



GENERALS MOUNTAIN LODGE

AN ENTITLED RESORT & LODGE DEVELOPMENT



ADAMS COUNTY, PENNSYLVANIA
634 AC± | 8 MILES FROM GETTYSBURG



WHITETAIL PROPERTIES REAL ESTATE
HUNTING | RANCH | FARM | TIMBER





INTRO

Welcome to Generals Mountain Lodge, a one-of-a-kind 634± acre estate just 8 miles from Gettysburg in Adams County, South Central Pennsylvania. At its heart is a 131-acre developable core, approved for resort and lodge use by Special Exception, surrounded by roughly 503 acres held under conservation easement — a permanently protected buffer of woodland, meadow, and ridgeline that guarantees the setting can never be developed around you. It's a rare opportunity to finish and operate a destination lodge inside a landscape that markets itself.

THE LODGE

The centerpiece is a partially completed lodge designed for hospitality at scale — planned for 18 guest rooms, two ballrooms, a commercial kitchen, and elevators. The roof, windows, exterior siding, stone chimneys, and two-story timber galleries are complete, offering a value-add buyer the chance to finish and brand a boutique destination hotel or event venue below the cost of a ground-up build.

THE MAIN HOUSE

A gracious 5,838 sq. ft. stone home offers five guest suites, each with a private bath and three with sitting rooms, a great room and formal dining room each opening to a sunroom, a large commercial-style kitchen, nine fireplaces, a full basement, an attached two-car garage, and terraced patios perfect as a turnkey residence or guest lodging.

COTTAGE & FARMHOUSE

A newly renovated 864 sq. ft. cottage offers one bedroom, one bath, a full kitchen, beamed ceilings, and wide-plank floors. Near the entrance, a 1,001 sq. ft. farmhouse provides two bedrooms, one bath, and an attached two-car garage — ideal for owner's quarters, staff housing, or additional guest accommodations.

OUTBUILDINGS

Multiple outbuildings add functional and storage space, including a 4,000 sq. ft. Quonset hut and a 2,500 sq. ft. bank barn — both attached to silos — and a detached woodshop with electric service.



GENERALS MOUNTAIN LODGE

634 ACRES±

ADAMS COUNTY

P E N N S Y L V A N I A

NATURAL BEAUTY

634± acres of rolling woodland, riparian forest, meadow, and ridgeline create a serene, private setting ideal for hiking, fishing, and bird watching. A state-stocked trout stream runs through the property, and the woods hold whitetail deer and wild turkey. The surrounding conservation easement permits passive recreation while ensuring no neighbor ever builds into the view.

PRIME LOCATION

Set just 8 miles from Gettysburg National Military Park — one of the nation's premier heritage-tourism destinations — Generals Mountain Lodge pairs seclusion with access. Harrisburg is roughly 45 minutes, Baltimore about 1 hour 15, and Washington, D.C. about 1 hour 30. Whether you're a hospitality developer, a value-add investor, or a buyer seeking a signature retreat, Generals Mountain Lodge offers upside that's increasingly hard to find.





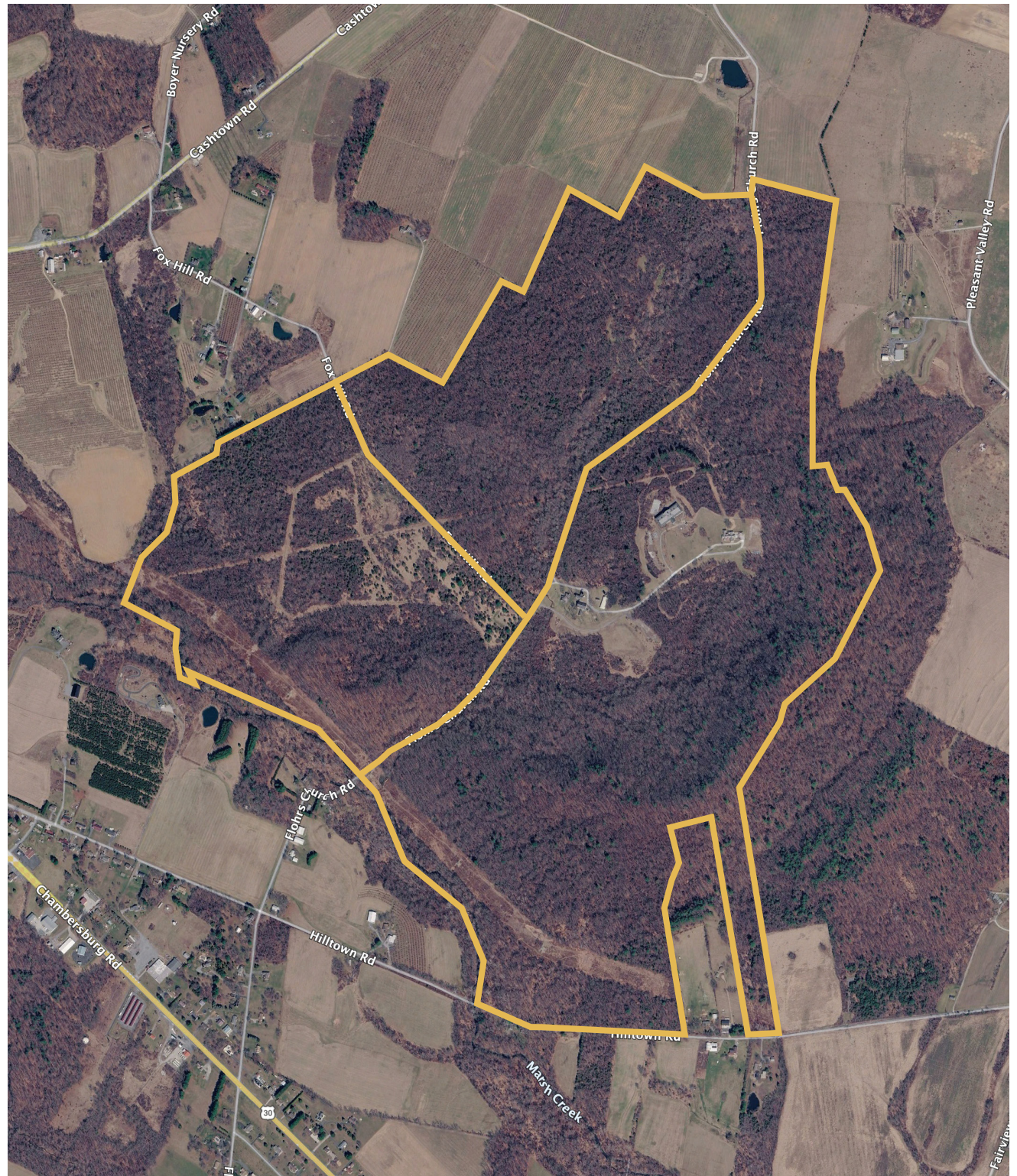




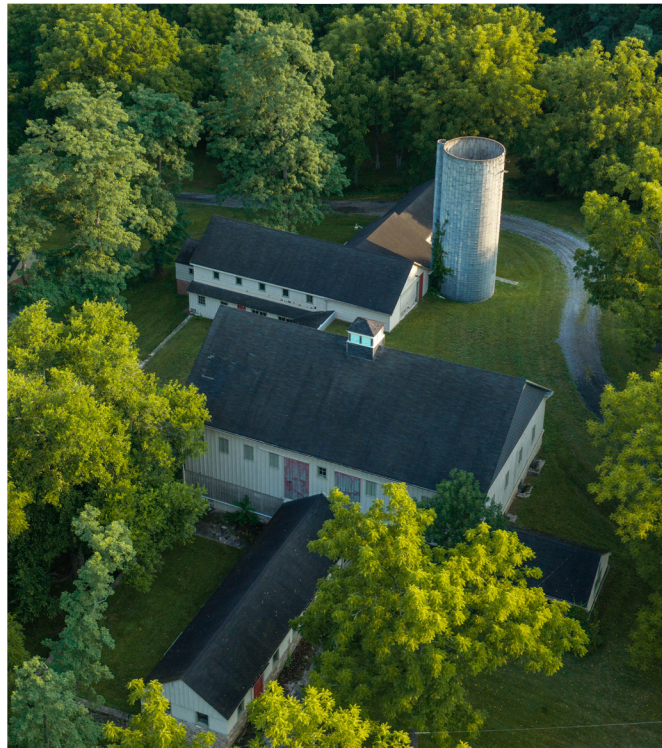
634 ACRES±

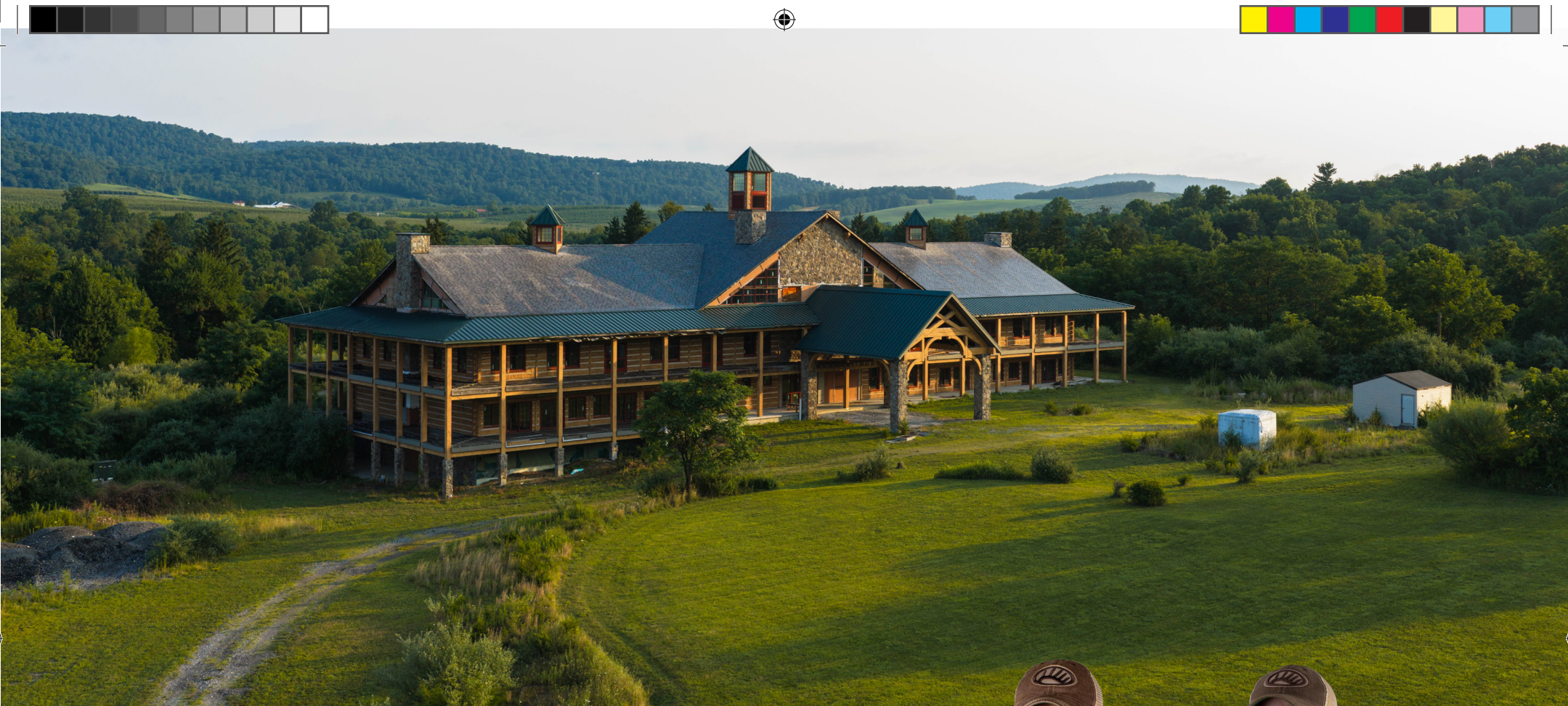
ADAMS
COUNTY
PENNSYLVANIA

COORDINATES
39.8939, -77.3239









DUSTIN PRIEVO TEAM

SOUTH CENTRAL PENNSYLVANIA & CENTRAL MARYLAND
REAL ESTATE SALESPERSON, LAND SPECIALIST

📞 717.659.0777 📠 217.285.9000

🌐 dustin.priev@whitetailproperties.com



WHITETAIL PROPERTIES REAL ESTATE

HUNTING | RANCH | FARM | TIMBER

[WHITETAILPROPERTIES.COM](https://www.whitetailproperties.com)



Whitetail Properties Real Estate, LLC DBA Whitetail Properties, DBA Whitetail Properties Real Estate. Licensed in PA - Jack Brown, Broker.