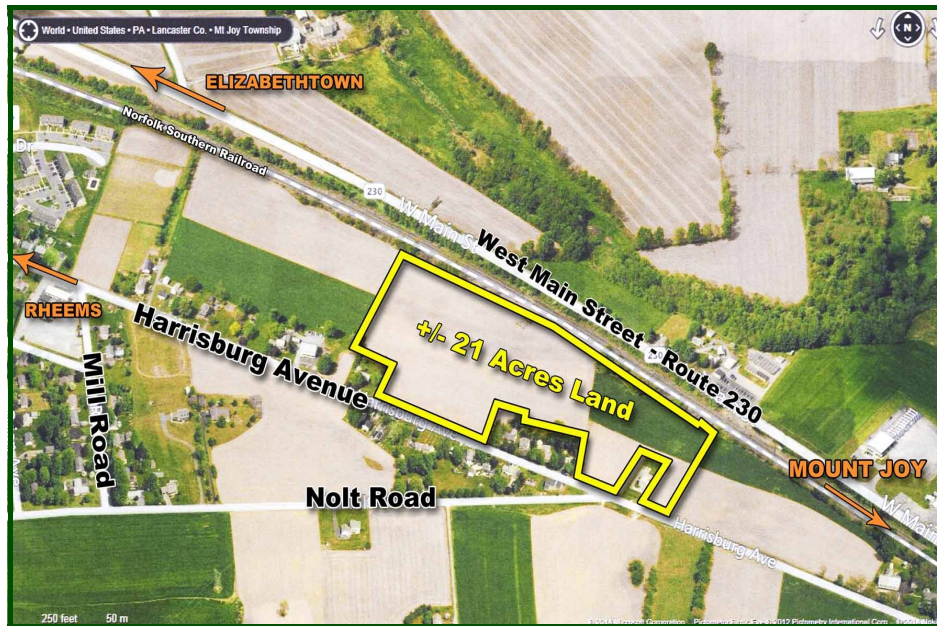


# FARMLAND FOR SALE

## MOUNT JOY, PA



### MOUNT JOY, LANCASTER COUNTY

**FARM SIZE:** ± 21 acres

**FARM TYPE:** Crop Land

**BUILDINGS:** None

**ZONING:** R-2 - Medium Density Residential District

**ACREAGE:** Tillable: 21 acres

**SOILS:** 100% prime farmland soils made up of duffield silt loam, and hagarstown silt loam series soils.

**AVERAGE ANNUAL  
YIELDS:**

Corn: 200 bushels/acre  
Soy Beans: 50 bushels/acre

**FRONTAGE:** Harrisburg Avenue: ± 995 feet

**TAX ID:** 461-95688-0-0000

**ASSESSMENT:** \$161,300

**TAXES:** \$473.64

**PRICE:** \$400,000\*

\*Raw land - no improvements. Crops are reserved. Price is based on "as is where is"  
WITHOUT conditions for land development approval.



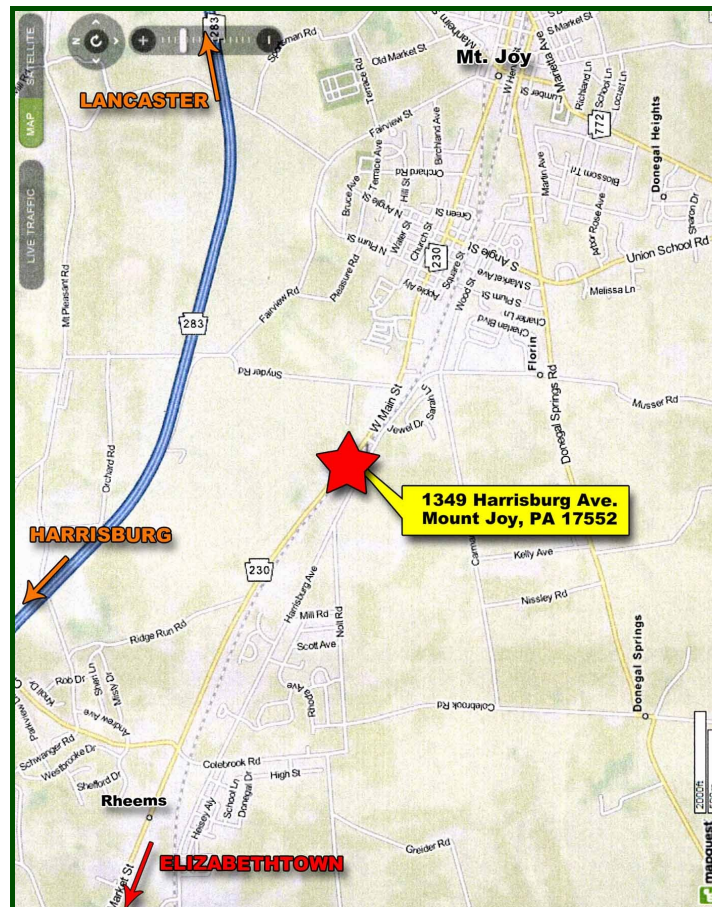
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**SCHOOL DISTRICT:** Donegal

**WATER:** Public

**SEWER:** Public

**COMMENTS:** THIS FARMLAND IS ZONED R-2 - RESIDENTIAL, WITH PUBLIC UTILITIES PROVIDING LONG-TERM FUTURE EXIT STRATEGY AND ADDED VALUE POTENTIAL.



**Dwight E. Wagner, CCIM**  
**Scott D. Bradbury**



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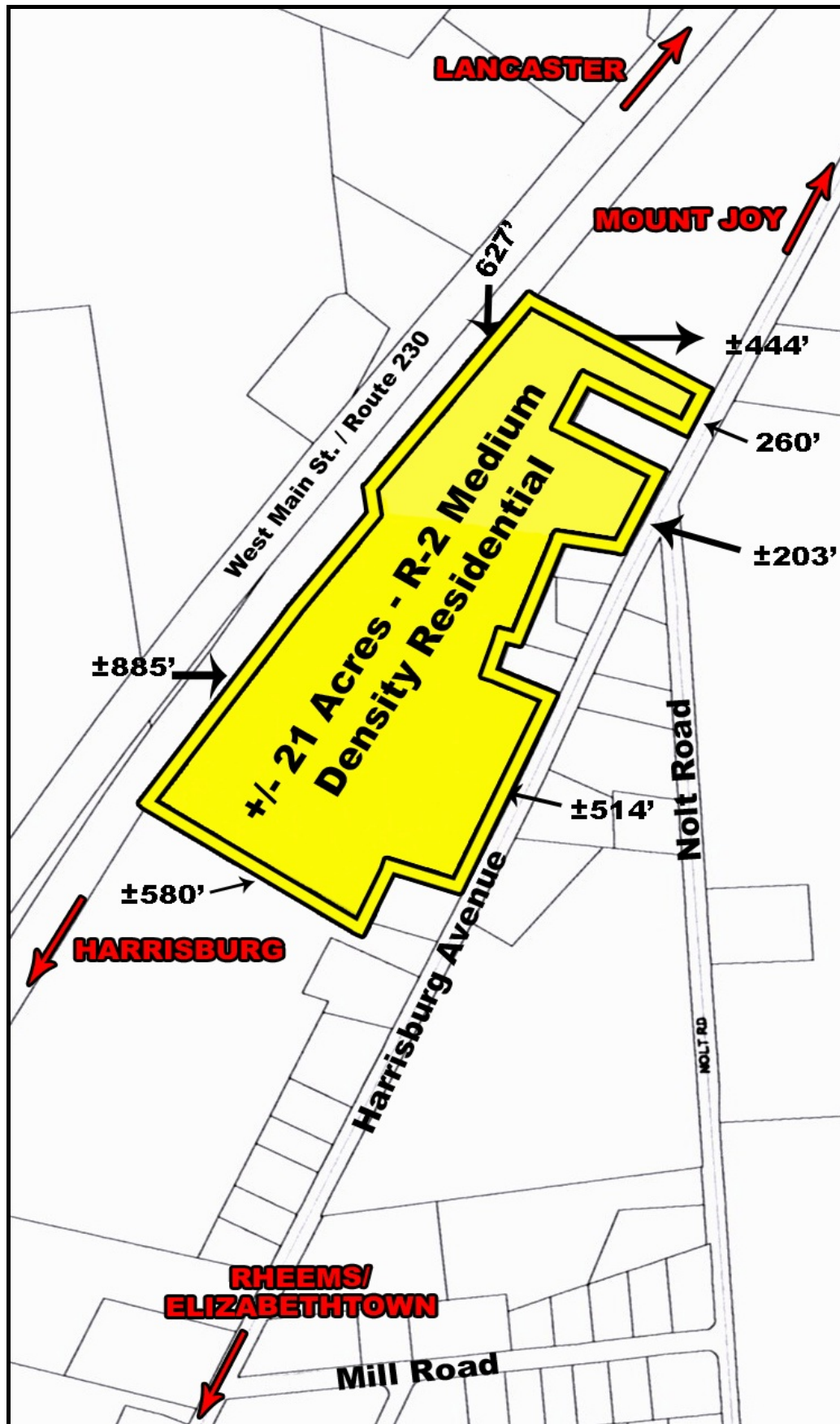
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## SOIL MAP



TAX MAP





## REGIONAL MAP

