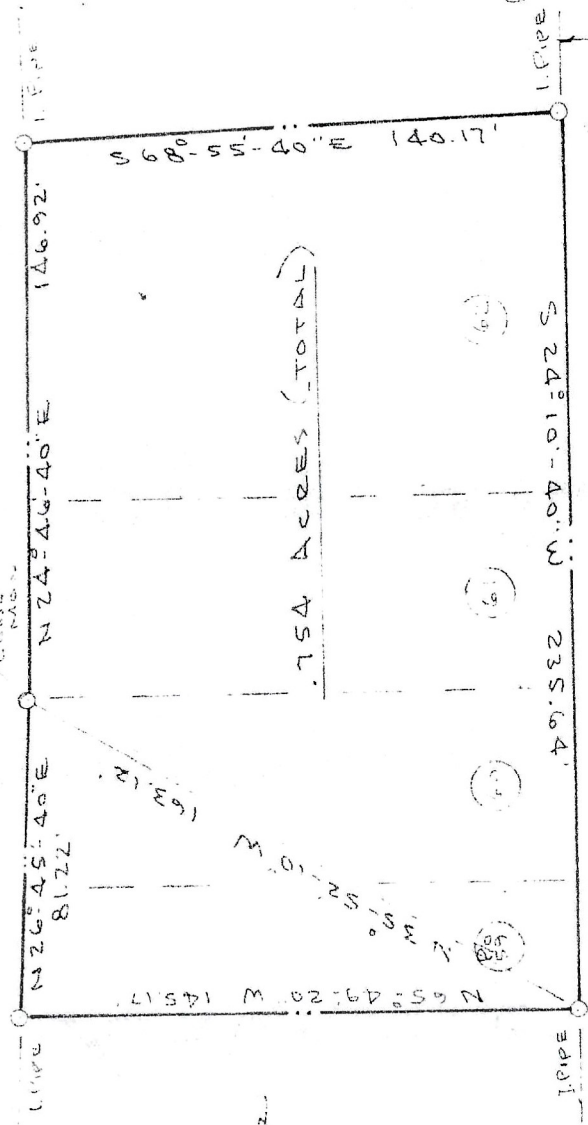
APPROVED BY PLANNING COMMISSION  
 OF S. MIDDLETON TWP.  
 PA. RT. 34  
 [Signature]



LOCATION MAP  
 NO. 34

G.K. FLOWR  
 W.K. RIDDESBERGER

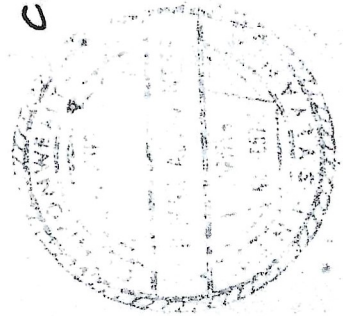
READING CO. R/W



EDGAR.  
 STEINBERGER

CARLISLE  
 ROAD

25 YATES  
 STREET



SURVEY FOR  
 GLADYS K. FLOWR  
 WAFF K. RIDDESBERGER  
 MT. HOLLY SPRINGS BOROUGH &  
 S. MIDDLETON TOWNSHIP, CUMB. CO. PENNA.  
 SCALE 1" = 50' MARCH 23, 1972.

THOMAS G. STEER R.S.

NORTH

Borough Of Mount Holly Springs  
South Middleton Township

SURVEYED  
LOT →

Parcel Identification Number 40-35-2316-001  
Daniel M. Flohr  
Deed Book "R", Volume 28, Page 968  
Plan Book 36, Page 107  
(Lot Number 2)  
(Deed Acreage - 2.449 acres)  
"NAFD"  
"NESS/WF"

Parcel Identification Number 23-35-2316-053  
Daniel M. Flohr  
Deed Book "S", Volume 31, Page 682  
(Number 131 Yatea Street)  
(Deed Acreage - 2.154 Acres +/-)

Parcel Identification Number 40-35-2316-001  
Daniel M. Flohr  
Deed Book "R", Volume 28, Page 968  
Plan Book 36, Page 107  
(Lot Number 3)  
(Deed Acreage - 0.742 Acres)  
"NAFD"  
"NESS/WF"

Parcel Identification Number 40-13-0124-085  
Daniel M. Flohr  
Deed Book 166, Page 196  
Plan Book 73, Page 102  
(Lot Number 2)  
(Deed Acreage - 40.358 Acres)  
"NAFD"  
"NESS/WF"

Parcel Identification Number 40-13-0122-004  
Gettysburg & Northern Railroad Company  
Deed Book 239, Page 860

Parcel Identification Number 40-13-0122-001 EX  
County Of Cumberland  
Deed Book "N", Volume 35, Page 1163

Parcel Identification Number 40-13-0124  
Daniel M. Flohr  
Deed Book 166, Page 1  
Plan Book 73, Page 1  
(Lot Number 2)  
(Deed Acreage - 40.358 Acres)  
"NAFD"  
"NESS/WF"

Parcel Identification Number 40-13-0124  
Commonwealth Of Pennsy  
Instrument 201802764  
Instrument 201712143  
(Lot Number 1)

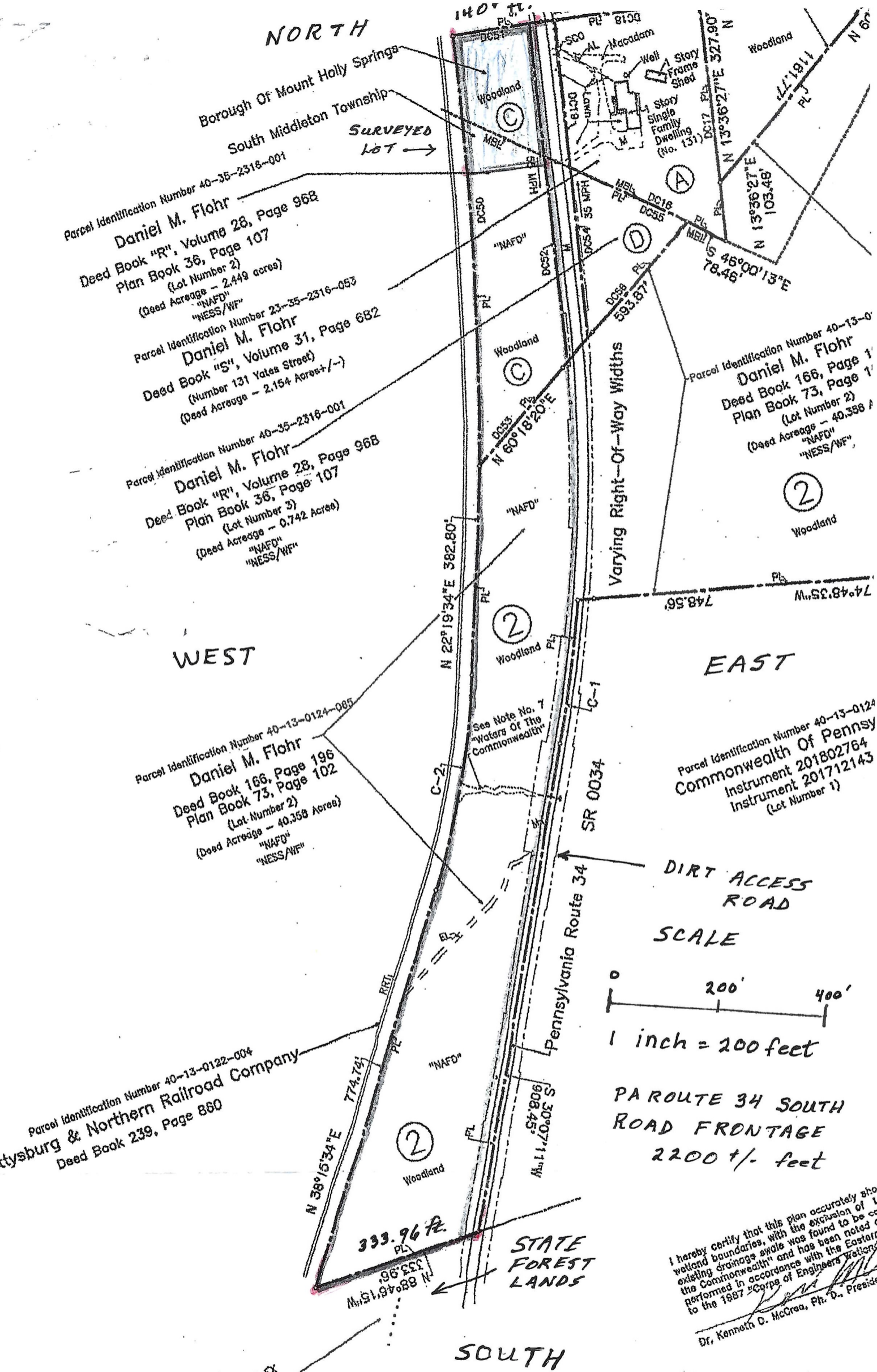
DIRT ACCESS ROAD  
SCALE

0 200' 400'  
1 inch = 200 feet

PA ROUTE 34 SOUTH ROAD FRONTAGE 2200 +/- feet

I hereby certify that this plan accurately shows wetland boundaries, with the exception of 1 existing drainage swale was found to be in the Commonwealth and has been noted on the plan in accordance with the Eastern Wetland Survey performed in 1987 by the Corps of Engineers. Wetland Survey of Adjoining Owners.  
Dr. Kenneth D. McCrea, Ph.D., President

September 11, 2020 Revisions  
Number 40-13-0124-059; c  
Identification; addition of see  
Metropolitan Edison Company  
Jurisdiction; Wetland certifi  
this Subdivision And Individ  
of Adjoining Owners  
2021 Revisio  
Revit



SOUTH