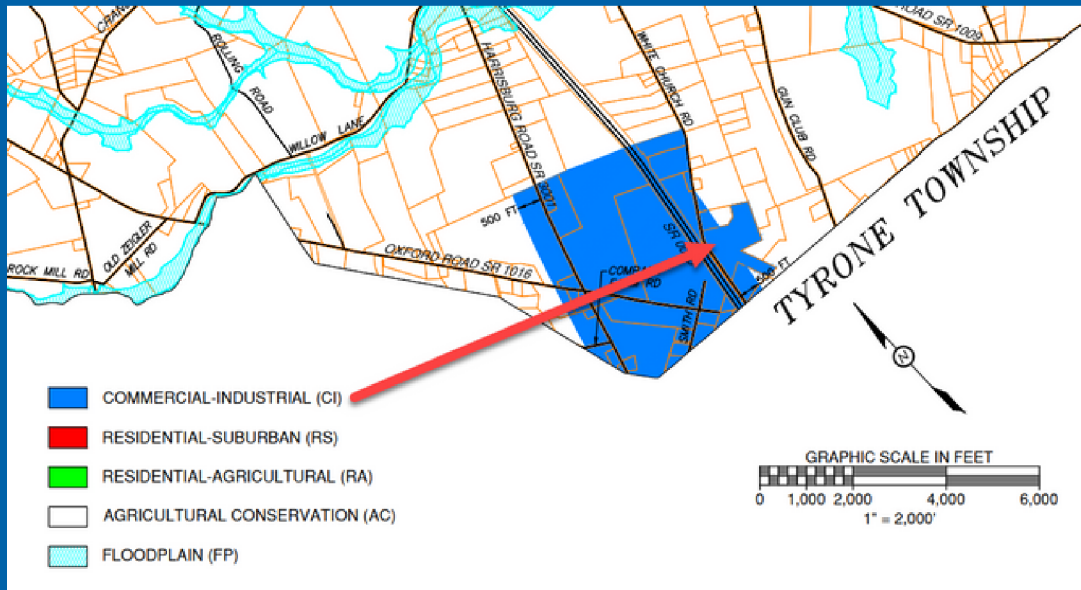


Samwill Acres



Zoning and Permitted Uses



Commercial-Industrial Zone Permitted Uses by Right Examples*

- Agricultural Equipment Sales and Service
- Greenhouse - Commercial
- Heavy Equipment Sales, Service and Repairs
- Mini-Storage Facility
- Solar Energy Systems

Conditional Use Examples*

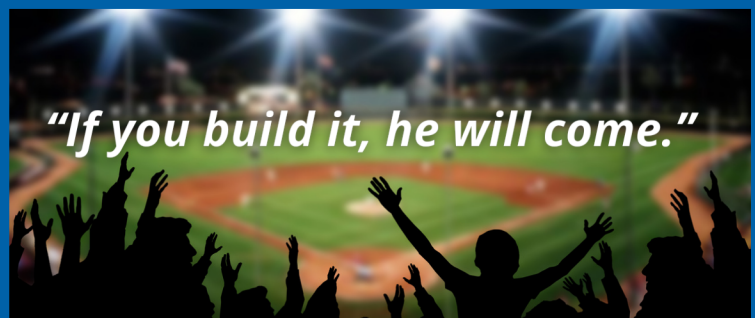
- Campground
- Commercial Sports Facility
- Hotel
- Industrial Park
- Manufacturing
- Truck, Bus, or Motor Freight Terminal
- Warehouse

The Dream



The owners, driven by their unwavering passion for baseball, initially established this facility to foster their sons' athletic pursuits. As their family's interests evolved, so did their vision.

Inspired by the iconic 'Field of Dreams,' they embarked on a journey to create a premier sports destination. With meticulous planning and investment, they acquired 26 acres and laid the groundwork for an unparalleled facility.



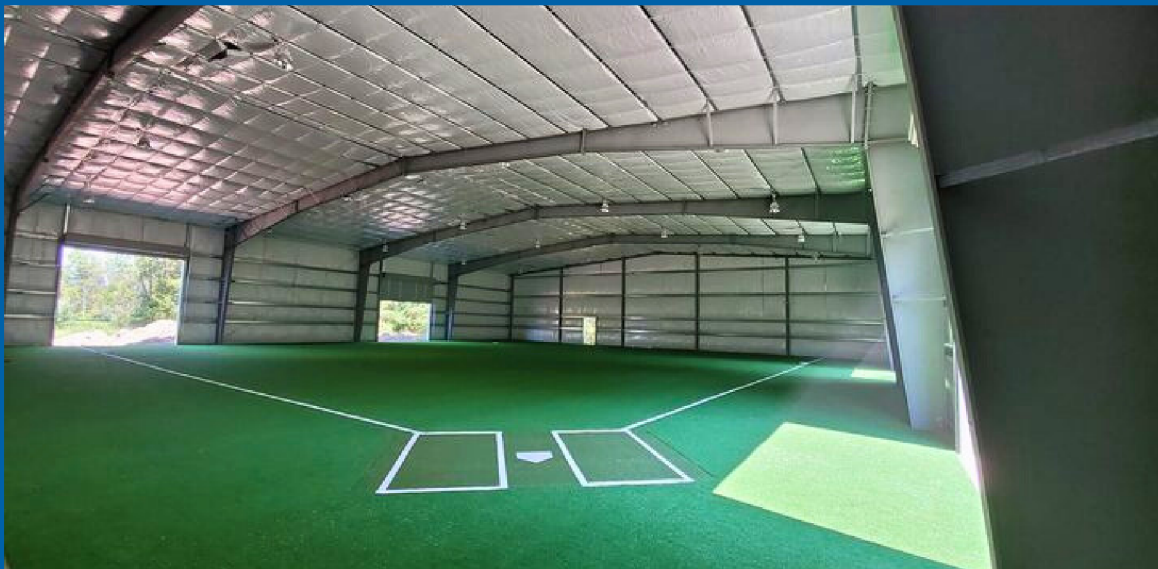
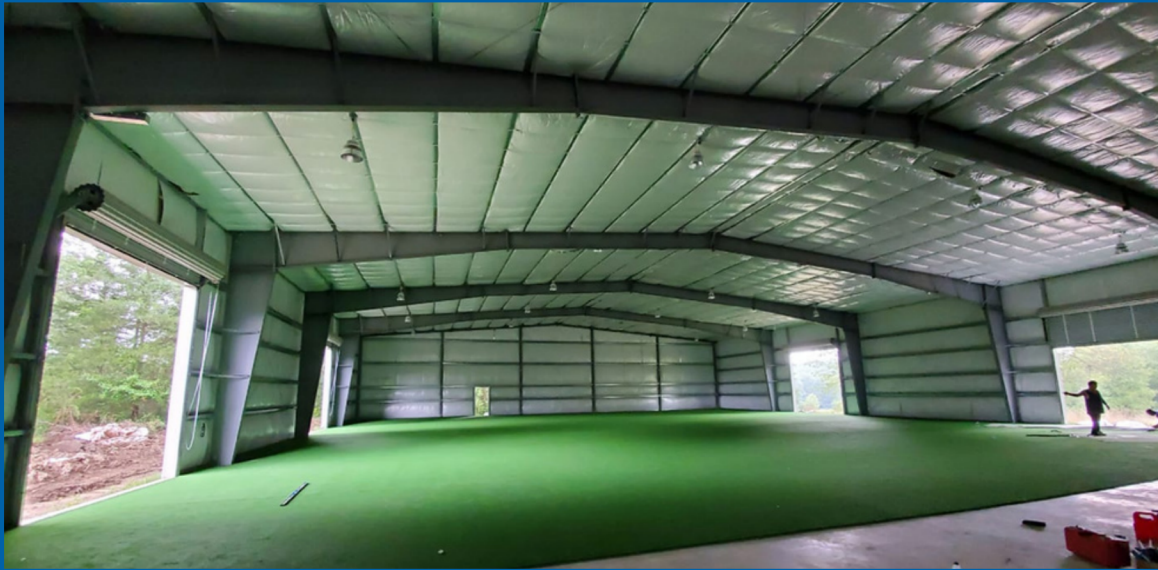
The Vision



Looking ahead, the next phase would introduce a welcoming lobby annex, seamlessly connecting the main building to a dedicated space for batting cages. Plans include the development of five baseball fields, thoughtfully designed parking areas, and inviting concession stands.

Beyond baseball, this versatile facility is primed to accommodate a range of sports, including softball, ensuring a vibrant hub for athletic excellence and community engagement.

The Building



- 15,000 Square Foot Steel Heated Facility (100x150)
- Gravel Parking Lot

- Well
- Approved Septic Plan*
*was not installed, can be modified

FEMA Report

Adams, PA - Township: Huntington

26.6 acres, 1 selection



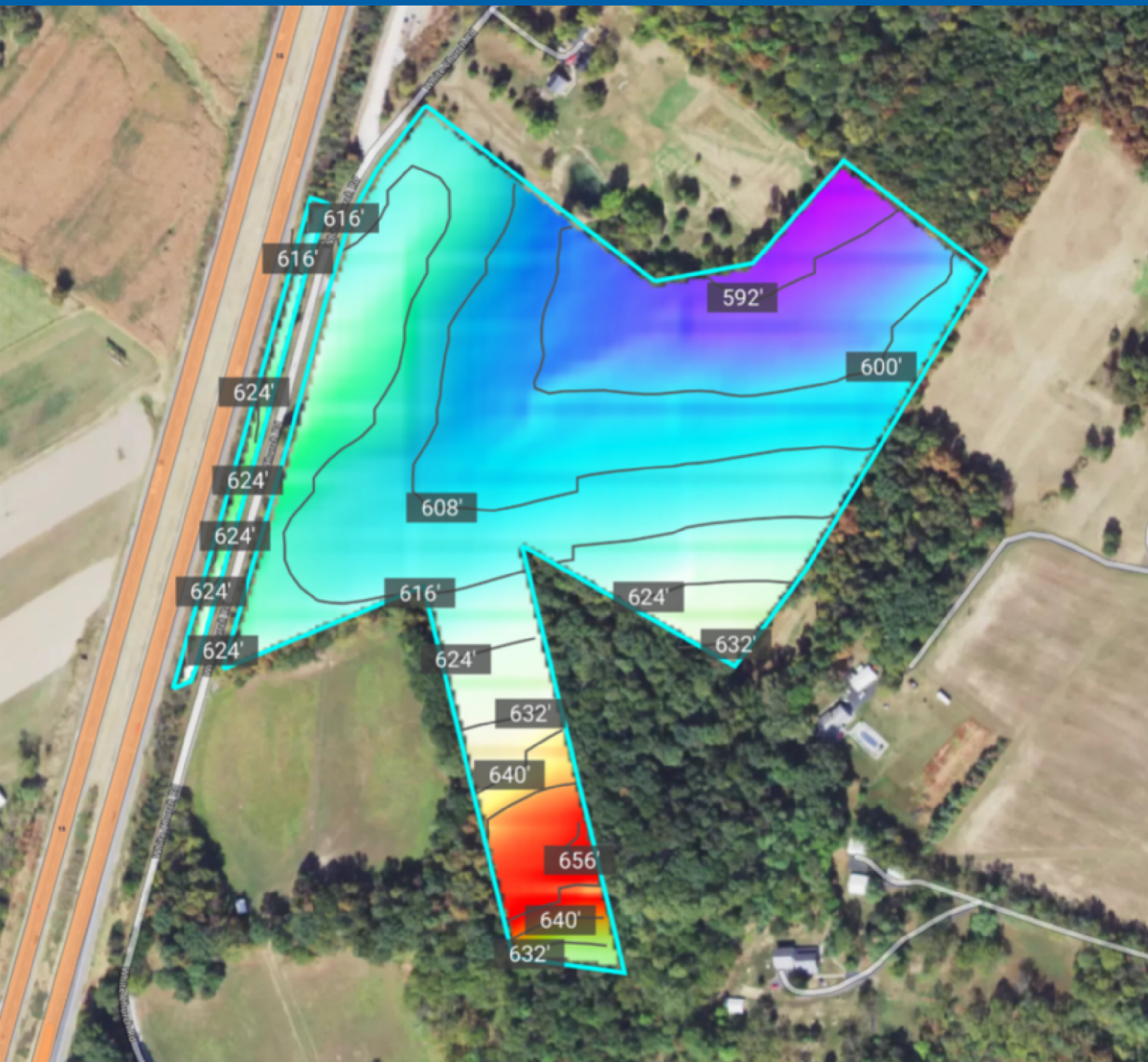
Flood Hazard Zone

	% of Selection	Acres
● 100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
● 500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
● Regulatory Floodway	0.0%	0.0
● No Flood Hazard Zone	100.0%	26.5

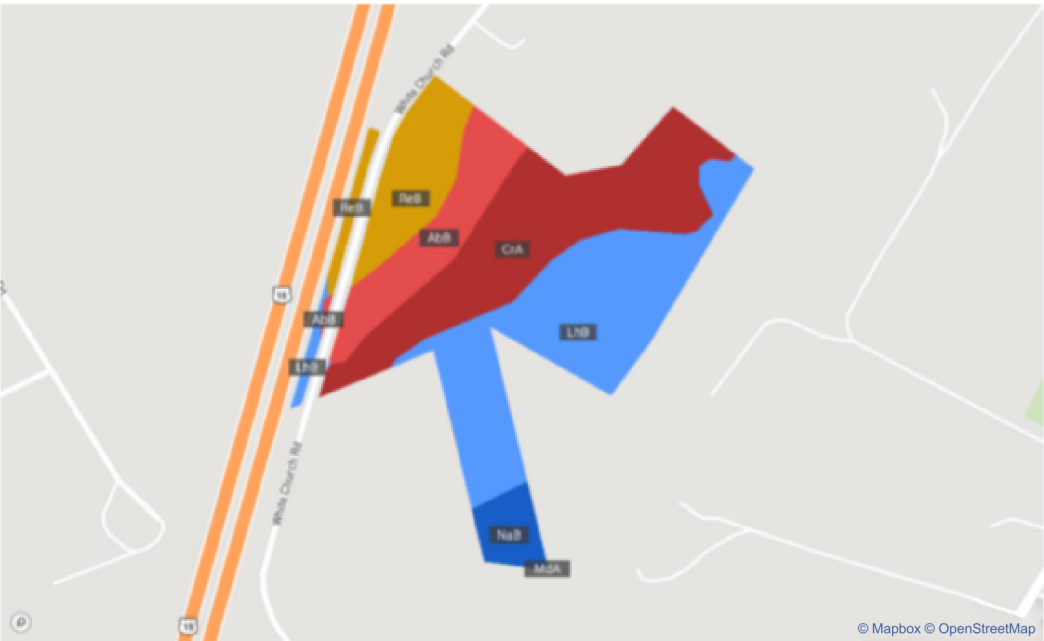
Wetlands

	% of Selection	Acres
● Assorted Wetlands	6.2%	1.6

Elevation Heatmap



Soil Report



Code	Soil Description	Acres	% of Field	Non-IRR Class	NCCPI
LhB	Lehigh channery silt loam, 3 to 8 percent slopes	9.8	36.8%	2w	61
CrA	Croton silt loam, occasionally ponded, 0 to 3 percent slopes	8.6	32.2%	4w	33
ReB	Readington silt loam, 3 to 8 percent slopes	3.6	13.5%	2e	64
AbB	Abbottstown silt loam, 3 to 8 percent slopes	3.5	13.0%	3w	54

Demographics



Adams County Stats

York Springs, PA 17372

	17372	Adams County	Pennsylvania	USA
Population	6.09K	104K	13M	330M
Population Density per Sq Mi	131	200	290	—
Population Change since 2010	-3.5%	+2.6%	+2.6%	+8.7%
Median Age	42	44	41	38
Male / Female Ratio	50%	50%	49%	50%



Adams County Stats

York Springs, PA 17372

Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

17372

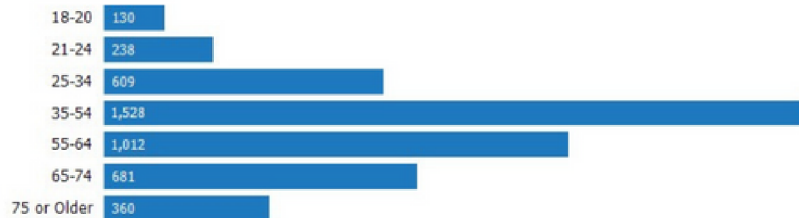


Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

17372

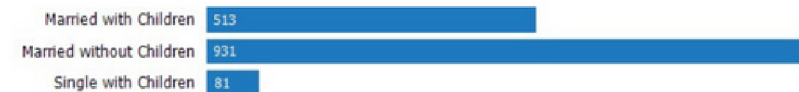


Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

17372

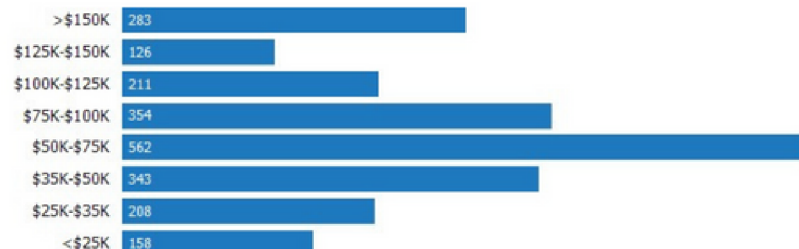


Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census
Update Frequency: Annually

17372



Central Location

Convenient Distances to Major PA & MD Cities



- **Harrisburg, PA:** 27.86 miles via US-15 N5.
- **Gettysburg, PA:** 11.06 miles via US-15 S and US-30 W2.
- **Dillsburg, PA:** 13.36 miles via US-15 N3.
- **York, PA:** 22.20 miles via PA-2346.



- **Hagerstown, MD:** 48.33 miles via US-15 S and MD-774.
- **Frederick, MD:** 45.69 miles via US-15 S7.

Offered at \$1,600,000

**For inquiries,
contact us.**

The
John Rainville Team

B r o k e r s R e a l t y . C o m

888-774-8488 x610

