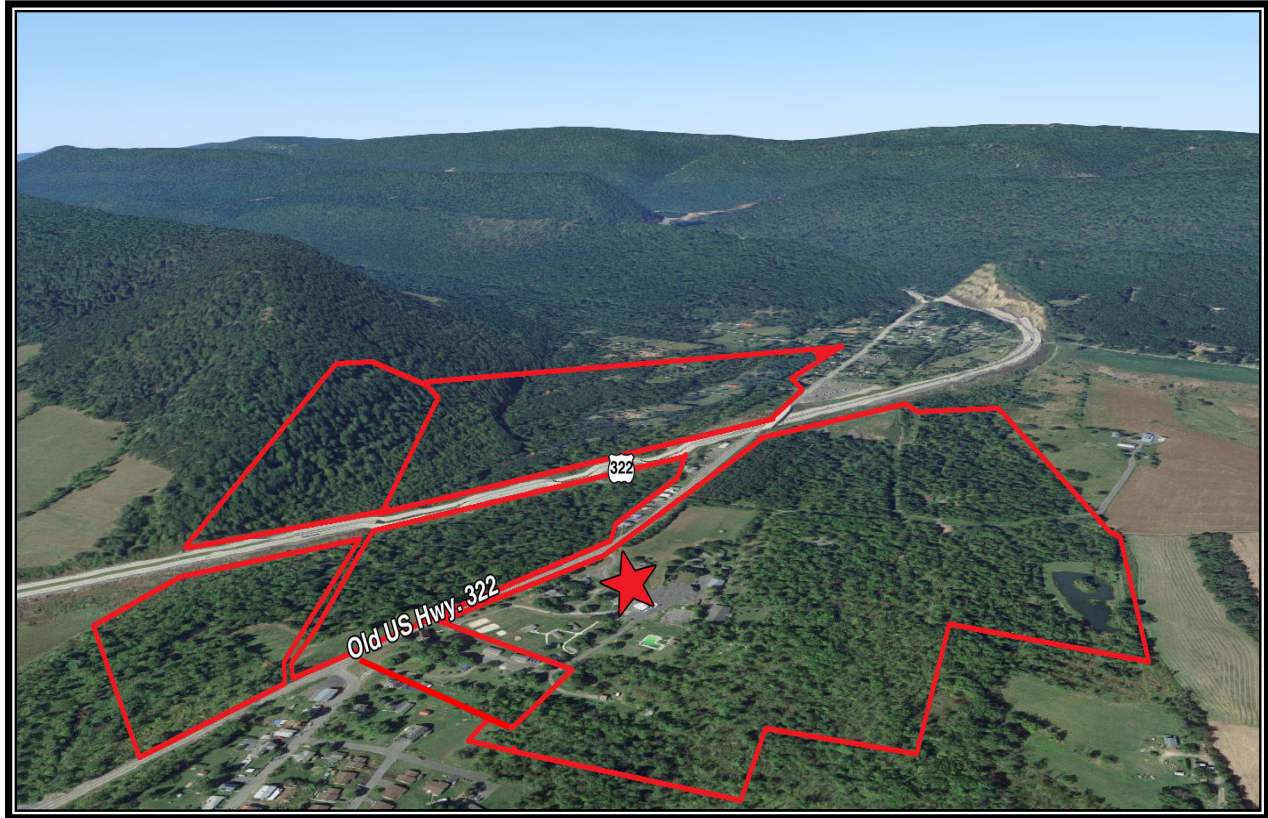


For Sale

717.697.2422



5725 OLD US HWY. 322
MILROY, PA 17063



Annette Cassel Means
717.791.2064 – direct line
ameans@high.net

For Sale

717.697.2422



► **Multi Use Property**
*Currently Day Use Event Space
& Overnight Retreat Center*



Annette Cassel Means
717.791.2064 – direct
ameans@high.net

5725 Old US Hwy. 322
Milroy, PA 17063

Acreage:
154.70 +/- Acres

Sale Price:
\$1,500,000

Description:
A beautiful camp located in the “Seven Mountains” area of Central Pennsylvania. Hartman Center is comprised of 154.70 acres of open and wooded areas, with easy access to nearby streams, hiking trails, and state parks. It is located 10 miles north of Lewistown and about 20 miles southeast of State College, adjacent to the Borough of Milroy. There is \$3,000 per year of annual income from an onsite billboard. *Two of the parcels are part of the Clean & Green Tax Abatement Program.*

Land Information

Total acres available by deed

154.70 +/- Acres
3.00 acres with Stone House
104.04 acres with all camp related facilities
47.66 acres forest and field land

Total acres by location:

57.4 acres located on east side of Rte. 322 & includes all facilities
97.66 acres located on west side of old Rte. 322, forest & field land bisected by new Rt. 322 bypass

Geographic Information

Township

Armagh Township

County

Mifflin County

Zoning

There is no zoning for this property.

Tax map parcel numbers

12, 01-0119AA,000 (104.04 Acres)
12,02-0103--,000 (47.66 Acres)
12,01-0119--,000 (3 Acre House)

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Taxes

2020 Taxes	\$4,003.93 +/-
Rollback Taxes (Clean and Green) 104 Acres	\$16,598.50
Rollback Taxes (Clean and Green) 47 Acres	\$9,227

Utilities

Water	Lewistown Municipal Authority
Sewer	Lewistown Municipal Authority On-Site for stone house and camp related facilities Available if it perks for forest and field land portion
Electric	Penelec (717) 242-4010 (Available)
Telephone	Verizon (Available)
Wi-Fi	is available throughout the camp

Directions

From the Harrisburg area (322 West):

Get off at the Milroy exit on 322, turn right at the stop sign, turn left at the traffic light (Dairy Queen in front of you), and continue 1.5 miles to Hartman Center (on your right).

From the State College area (322 East):

Take the Milroy exit and turn left at the traffic light. (Dairy Queen in front of you) and continue 1.5 miles to Hartman Center (on your right).

Traffic Counts

721 Both Dir AADT @ Old US Hwy 322
8,737 Dir West AADT @ US Hwy 322
8,671 Dir East AADT @ US Hwy 322
1,022 Dir West AADT @ Electric Avenue

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	1,605	4,606	7,575
Households	737	1,935	3,056
Avg. HH Income	\$67,397	\$73,423	\$72,286



General Background

Hartman Center has a history (from mid 1930s) of operating as a “Church Camp” affiliated with the Penn Central Conference of the United Church of Christ. It is composed of approximately 155 acres with a variety of facilities to house groups of 100-150 persons including camp or retreat staff. Michaux Lodge is maintained for 12-month operations while other facilities are mothballed from November-April. The dining hall is open and available when guests are at the site and can accommodate stand-alone meetings and conferences. The chapel is often used for wedding ceremonies.

Hartman Center is centrally located in Pennsylvania at Milroy in the Kishacoquillas/East End Valley of Mifflin County. It is conveniently located along a 4-lane highway. With a population in Milroy of approximately 2,000, the small-town Pennsylvania charm is evident. Penn State University is 16 miles northwest of Milroy. When “googling” Milroy, pictures of the camp are shown. Lewistown, once a steel mill town is 10 miles southeast. A significant part of the Kish Valley’s population is Amish. Hartman Center is surrounded by a forest of Pennsylvania hardwoods and pines. There is a creek across the road where campers have swim time when not swimming at the camp pool. A beautiful pond with abundant aquatic plant and animal life is far enough away from the camp buildings to give you that alone feeling. A variety of trails and outdoor challenge courses are part of the facility.

Director’s Residence 1,546 SF

Constructed in 1949, this single floor residence has living, dining rooms and kitchen plus three bedrooms and 2 baths. There is an attached 2 car garage. Oil HW heat.

Stone house Parcel

The stone house was built in 1830 and was the original stagecoach stop and toll booth before people travelled over Seven Mountains to the north. It's currently gutted and ready for a total historical rebuild.

Legal

Copies of deeds, tax information, and maps are available. Title search on all parcels updated September 2019.



Lodging

Michaux Lodge 5,020 SF
(16 minimum, 40
maximum capacity)

Built in 1993, and remodeled in 2020 (\$185,000 remodel), Michaux Lodge is the most popular building. It can accommodate up to 40 persons and is fully ADA accessible. Michaux Lodge has meeting areas that include a large living room with a fireplace, and one wall of almost all windows looking into the forest. The lodge rooms were built to accommodate the needs of adult groups. The building is air conditioned. There are 8 bedrooms; each sleeps 5 guests and share the 9 bathrooms. There is a kitchen for groups who choose to do their own cooking and a dining room that seats 40 for meals and more when set up for meetings. Included are a multimedia projector with screen, white board, DVD, VCR, and large screen televisions.

Bunk Cabins and Program
Lodges in 2 PODS

Cabins A – 5 cabins 578 SF each with Program Lodge 1,080 SF (12 minimum, 60 maximum)

Cabins B – 4 cabins 578 SF with Program Lodge 1,080 SF (12 minimum, 48 maximum)

Each cabin area has an accompanying program lodge with a fully equipped kitchen for groups choosing to do their own cooking and a common meeting room. The lodge also serves as an indoor program space. Each cabin sleeps 8 in bunks and has bathroom/shower.

Adirondacks Camping
(Decommissioned and
moth balled these
facilities)

Pioneer I – 4 A Frames 192 SF each (32 maximum)

Pioneer II – 4 A Frames 160 SF each (24 maximum)

Pioneer III (outpost) – 4 pads/tents (20 maximum)

The “A” frames and Adirondack camping areas, located in the forested part of camp provide, campers with the outside camping type experience. There are bathrooms/shower facility near the “A” frame camping areas with the Adirondack area being a bit more rustic. These areas are available seasonally spring through fall.

Log Cabin 225 SF

Bunk house with minimum amenities

Stone House 1,856 SF
(gutted 2019)

Original house was built around 1830 with remodeling after a fire in 1888 and a general retrofit in the 1960’s. Due to significant water damage the facility is currently decommissioned and awaiting future decision to rebuild, pending engineering and other considerations.

Chapel 1,360 SF (100
maximum)

In addition to worship and hosting weddings, the chapel is used as a program space. To accommodate program needs, the furnishings can be moved. There is audio/video equipment, a piano and restrooms.

Dining Hall 10,200 SF
(main 100, annex 50=total
150 maximum)

The dining hall has recently been expanded to include more space for banquets as well as meeting and program space. Larger groups can utilize the entire dining hall. For smaller groups the collapsible accordion wall can be closed off, dividing the dining hall into 2 different sections. A unique feature is the fireplace built with the stones from the old barn’s foundation. There is a second auxiliary prep kitchen within the annex. The capacity for eating is 150 guests.



Commercial Kitchen
(included in dining hall)

The kitchen is well equipped with several stove tops, ovens, convection ovens, large pantry, and walk in refrigerator and stand up freezers. The prep area is large and provides a comfortable work space when prepping meals and for performing several cooking functions at one time (baking, prepping produce, defrosting meats, prepping and serving).

Administrative/Health
Center 1,400 SF
(6 infirmery capacity;
8 conference rooms)

Constructed in 2017 (cost of \$225,000), the Administrative/Health Center is ACA compliant. In addition to a Health Center the executive offices, there are commercial laundry facilities with a separate entrance door.

Old Administration
Building 1,108 SF

The old Administration complex is currently used for office and/or surplus housing. This houses a camp store.

Craft Shop 840 SF

The craft shop was remodeled in 2019 (\$8,500 remodel) and is used for craft and project classes.

Nature Lodge 672 SF

The nature lodge is a masonry building and can be used for project classes.

Maintenance buildings
1,200 SF 4 bay garage
with 572 SF implement
shed attached

There is a large maintenance building, with easy access, that has 4 bays for working and parking vehicles. Landscape equipment, power tools, wood working equipment, and maintenance supplies are all kept here. Dumpsters are on site eliminating the need to go to the dump. Janitorial supplies and equipment are kept in several buildings central to the main part of camp and are hand carried.

Restrooms

Restrooms on the cabins, Michaux Lodge and the multipurpose building with commercial kitchens are post 1985 construction

Athletic and Recreational
Facilities

Swimming Pool – Commercial pool with winter vinyl cover constructed in 2018 (cost \$120,000).

544 SF adjacent pool house with rest room and changing facilities.

2 full court lighted basketball arena.

Volleyball court with lights.

Multipurpose field (generally used for soccer and marching bands). Includes raised director deck.

Photos

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Photos

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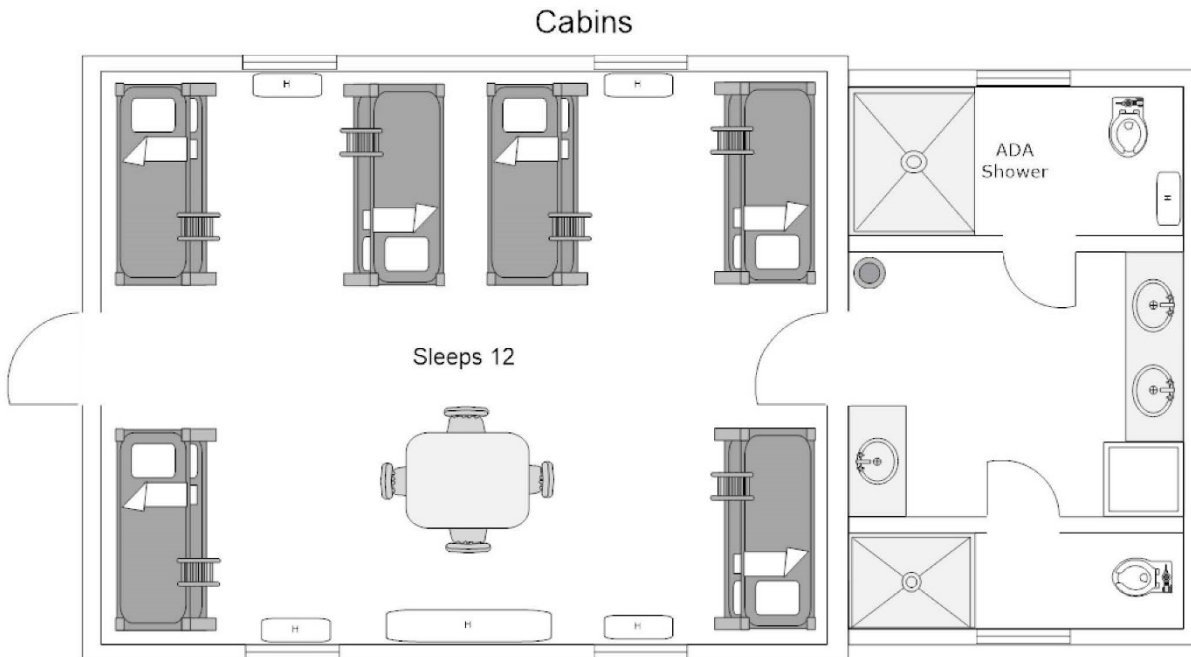
Photos

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Cabin Layout

5725 Old US Hwy 322
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Facility Map

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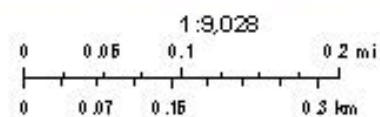
Mifflin County Parcel Viewer

12, 01-0119AA,000
(104.04 Acres)



11/24/2020, 11:48:50 AM

 Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Mifflin County GIS
Property lines are representative of deed descriptions and may not be used in a legal environment.

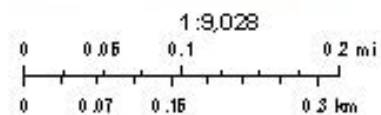
Mifflin County Parcel Viewer

12,02-0103--000
(47.66 Acres)



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 Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Mifflin County GIS
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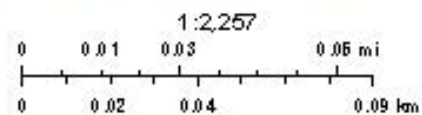
Mifflin County Parcel Viewer

12,01-0119--000
(3 Acres)



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-  Roads
-  Parcels
-  Buildings



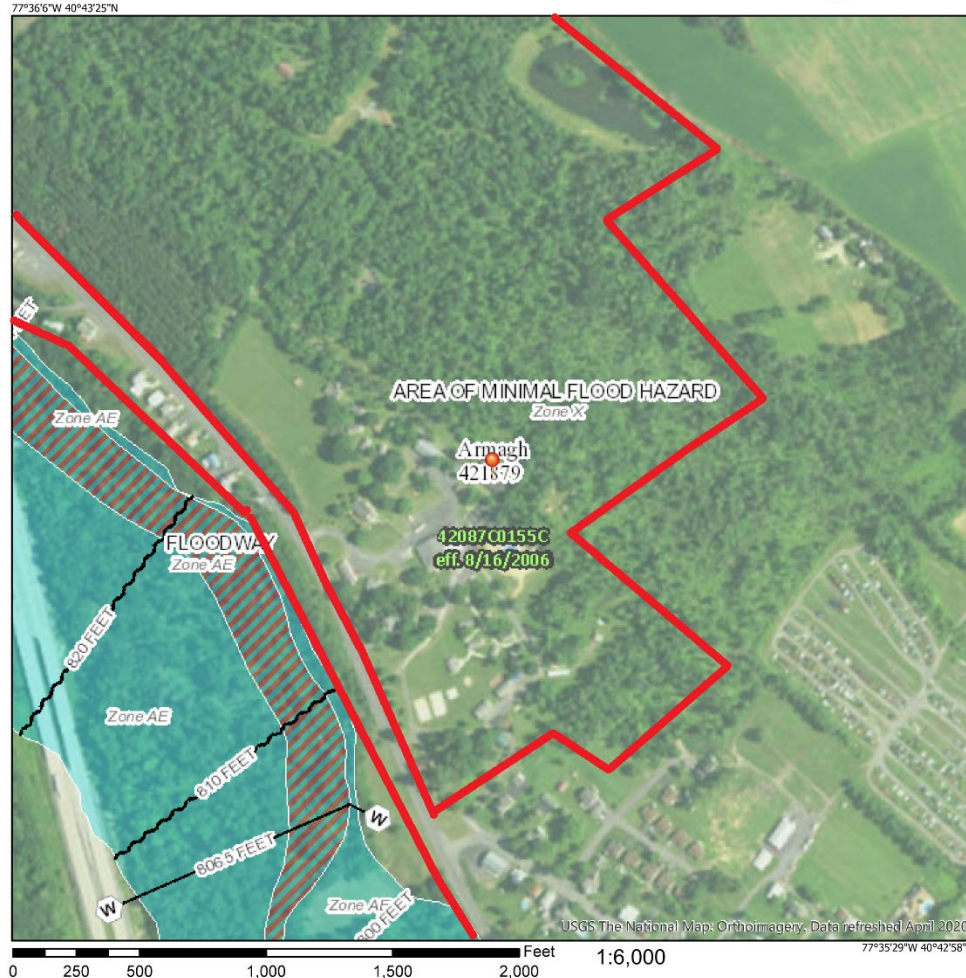
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
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Flood Zone

5725 Old US Hwy 322
Milroy, PA 17063

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

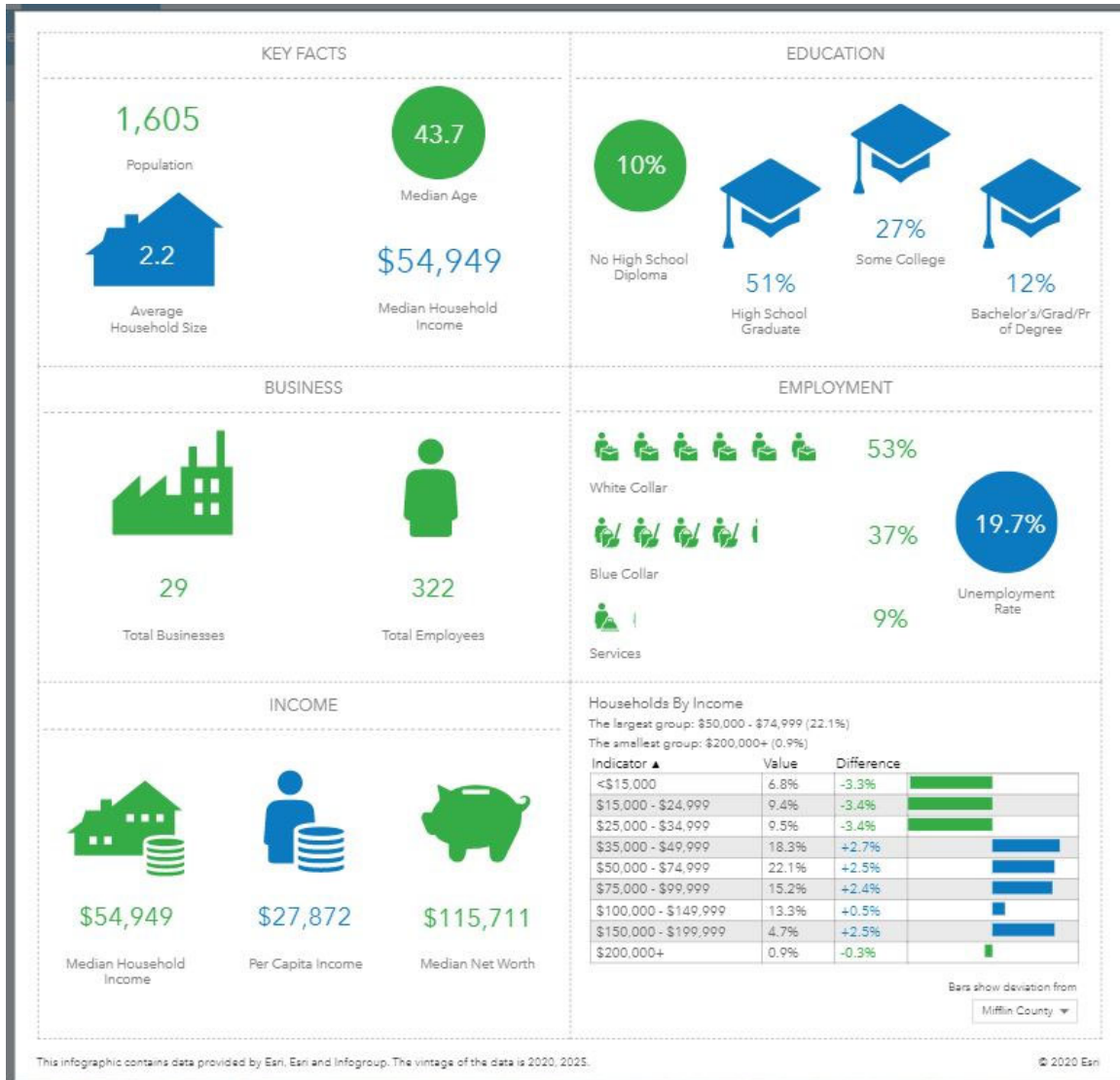
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The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/27/2020 at 9:23 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Key Facts

5725 Old US Hwy 322
Milroy, PA 17063



5725 Old US Hwy 322
Milroy, PA 17063



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