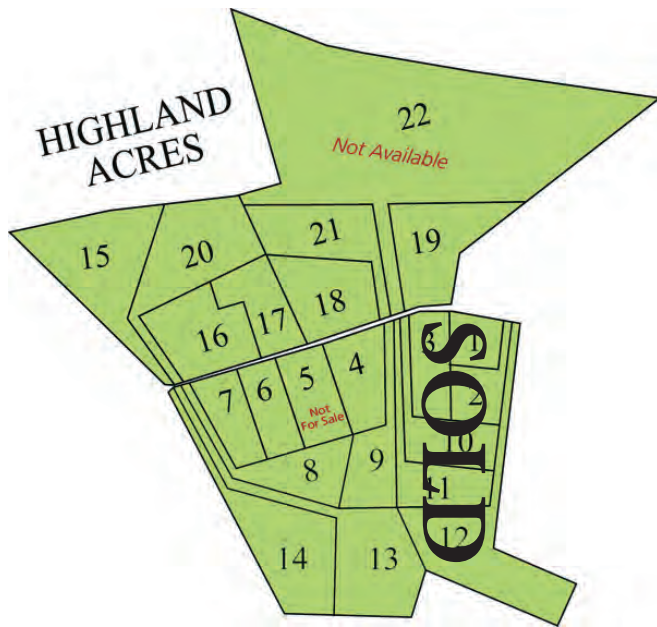




Lot #	Acres
Lot 1	2.2 (Sold)
Lot 2	2.8 (Sold)
Lot 3	3.3 (Sold)
Lot 4	4
Lot 5	4 (Not for Sale)
Lot 6	3.2
Lot 7	3
Lot 8	4.8
Lot 9	4.2
Lot 10	4.5 (Sold)
Lot 11	4.5 (Sold)

Lot #	Acres
Lot 12	10.3 (Sold)
Lot 13	9.8
Lot 14	9.6
Lot 15	9.5
Lot 16	6.3
Lot 17	4.1
Lot 18	5.8
Lot 19	6.4
Lot 20	8.3
Lot 21	5.7
Lot 22	40.5 (Not Available)

Lot sizes range from 2 to 10 acres, with your choice of open land or open land with partial woodlands, and a choice of road-frontage sites or sites accessed by your own private driveway for ultimate privacy.

www.highlandacresllc.com
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Visit our website for additional information.
 For further inquiries, please email or call.



Large Lot
 Single Family Home Community
 Gettysburg, Pennsylvania

Build Your Dream Home

Superb Privacy • Panoramic Views





Capturing the Spirit of the Country

Welcome to Highland Acres

This new “large lot” Single Family Home Community near Gettysburg, Pennsylvania is situated in a picturesque country setting. It is located approximately five miles west of historic Gettysburg and five miles north of Route 15, near the Pennsylvania/Maryland border.

Highland Acres provides the best of both worlds: quiet country living and panoramic views with incredible urban conveniences nearby.

You and your family will enjoy a beautiful country setting of gently rolling fields and woodlands. You will also have access to great outlet shopping, restaurants, healthcare facilities, and excellent schools. The wide choice of cultural and recreational opportunities, including Liberty Mountain Resort and Gettysburg National Military Park gives Highland Acres universal appeal.

There are a total of twenty lots, all perc approved, ready for a well and for your custom home with plenty of room for a few horses and barn. Lot sizes range from 2 to 10 acres, with your choice of open land or open land with

partial woodlands, and a choice of road-frontage sites or sites accessed by your own private driveway for ultimate privacy.

View the “Community Sitemap” on the reverse for lot locations, sizes, and shapes.

Lots are being sold with protective covenants to maintain the quality and value of your investment. Broker participation fee is negotiable.

Community Details

Address: 259 Stoops Road,
Gettysburg, PA 17325

County: Adams

School District: Gettysburg Area School District

Total Lots: 20

Home Type: Single Family

Electric: Metropolitan Edison (Met-Ed)

Gas: Natural gas not available

Water/Sewer: Private

Telephone: Century Link

Located Near: Shopping, schools, restaurants, golf courses, Gettysburg National Military Park, Majestic Theater Performing Arts Center, Liberty Mountain Resort, Gettysburg PA, Fairfield PA, Emmitsburg MD, Routes 15 and 30, approximately 40 minutes to Frederick MD, 60 minutes to Harrisburg PA, and less than 2 hours to Baltimore MD and Washington DC.

Directions: From Maryland: Take Rt. 15 N to Steinwehr Ave Exit (Business Rt. 15) and turn Left, turn Left at Bullfrog Rd, turn Right on Pumping Station Rd, turn Left on Camp Gettysburg Rd, and turn Left on Stoops Rd

From York/Hanover/Harrisburg: Take Rt. 15 S to Right on Hanover Street Exit (Rt. 116 W), through Gettysburg to Fairfield Rd (Rt. 116 W), turn Left on Camp Gettysburg Rd, and Right on Stoops Rd

Visit our website at highlandacresllc.com for additional information. For further inquiries, please email us at highlandacres@live.com or call 717-629-6669.