

FLOHRS CHURCH

634 AC.± | ADAMS CO, PA

Recorded document library, prepared for agent review

30 DOCUMENTS

6 categories

The shared folder below holds the recorded document library for the property at 1207 Flohrs Church Road, Biglerville (Franklin Township, Adams County, PA), roughly 634 deeded acres. Twenty-nine recorded documents from the Adams County Recorder of Deeds, plus the Generals Mountain Lodge construction plans, sorted into six categories for review. Acreage figures vary by record and are approximate, not a survey.

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WHAT'S IN THE FOLDER

DEEDS & CHAIN OF TITLE (6)

- 1942 Deed, Wisler & Johnson to Lovejoy
- 1951 Deed, Bigham to Lovejoy
- 2010 Deed, Sterner to Paint the Wind LLC
- Deed, Coastline Capital LLC
- Historic deed records (Deed Books Y and Q)

UTILITY & TRANSMISSION EASEMENTS (8)

- 1939 electric easements, Metropolitan Edison
- 1940 electric easements, Metropolitan Edison (Boyer)
- 1967 electric easement, Round Barn Orchards
- 1967 electric easement, Lovejoy
- 1970 electric easement, Lovejoy
- 1970 transmission easement, Loria (250 ft right of way)
- 1974 telephone easement, United Telephone (Witcher)
- 1982 telephone easement, United Telephone (Lovejoy)

CONSTRUCTION PLANS (1)

- Generals Mountain Lodge land development plans (Sharrah Design, 2011)

CONSERVATION EASEMENTS (4)

- 2001 Conservation Easement, Sterner Forest (101.3 ac)
- 2005 Conservation Easement, Forest & Wetlands (114.96 ac)
- 2007 Conservation Easement, Sterner Forest (276.7 ac)
- Conservation Easement, North Tract (10 ac)

AG SECURITY & CLEAN AND GREEN (7)

- 1998 Resolution, Ag Security Area 2
- 2002 Resolution, Ag Security Area 4
- 2004 Resolution, Ag Security Area 2
- 2009 Resolution, Ag Security Area 4
- 2011 Resolution, Ag Security Area 2
- 2016 Resolution, Ag Security Area 4
- 2023 Clean and Green application

SUBDIVISION PLATS & COVENANTS (4)

- 1974 Marsh Creek plat and protective covenants
- 1974 Marsh Creek subdivision plat
- 1974 supplement to protective covenants
- 2010 Sterner subdivision plat, Lots 1 and 2

KEY ITEMS IN THE FILE

Conservation easements from the Land Conservancy of Adams County restrict development on a large share of the tract and run with the land in perpetuity.

The tract is in an Ag Security Area and enrolled in Clean and Green, which carries roll-back tax exposure if the land is split or its use changes. A 250 ft transmission right of way and several utility easements cross the property.

DUSTIN PRIEVO · LAND SPECIALIST, REALTOR · WHITETAIL PROPERTIES REAL ESTATE

Land Specialist, Realtor Dustin Prievo Cell: 717-659-0777 | Land Specialist, Realtor Kollin Henneman Cell: 717-440-2004 | Whitetail Properties Real Estate, Broker Jack Brown Office: 217.285.9000