

FARM FOR SALE  
118 +/- Acres  
**5 Groff Road**  
**Annville, PA 17003**  
**East Hanover Twp., Lebanon County**



**\$1,075,000**

*Ideal 118 acre farm located only minutes from Grantville, Hershey, and Penn National Race Course. Improvements include a 2 ½ story farmhouse overlooking pond and stream w/ 4 bedrooms, 2 full baths, newer replacement windows, and a fireplace in living room. Additional features include a bedroom and full bath on the main level, oil hot water heat, attic storage, and a walk-out basement. Land includes approx. 90 tillable acres, with balance being wooded or open. Zoning is Agricultural, and development rights have NOT been sold.*

**Outbuildings include:**

- 45x45 Bank Barn w/ additions
- 23x30 Heated Shop
- 36x30 Corn Barn
- 3-Car Detached Garage



P.O. Box 251  
Morgantown, PA 19543

610 286-5183

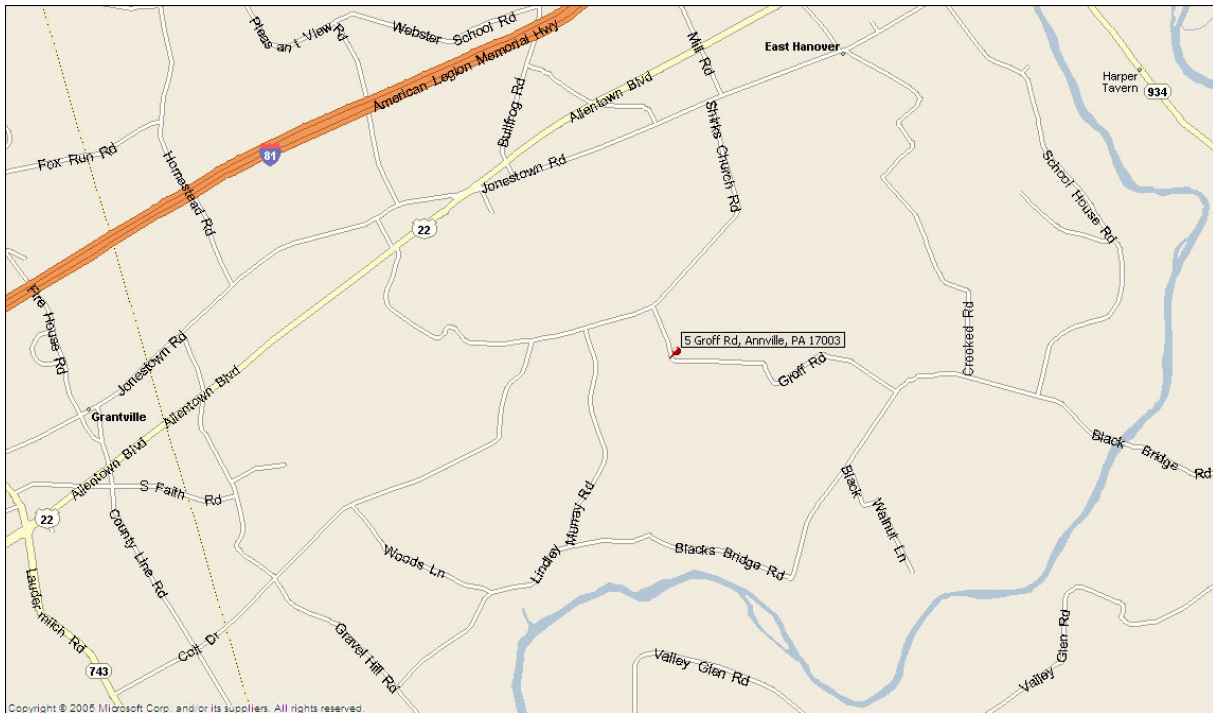
[www.horningfarmagency.com](http://www.horningfarmagency.com)

**Contact:**

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**484-256-0855**

**LOC.** \_\_\_\_\_



## SOILS

Farmland Classification— Summary by Map Unit — Lebanon County, Pennsylvania				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BkB	Berks shaly silt loam, 3 to 8 percent slopes	Farmland of statewide importance	36.4	28.8%
BkC	Berks shaly silt loam, 8 to 15 percent slopes	Farmland of statewide importance	31.4	24.8%
BkD	Berks shaly silt loam, 15 to 25 percent slopes	Not prime farmland	1.7	1.3%
BrA	Brinkerton silt loam, 0 to 3 percent slopes	Not prime farmland	2.3	1.8%
CmB	Comly silt loam, 3 to 8 percent slopes	All areas are prime farmland	26.3	20.7%
Ho	Holly silt loam	Farmland of statewide importance	3.0	2.4%
KnC	Klinesville shaly silt loam, 8 to 15 percent slopes	Not prime farmland	2.1	1.7%
KnD	Klinesville shaly silt loam, 15 to 25 percent slopes	Not prime farmland	6.3	4.9%
WeB	Weikert shaly silt loam, 3 to 8 percent slopes	Farmland of statewide importance	1.7	1.3%
WeD	Weikert shaly silt loam, 15 to 25 percent slopes	Not prime farmland	15.5	12.2%
<b>Totals for Area of Interest</b>			<b>126.7</b>	<b>100.0%</b>



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