

For Sale

717.293.4477




Industrial/Commercial Realtors



2037 RIVER ROAD
BAINBRIDGE, PA 17502

Brian Davison

Call Today!  717.293.4513

 bdavison@high.net



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors

► Land for Sale



2037 River Road
Bainbridge, PA 17502

Available Acreage:

39 +/- total acres

Sale Price:

\$792,360

Description:

39 +/- acres along Rt. 441/River Road. Zoned Agricultural but has great exposure to over 5,000 cars a day.

Brian Davison

Call Today!

☎ 717.293.4513

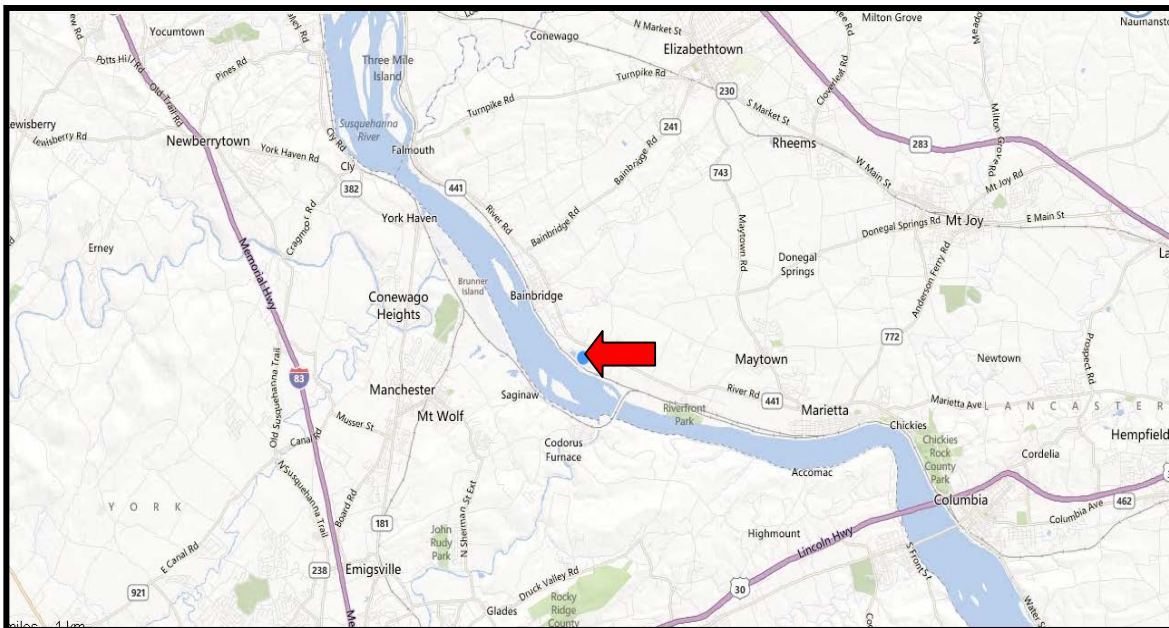
✉ bdavison@high.net

Total Acreage Available:	39.618 acres 22.618 acres zoned Agricultural 17 acres zoned Agricultural
Zoning:	Industrial and Agricultural
Municipality:	Conoy Township
County:	Lancaster
Location:	Bainbridge
Distance to Highway Access:	8.5 miles to Rt. 30
Distance to Airports:	12 miles to Harrisburg International Airport
Road Frontage:	Rt. 441
Tax Account#:	130-5665-0-0000
Deed Reference:	05779614
Water & Sewer:	On site – installation required

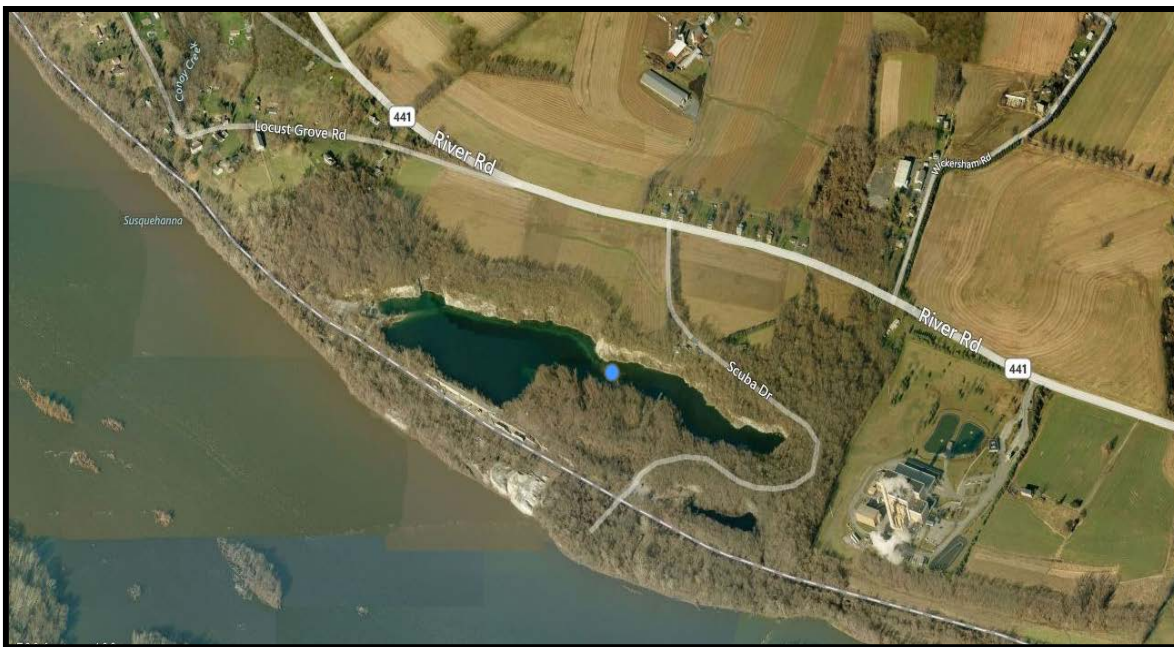
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LOCATION MAP



AERIAL PHOTO



TAX MAP

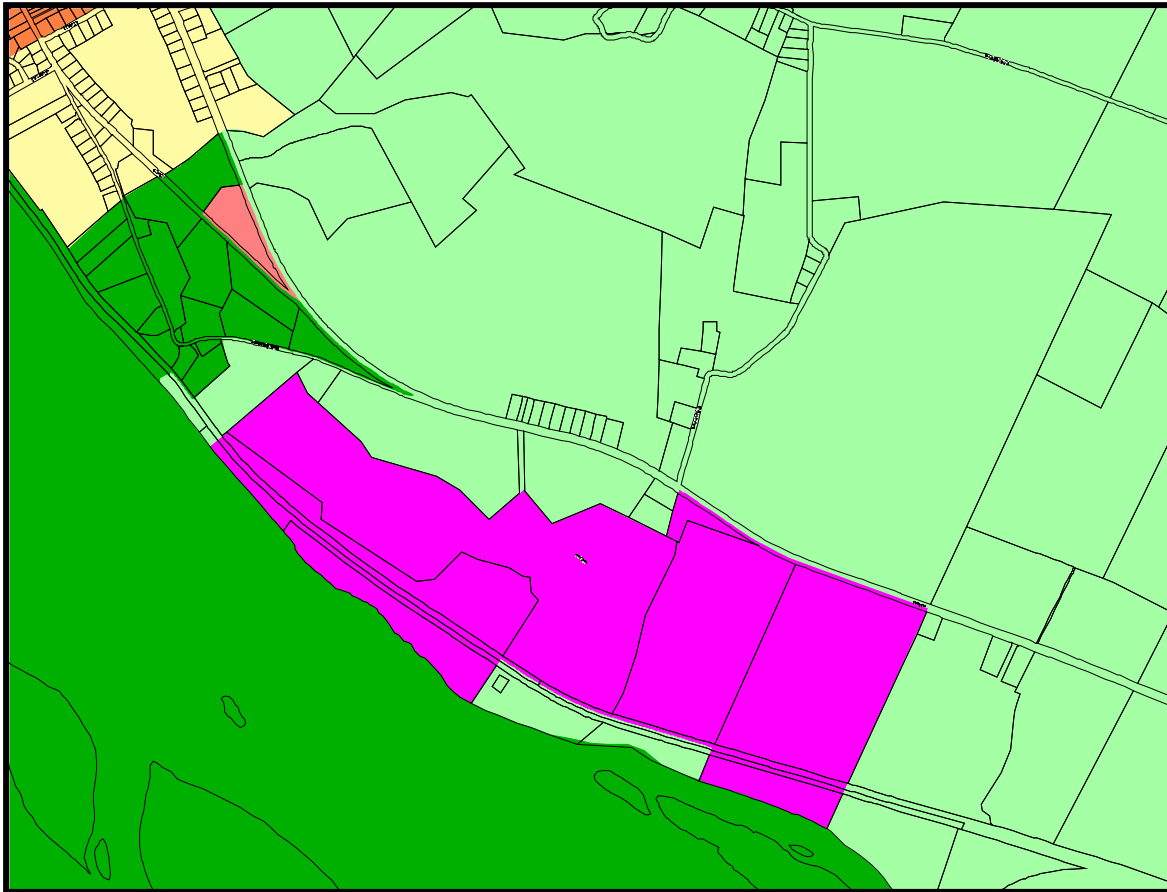


2037 River Road
Bainbridge, PA 17502



1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008
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CURRENT ZONING MAP



**2037 River Road
Bainbridge, PA 17502**

Industrial and Agriculture Zoning



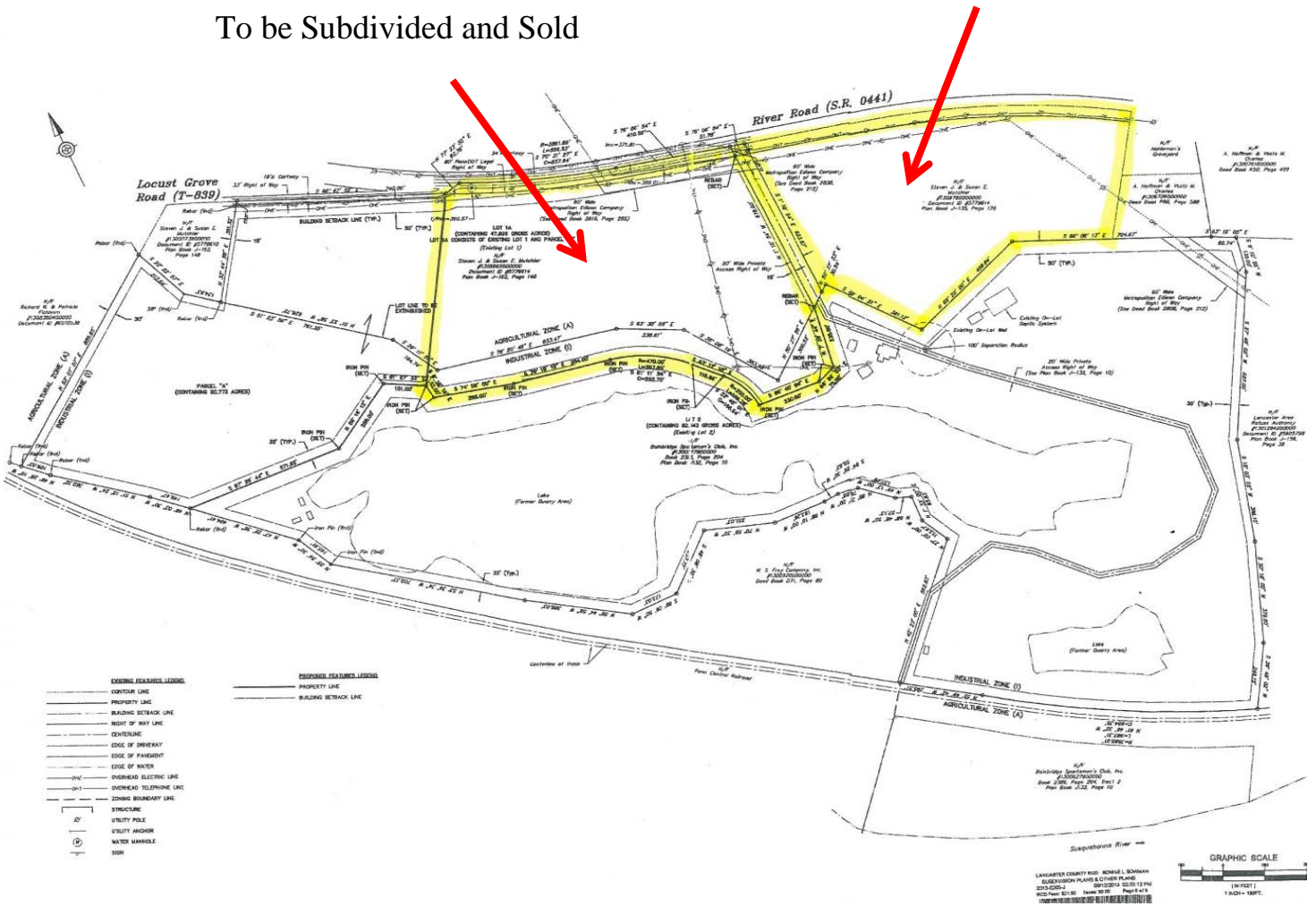
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EXHIBIT A 2037 River Road

Parcel # 130-97805-0-0000
17 Acres

Parcel # 130-51494-0-0000
22.618 Acres
To be Subdivided and Sold



Buyer's Initials

Date

Seller's Initials

Date

PROPERTY DESCRIPTION

Prepared by: B.A.M.

Checked by: *DWF*

Acct. No.: 2145.3.01.00

Client: STEVEN J. & SUSAN E. MUTCHLER

Sheet 1 of 2
May 28, 2013

SM - Description of: LOT 1A

Location: CONOY TOWNSHIP, ~~ADAMS~~ ^{LACASE} COUNTY, PENNSYLVANIA

BEGINNING at a point at the northeast corner of lands now or formerly of Steven J. & Susan E. Mutchler, said point being in Locust Grove Road (T-839), a 33' wide public street; extending thence in, along and through said last mentioned street the following two (2) courses and distances, namely: (1) S 66°47'59" E for a distance of 740.00 feet to a point; (2) N 77°23'52" E for a distance of 62.76 feet to a point in the center of River Road (S.R. 0441), an 80' wide public street; extending thence along the centerline of said last mentioned street the following two (2) courses and distances, namely: (1) by a curve to the left having a radius of 2,861.89 feet for a distance of 558.53 feet, the chord of which is S 70°31'27" E for a distance of 557.64 feet to a point; (2) S 76°06'54" E for a distance of 410.59 feet to a point on the northwest corner of a 50' wide Private Access Right of Way on lands now or formerly of Bainbridge Sportsmen's Club, Inc.; extending thence along said last mentioned lands the following thirteen (13) courses and distances, namely: (1) S 1°10'54" E for a distance of 676.60 feet to a point, passing through a rebar 41.42 feet from the beginning of said line; (2) S 7°39'44" W for a distance of 235.00 feet to an iron pin; (3) S 68°59'03" W for a distance of 75.00 feet to an iron pin; (4) N 86°40'04" W for a distance of 230.00 feet to an iron pin; (5) by a curve to the left having a radius of 250.00 feet for a distance of 169.78 feet, the chord of which is N 23°45'01" W for a distance of 166.54 feet to an iron pin; (6) N 43°12'15" W for a distance of 118.96 feet to an iron pin; (7) by a curve to the left having a radius of 470.00 feet for a distance of 297.65 feet, the chord of which is N 61°11'24" W for a distance of 292.70 feet to an iron pin; (8) N 79°19'18" W for a distance of 354.00 feet to an iron pin; (9) N 74°56'00" W for a distance of 288.00 feet to an iron pin; (10) N 8°16'16" W for a distance of 52.00 feet to an iron pin; (11) N 61°27'33" W for a distance of 151.00 feet to an iron pin; (12) S 58°16'12" W for a distance of 288.00 feet to an iron pin; (13) N 87°29'44" W for a distance of 571.92 feet to a rebar on line of lands now or formerly of W. S. Frey Company, Inc.; extending thence along said last mentioned lands the following three (3) courses and distances, namely: (1) N 48°03'30" W for a distance of 149.47 feet to a point; (2) N 51°18'24" W for a distance of 362.32 feet to a rebar; (3) N 46°28'10" W for a distance of 109.03 feet to a rebar on the southeast corner of lands now or formerly of Richard W. & Patricia Eichhorn; extending thence along said last mentioned lands N 53°07'07" E for a distance of 889.85 feet to a rebar on the southwest corner of lands now or formerly of Steven J. & Susan E. Mutchler;

PROPERTY DESCRIPTION

Prepared by: B.A.M.

Checked by:

Acct. No.: 2145.3.01.00

Client: STEVEN J. & SUSAN E. MUTCHLER

Sheet 2 of 2
May 28, 2013

Description of: LOT 1A

Location: CONOY TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

extending thence along said last mentioned lands the following three (3) courses and distances namely:
(1) S 22°22'57" E for a distance of 217.64 feet to a steel fence post; (2) S 51°23'56" E for a distance of 134.63 feet to a rebar; (3) N 33°44'58" E for a distance of 381.32 feet and passing through a rebar 17.31 feet from the terminus of said line to a point in the center of Locust Grove Road and the place of BEGINNING.

Containing 47.896 Gross Acres

ARTICLE 2 ZONE REGULATIONS

SECTION 201 AGRICULTURAL ZONE (A)

201.1. Purpose - The primary purpose of this Zone is to promote the continuation and preservation of agricultural activities in those areas most suitable for such activities. Areas contained within the Zone have been specifically identified as possessing valuable and nonrenewable natural and cultural resources. This Zone also intends to protect and stabilize the Township's viable agricultural economy by eliminating uses that are incompatible with farming, but permitting limited agricultural support businesses. Consequently, residential uses are limited and any future inhabitants in this Zone must be willing to accept the impacts associated with normal farming practices, and related businesses. Finally, the provisions of this Zone have been specifically formulated to further the objectives of the Pennsylvania Municipalities Planning Code, which provides that local zoning ordinances shall be designed "to preserve prime agriculture and farm land considering topography, soil type and classification, and present use."

201.2. Permitted Uses

1. Agricultural, horticultural and forestry-related uses;
2. Churches and related uses;
3. Public uses and public utilities structures; and,
4. Accessory uses customarily incidental to the above permitted uses, including, but not limited to, the following:

A. Roadside stands for the sale of agricultural products, subject to the following:

- 1) Any structure used to display such goods and related parking shall be no more than two thousand (2,000) square feet in size, and shall be located at least twenty-five (25) feet from any property line;
- 2) At least half of the products displayed for sale must have been produced on the premises;
- 3) Off-street parking shall be provided for all employees and customers; and,
- 4) Any signs used shall be attached to the roadside stand structure and shall not exceed ten (10) square feet in total area nor exceed a maximum height of fifteen (15) feet.

B. Family day-care facilities as defined herein;

C. Manure storage facilities, subject to the following regulations:

- 1) All manure storage facilities shall be designed in compliance with the guidelines outlined in the publication *Manure Management for Environmental Protection*, Bureau of Water Quality Management Publication No. 43, and any revisions, supplements, and replacements thereof, published by the Pennsylvania Department of Environmental Resources, copies of which are available from the Water Quality Management in the Department of Environmental Resources' regional offices located at 1 Ararat Boulevard, Harrisburg, PA 17110, telephone 717/657-4585;
- 2) All waste storage facilities' designs shall be reviewed by the Lancaster County Conservation District. The applicant shall furnish a letter from the Conservation District attesting to approval of the design of the proposed facility; and,
- 3) Construction and subsequent operation of the waste storage facility shall be in accordance with the permit and the approved design. Any design changes during construction or subsequent operation will require the obtainment of another review by the Lancaster County Conservation District; and,

D. Beekeeping, subject to the following:

- 1) It shall be the duty of the applicant to maintain each colony so as to not create a public nuisance;
- 2) Colonies shall be maintained in movable frame hives;
- 3) Hives shall be located only within the rear yard and shall be situated to maximize sunshine exposure and/or natural wind protection;
- 4) In no case shall hives be located within twenty-five (25) feet of any property line;
- 5) All hives shall have access to an on-site water supply. Unless a natural water supply exists on the subject property, the applicant shall furnish a water-filled tank with a board or crushed rock for the bees to land on;
- 6) Hives shall not be oriented to children's play areas, or neighboring properties; and,
- 7) Adequate techniques in handling bees, such as requeening and adequate hive space, shall be maintained to prevent unprovoked stinging seventy-five (75) feet or more from the hive.

201.3. Special Exception Uses (Subject to the review procedures listed in Section 604.3 of this Ordinance.)

1. ECHO housing (see Section 421);
2. Farm occupations (see Section 423);
3. Home occupations (see Section 428);
4. Riding schools and/or horse boarding stables (see Section 446);
5. Temporary farm employee housing (see Section 452);
6. Two-family conversions (see Section 454);
7. Noncommercial keeping of livestock (see Section 438);

8. Bed and breakfasts (see Section 406); and,
9. Kennels (see Section 433).

201.4. Conditional Uses (Subject to the review procedures listed in Section 704 of this Ordinance.)

1. Single-family detached dwellings (see Section 449);
2. Airports or heliports (see Section 402); and,
3. Spent mushroom compost processing and/or commercial mushroom operations (see Section 451).

201.5. Lot Area Requirements

1. Agricultural use - Twenty-five (25) acres;
2. Single-family detached dwellings:
 - A. For each twenty-five (25) acres of contiguous land in single ownership, as of the effective date of this Ordinance, there may be one (1) lot sold or utilized for a single-family detached dwelling, provided that the minimum lot area shall be one (1) acre, and a maximum lot size of two (2) acres;
 - B. For each tract of contiguous land in single ownership that is two (2) acres or more, but less than twenty-five (25) acres, as of the effective date of this Ordinance, there may be only one (1) lot sold or utilized for a single-family dwelling. The lot area shall be a minimum of one (1) acre and a maximum of two (2) acres;

[Note - The minimum lot area requirements imposed by this section assume compliance with all PA DER regulations pertaining to sewage disposal. For those lots using on-site sewage disposal systems in an area where ambient groundwater nitrogen-nitrate levels exceed five (5) parts per million, additional lot area may be required (see Section 316).]

- C. The provisions of paragraphs 2.A. and 2.B. of this section shall apply to all parcels of land legally existing on the effective date of this Ordinance. Regardless of size, no tract of land subsequently subdivided from its parent tract shall qualify for additional single-family detached dwellings or lots pursuant to this section. Similarly, any subsequent owner of any parcel of land legally existing on the effective date of this Ordinance shall be bound by the actions of previous owners in that such current owner may only subdivide for purposes of additional single-family dwellings the number of lots, if any, remaining from the original number permitted by this section. Any subdivision or land development plan hereafter filed for a tract of land in the Agricultural Zone shall specify which lot or lots shall carry with them the right to erect or place thereon any unused quota of single-family detached dwellings as determined by the provisions of this section;

- D. In the event a tract of land, which was not classified as part of the Agricultural Zone on the effective date of this Ordinance, is hereafter classified as part of the Agricultural Zone, the size and ownership of such tract of land shall be determined as of the effective date of the change in the zoning classification; and,
- E. For those vacant lots in existence on the effective date of this Ordinance, and containing less than one acre, there may be one single-family detached dwelling constructed, subject to the standards listed for such dwellings in Section 202 of this Ordinance.

201.6. Minimum Lot Width - Two hundred (200) feet at the frontage and front yard setback lines.

201.7. Minimum Setbacks and Maximum Height Requirements

1. Agricultural uses (other than farm dwellings):

- A. Front yard setback - Fifty (50) feet;
- B. Side yard setbacks - Fifty (50) feet on each side (100 feet total);
- C. Rear yard setback - Fifty (50) feet;
- D. Special setback requirements - Except as provided for in the following paragraph, no new slaughter area, area for the storage or processing of manure, garbage, or spent mushroom compost, structures for the cultivation of mushrooms or the raising of commercial livestock, or any building housing commercial livestock, shall be permitted within 300 feet of any adjoining property within the R, R-1, and R-2 Zones.

The Zoning Hearing Board may, as a special exception, however, reduce the above special setback requirements where it is shown that, because of prevailing winds, unusual obstructions, topography, or other conditions, a lesser distance would protect adjoining lands from odor, dust, or other hazards. In no case, however, shall the Zoning Hearing Board reduce the special setback requirement to less than one hundred (100) feet. The burden shall be upon the applicant to prove that a lesser distance would not be detrimental to the health, safety, and general welfare of the community; and,

- E. Maximum permitted height - One hundred fifty (150) feet, provided all structures are set back a distance at least equal to their height from all property lines.

2. Single-family detached dwellings (including farm dwellings):

- A. Front yard setback - Fifty (50) feet from street right-of-way line;
- B. Side yard setbacks - Fifteen (15) feet on each side (30 feet total);
- C. Rear yard setback - Thirty-five (35) feet; and,
- D. Maximum permitted height - Thirty-five (35) feet.

3. Other permitted, special exception, or conditional uses - Unless otherwise specified, the following requirements shall apply to all other principal uses permitted within the Agricultural Zone:
 - A. Front yard setback - Fifty (50) feet from the street right-of-way line;
 - B. Side yard setbacks - Fifty (50) feet on each side (100 feet total);
 - C. Rear yard setback - Fifty (50) feet; and,
 - D. Maximum permitted height - Thirty-five (35) feet.

4. Residential accessory uses - Unless otherwise specified, the following requirements shall apply to accessory uses:
 - A. Front yard setback - No accessory use (except roadside stands and permitted signs) shall be located within the front yard;
 - B. Side yard setbacks - Fifteen (15) feet on each side (30 feet total);
 - C. Rear yard setback - Fifteen (15) feet; and,
 - D. Maximum permitted height - Fifteen (15) feet.

[Note: These setbacks shall not apply to agricultural fences that are used to contain agricultural livestock.]

201.8. Maximum Lot Coverage

1. Agricultural uses - Ten percent (10%);
2. Single-family dwellings - Twenty percent (20%); and,
3. Other uses (unless otherwise specified) - Twenty percent (20%).

201.9. Driveways and Access Drives - All driveways serving single-family dwellings shall be in accordance with Section 309 of this Ordinance. All access drives serving other uses shall be in accordance with Section 310 of this Ordinance. All lanes exclusively serving agricultural, horticultural and/or forestry-related activities shall be exempt from driveway and access drive requirements. However, all farm lanes shall be located, designed and maintained so as to prevent the collection of mud on public roads.

201.10. All uses permitted within this Zone shall also comply with the General Provisions contained within Article 3 of this Ordinance.

201.11. Agricultural Nuisance Disclaimer - All lands within the Agricultural Zone are located within an area where land is used for commercial agricultural production. Owners, residents, and other users of this property may be subjected to inconvenience, discomfort, and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including, but not limited to, noise, odors, dust, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants, and users of this property should be prepared to accept such inconveniences, discomfort, and possibility of injury from normal agricultural operations, and are

hereby put on official notice that Section 4 of the Pennsylvania Act 133 of 1982 "The Right to Farm Law" may bar them from obtaining a legal judgment against such normal agricultural operations.

201.12. Vegetation Setback Requirement - On any separate nonfarm parcel, no shrub nor tree shall be planted within ten (10) and thirty (30) feet, respectively, of any land used for agricultural purposes.

201.13. Waste Products - All trash dumpsters shall be located within a side or rear yard, set back at least fifty (50) feet and screened from adjoining roads and properties.

SECTION 207 INDUSTRIAL ZONE (I)

207.1. Purpose - This Zone provides for a wide range of industrial activities that contribute to the well-being of the Township by diversifying its economy and providing valuable employment opportunities. The required lot sizes have been kept small to accommodate the start-up industries that are likely to emerge; however, larger and heavier industries have also been permitted. Essentially, this Zone provides for light industrial uses as permitted by right, but requires obtainment of a conditional use for heavier and, potentially, more objectionable types of industrial uses. These areas have been located along major roads. Design standards have been imposed to create attractive site designs and moderate the objectionable impacts associated with industrial uses. Substantial setbacks are used to protect adjoining residences.

207.2. Permitted Uses

1. Agricultural, horticultural and forestry-related uses, subject to the requirements listed in Section 201 of this Ordinance;
2. Laboratories for medical, scientific, or industrial research and development;
3. Public uses and public utilities structures;
4. Manufacturing, packaging, storage and/or wholesaling of the following:
 - A. Furniture, cabinets, fixtures, office supplies, and other household appointments;
 - B. Scientific, specialized, and technical instruments and equipment;
 - C. Audio-visual components, computers, vending machines, electronic equipment, and video games;
 - D. Finished textile products;
 - E. Brushes, brooms, combs;
 - F. Hot tubs, spas, saunas, and swimming pools;
 - G. Jewelry, and other precious metals;
 - H. Photographic, lighting, and timekeeping equipment;
 - I. Small household appliances, excluding major appliances;
 - J. Musical instruments and sporting equipment;
 - K. Cosmetics, toiletries, and pharmaceuticals;
 - L. Optical, dental, and medical supplies and equipment; and,
 - M. Small or novelty products from prepared materials (excluding the use of sheet metals).
5. Processing, packaging, storage and/or wholesaling of food products, **excluding:**
 - A. Breweries and distilleries;
 - B. Pickling processes;
 - C. Rendering or slaughtering operations; and,
 - D. Sugar refineries.

6. Sales, storage and/or wholesaling of the following:
 - A. Home and auto-related fuels;
 - B. Nursery and garden materials, and stock;
 - C. Contractor supplies; and,
 - D. Plumbing, heating, air conditioning, electrical, and structural components of buildings.
7. Bookbinding, printing, and publishing;
8. Machine shop;
9. Repair shops for products permitted to be manufactured in this Zone;
10. Small engine repair shops;
11. Welding shops;
12. Sign-makers;
13. Offices;
14. Public buildings and public utilities;
15. Agricultural support businesses, including:
 - A. Facilities for the commercial processing, and warehousing of agricultural products;
 - B. Facilities for the warehousing, sales, and service of agricultural equipment, vehicles, feed, or supplies;
 - C. Commercial stockyards or feedlots; and,
 - D. Veterinary offices, animal hospitals, or kennels.
16. Vocational and mechanical trade schools;
17. Accessory uses customarily incidental to the above permitted uses; and,
18. Recycling collection facilities as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good, or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet.

207.3. Conditional Uses (Subject to the procedures presented in Section 704 of this Ordinance.)

1. Heavy industrial uses involving processing, packaging, production, repair or testing of materials, goods and products, including those industries performing conversion, assembly, or nontoxic chemical operations (see Section 427);
2. Warehousing and wholesale trade establishments (see Section 455);
3. Heavy equipment sales, service and repair, such as excavation machinery, boats, commercial trucks, buses, farm equipment, mobile homes, trailers, and other similar machinery (see Section 426);
4. Junk yards (see Section 432);
5. Billboards (see Section 408);
6. Truck or motor freight terminals (see Section 453);
7. Recycling stations for paper, glass, and metal products (see Section 443);

8. Solid waste disposal and processing facilities (see Section 450); and,
9. Quarries and other extractive-related operations (see Section 442).

207.4. Lot Area Requirements - Unless otherwise specified, each use within this Zone shall have a minimum lot size of forty-three thousand, five hundred sixty (43,560) square feet.

207.5. Minimum Lot Width - Two hundred (200) feet.

207.6. Minimum Setback Requirements (Principal and Accessory Uses):

1. **Front yard setback** - All buildings, structures (except permitted signs), off-street loading areas, dumpsters, and outdoor storage areas shall be set back at least fifty (50) feet from the adjoining right-of-way. All parking lots shall be set back at least twenty (20) feet from any adjoining right-of-way;
2. **Side yard setbacks** - All buildings, structures (except permitted signs), dumpsters, and off-street loading areas shall be set back at least thirty (30) feet from any side property lines. All outdoor storage areas and off-street parking lots shall be set back at least twenty (20) feet from any side lot lines, unless joint parking lots and/or loading areas are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities;
3. **Rear yard setback** - All buildings, structures, dumpsters, and off-street loading areas shall be set back at least thirty-five (35) feet from any rear property lines. All outdoor storage areas and off-street parking lots shall be set back at least twenty-five (25) feet from any rear lot lines;
4. **Residential buffer strip** - Any use adjoining land within a rural or residential zone, or across a road from land within such zone, shall maintain a seventy-five (75) foot setback for buildings, structures, dumpsters, outdoor storage areas, and off-street loading areas from such zone. Off-street parking lots shall be set back at least fifty (50) feet from adjoining residentially-zoned properties. All fences contained on an industrial property shall be set back a minimum of ten (10) feet from any adjoining residentially-zoned land. All of these setback areas shall be devoted to landscaping (see Section 313); and,
5. **Accessory recreation uses** - These facilities can be developed in any side or rear yard to within fifty (50) feet of any property line.

207.7. Maximum Permitted Structural Height - The height of any principal or accessory structure shall not exceed forty (40) feet, except that chimneys, flagpoles, water tanks, and other mechanical appurtenances may be built to a height not exceeding one hundred fifty (150) feet above the finished grade when erected upon or as an integral part of a building. All structures (except permitted

signs) shall be set back a distance at least equal to their height from all property lines.

- 207.8. Off-Street Loading** - Off-street loading shall be provided, as specified in Section 312 of this Ordinance. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.
- 207.9. Off-Street Parking** - Off-street parking shall be provided, as specified in Section 311 of this Ordinance.
- 207.10. Signs** - Signs shall be permitted, as specified in Section 314 of this Ordinance.
- 207.11. Driveway and Access Drive Requirements** - All driveways serving single-family dwellings shall be in accordance with Section 309 of this Ordinance. All access drives serving other uses shall be in accordance with Section 310 of this Ordinance.
- 207.12. Screening** - A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially-zoned parcel is developed (see Section 313 of this Ordinance).
- 207.13. Landscaping** - Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings (see Section 313 of this Ordinance).
- A minimum twenty (20) foot wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.
- 207.14. Waste Products** - Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of seventy-five (75) feet from any adjoining residentially-zoned properties. All waste receptacles shall be completely enclosed.
- 207.15.** All uses permitted within this Zone shall also comply with the General Provisions in Article 3 of this Ordinance.
- 207.16. Industrial Operations Standards** - All industrial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal government regulations, as required by the most recent regulations made available from these governmental bodies.
- 207.17. Outdoor Storage** - Within the Zone (I), outdoor storage is permitted, provided all outdoor storage areas are screened from adjoining roads and properties, and

they comply with all of those setbacks specifically imposed thereon, listed in this section.

VACANT LAND ADDENDUM TO LISTING CONTRACT

VLA

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

1 BROKER (Company) High Associates LTD.
2 LICENSEE(S) Brian Davison
3 SELLER Steven J. Mutchler, Susan E. Mutchler
4 PROPERTY 2037 River Road, Lot 1A, Bainbridge, Pa 17502
5 DATE OF LISTING CONTRACT

6 1. ADDITIONAL PROPERTY INFORMATION

7 A. Seller represents that the following utility connections are available and located as follows (list name of service provider):
8 Electric Location/Provider Above 441
9 Gas Location/Provider N/A
10 Telephone Location/Provider Above 441
11 Water Type: Public On-site (well) Community Other N/A
12 Provider/Location
13 Sewer Type: Public On-site septic Community Other N/A
14 Provider/Location
15 Has an on-site system been approved? Yes No Has a percolation test been performed? Yes No
16 If yes, was the percolation rate approved? Yes No Are plans for septic design available? Yes No
17 Other
18 B. If applicable, is the subdivision complete? Yes No If yes, are plans available? Yes No

19 2. ADDITIONAL DUTIES OF SELLER

20 A. Within days of the Starting Date of the Listing Contract, Seller will provide to Broker copies of inspection reports,
21 environmental surveys, available title reports, boundary surveys, and existing notes and mortgages that may continue to
22 affect the Property after settlement.
23 B. Seller will not permit any real estate signs, other than those belonging to Broker, to be placed on the Property during the
24 term of the Listing Contract.

25 3. LAND USE RESTRICTIONS OTHER THAN ZONING

26 A. If checked below, the Property, or a portion of it, is preferentially assessed for tax purposes or has limited developments
27 rights under the following Act(s):
28 Farmland and Forest Land Assessment Act - Act 319 of 1974, 72 P.S. §5490.1 et seq. (Clean and Green Program)
29 Open Space Act - Act 515 of 1965, 16 P.S. §11941 et seq. (an Act enabling certain counties of the Common-
30 wealth to covenant with land owners for preservation of land in farm, forest, water supply, or open space uses)
31 Agricultural Area Security Law - Act 43 of 1981, 3 P.S. §901 et seq. (Development Rights)
32 Other
33 B. Seller is aware that the buyer of the Property will need to determine the tax implications that will or may result from the
34 sale of the Property to the buyer or that may result in the future as a result in any change in use of the Property
35 C. If Property is enrolled in the Clean and Green Program, Seller must submit notice of the sale and any proposed changes in
36 the use of Seller's remaining enrolled Property to the County Assessor 30 days before the transfer of title to the buyer.

37 4. ADDITIONAL DISCLOSURES

38 In addition to disclosure listed on a separate statement, Seller has knowledge of the following conditions affecting the Property:
39 Contamination by one or more substances that requires remediation;
40 The presence of wetlands, flood plains, or any other environmentally sensitive areas, whose development is limited or
41 prevented by law;
42 The presence of one or more substances whose removal or disposal is subject to any law or regulation;
43 Violations of any law or regulation caused by the handling or disposing of any material waste or the discharge of any
44 material into the soil, air, surface water, or ground water;
45 The presence of underground fuel or liquid storage tanks.
46 Explain any items checked above:

48 All other terms and conditions of the Listing Contract remain unchanged and in full force and effect.

49 SELLER Steven J. Mutchler DATE 8/13/15
50 SELLER Susan E. Mutchler DATE
51 SELLER DATE

52 BROKER (Company Name) High Associates LTD.
53 ACCEPTED BY Brian Davison DATE 8/13/15



Pennsylvania Association of REALTORS®

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