



Forest Legacy Project

Tree Farm #1, Hamiltonban Township (Adams County), Pennsylvania

FUNDING HISTORY

<i>Forest Legacy Program FY 2009 Funding</i>	\$ 3,500,000
<i>FY 2009 Non-Federal Cost Share</i>	\$ 9,175,000
<i>FY 2009 Project Costs</i>	\$ 12,675,000
<i>FY 2009 Project Acres</i>	2,500
<i>Forest Legacy Funding to Date</i>	\$ 3,500,000
<i>Total Project Costs</i>	\$ 12,675,000
<i>Total Project Acres</i>	2,500



<i>Tract Name</i>	<i>Size (acres)</i>	<i>Tract Cost</i>	<i>FLP Funding</i>	<i>Non-Fed Cost Share</i>	<i>Status</i>
Tree Farm #1	2,500	\$ 12,675,000	\$ 3,500,000	\$ 9,175,000	Funded 2009
Total	2,500	\$ 12,675,000	\$ 3,500,000	\$ 9,175,000	

General Description – The 2,500-acre Tree Farm #1 is a fee purchase project located in Adams County. It will be annexed to the adjacent Michaux State Forest, which contains the Appalachian National Scenic Trail. This project is located in the “South Mountain Conservation Landscape Initiative (CLI),” one of several areas officially designated by the PA Department of Conservation and Natural Resources. CLIs are landscapes in which the Department has decided to target dollars, programs, and additional staff time. The Tree Farm #1 property is currently the last remaining large block of private forest land within this CLI and features high value habitat for a number of state listed plants and animals. The property contains the headwaters for Middle Creek, a high quality cold water fishery, and has traditionally been used to provide pulpwood for the paper industry, helping to feed a local mill in the neighboring county. Because of its close proximity to Gettysburg, Ski Liberty resort, Catocin Mountain Park (Maryland) and the Baltimore/Washington metropolitan area (less than an hour drive), the property faces strong development pressure.

PROJECT FEATURES

Important:

- A. Large Contiguous Forest: This is the last remaining large block of private forest land of its size in South Mountain Conservation Landscape Initiative (designated by the PA DCNR).
- B. Water: The headwaters for Middle Creek, a high quality cold water fishery as designated by the PA Fish and Boat Commission, lie within the project area.
- C. Water: The project is in the Chesapeake Bay and Potomac River watersheds. The Chesapeake Bay watershed



has been designated as a nationally significant resource.

- D. Traditional Forest Uses: This property has traditionally been used to provide pulpwood for the paper industry. Because this property will be owned by the PA Bureau of Forestry, traditional forest uses will continue on this property.
- E. Public Access: The public will greatly benefit from the additional access and recreational opportunities that will complement the existing protected lands infrastructure including Michaux State Forest and Strawberry Hill Nature Preserve.
- F. Wildlife: A National Audubon Society designated Important Bird Area spans the project. This is an important hawk migration flyway.
- G. Ecological Value: The Pennsylvania Natural Diversity Index (PNDI) indicates an occurrence, citing that development would have potentially harmful effects on state listed species and resources of special concern.
- H. Wildlife: Caves on the property have been deemed to offer habitat suitable for the federally endangered Indiana brown bat.
- I. Wildlife: The habitat has high potential for the timber rattlesnake, which is a state listed threatened species.
- J. Cultural Resources: A cannon bunker was discovered on the property, said to have been placed there by the Confederate Army during the Civil War as General Lee retreated from Gettysburg along Iron Springs Road.
- K. Cultural Resources: This project will preserve important historic resources that exist on the property, including a circa late 1700s cemetery.
- L. Historic Value: This is the site of the very first registered tree farm property in Pennsylvania.
- M. Scenic Viewshed: This is an important part of the scenic viewshed of Gettysburg National Military Park, as it can be seen from Little Round Top and the viewing towers.
- N. Educational Opportunities: The educational efforts of the Strawberry Hill Nature Preserve will be enhanced by conservation of this land. It will also provide educational opportunities relating to the Civil War.

Threatened:

- A. Immediate Development Threat: The land is currently held by The Conservation Fund (TCF) at the request of the state. If funds are not secured, TCF will be forced to sell. Without the help of TCF, this land would have been lost to development last year.
- B. Proximity to Major Population Centers: This area of the state is only an hour drive from the beltways of Washington DC and Baltimore and is experiencing heavy influx of new residents from DC

as well as other parts of Maryland.

- C. Additional Employment: The federal government is slated to reopen Fort Richey, a former military base just across the Maryland line. This base will house 5,000 new jobs and will significantly increase development pressure in southern Adams County.
- D. Cheaper Housing Costs: The lower cost of housing in Adams County is appealing to people from DC and Maryland. Billboards along the border read, "Come build in Pennsylvania, you'll save \$20,000."
- E. Nearby Property Development: The former landowner recently sold a nearby 1,100 acre parcel to developers. This is shown on the accompanying map as "Eagle Rock."
- F. Municipalities surrounding Gettysburg have recently applied for permits to divert from 300,000 to 3 million gallons of water from the Susquehanna River to provide for development in southern Adams County.
- G. News Article: The 11/10/07 issue of the Gettysburg Evening Sun carried an article about this project. "Developers...have made offers for the property, said J.E. Benner, chair of the Hamiltonban Township Board of Supervisors."
- H. News Article: The 11/10/07 issue of the Gettysburg Evening Sun carried an article about this project. Regarding the developers: "'They've contacted us,' Benner said. 'They've had our zoning officer give them a tour up there.'"

Strategic:

- A. Habitat Connections: The Tree Farm #1 tract will be incorporated into Michaux State Forest, and will create a connective pathway and wildlife corridor to the 609-acre Strawberry Hill Nature Preserve.
- B. Part of State Initiative: The project is located in the South Mountain Conservation Landscape Initiative (CLI) area, which is designated by the Pennsylvania Department of Conservation and Natural Resources. These parcels are recognized as priorities in this CLI.
- C. National Importance: This project is located in the Chesapeake Bay Watershed, which has been designated as nationally important.
- D. This property will raise the amount of contiguous protected forestland in this area to 86,757 acres
- E. AON Compliance: This project meets seven out of the ten goals in the PA AON.

Ready:

- A. Imminent Project Closure: The Conservation Fund has purchased the property at the request of the state. When funds are allotted, the funds will be spent immediately, allowing the project to close as soon as the funds are available.
- B. Appraisal: Initial appraisal (non-yellow book) work has been completed for the properties, a report is forthcoming. This appraiser is familiar with yellow book appraisals and will conduct the final appraisal.
- C. Appraisal: The State plans to use administrative funds to acquire a yellowbook appraisal in the very near future.
- D. Project Cost Share: PA DCNR has already put over \$4 million dollars of its own funds into this project.

- E. Project Cost Share: Protection of a nearby 200 acre property, “The Dillon Tract” (see attached map) will be used as cost share.
- F. Support for the Project: Numerous local newspaper articles have been written in support of this project. Responses to the articles have been favorable.
- G. Partners: This project is supported by many partners (see below).
- Supporting parties include: Adams County Commissioners, Adams County Conservation District, Appalachian Trail Conservancy, Hamiltonban Township, Land Conservancy of Adams County, Lehman Lumber (Forest Industry), Mount Joy Township, Penn Forestry Company, Inc. (Forestry Consultants), Strawberry Hill Nature Preserve, The Conservation Fund and Weaver, Inc. (Forest Industry)

For more information on the Forest Legacy Program, contact:

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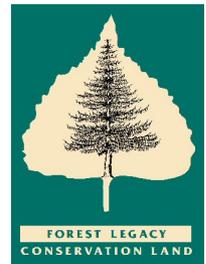
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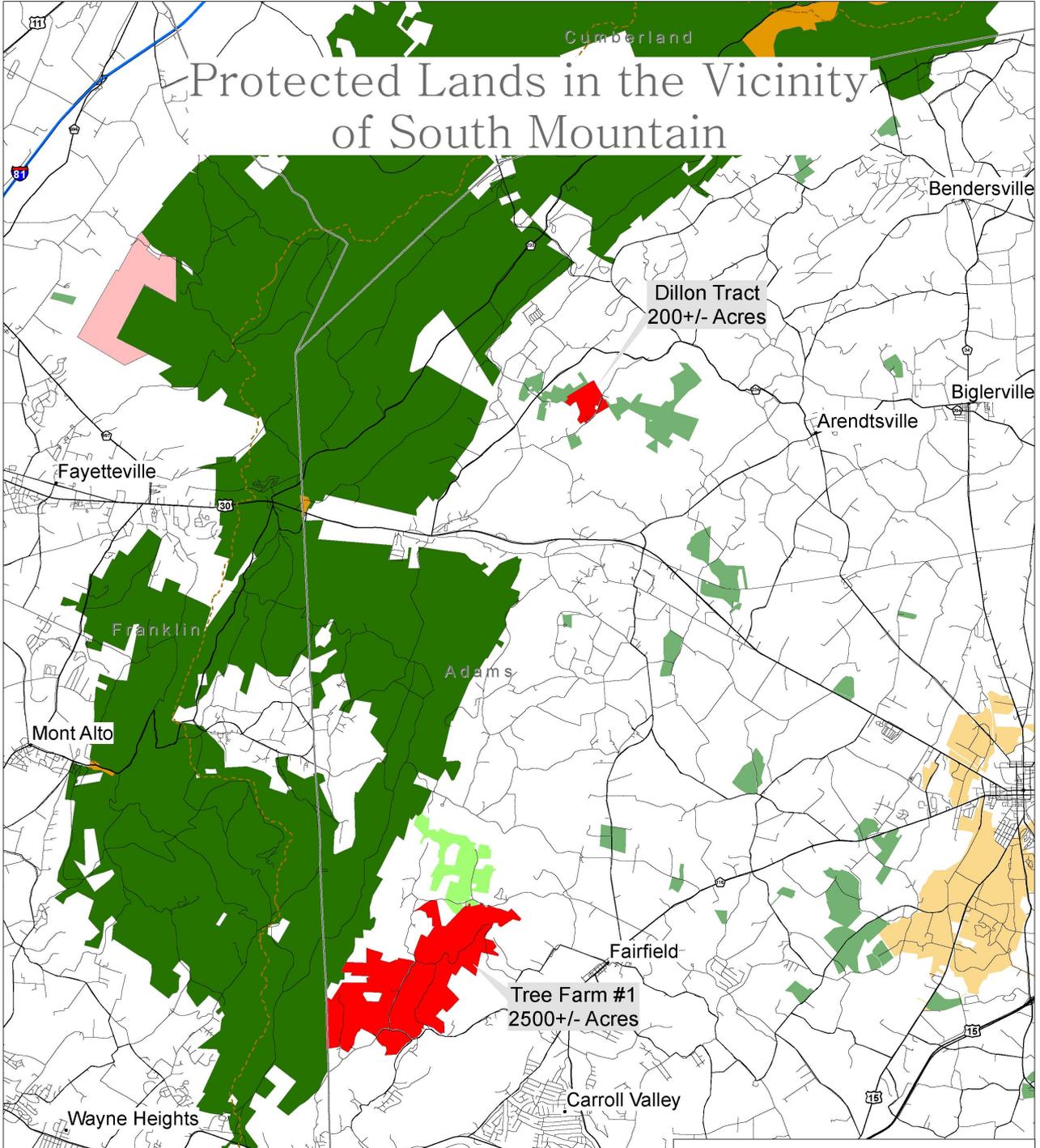
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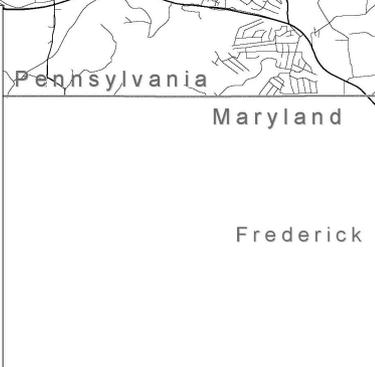
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Protected Lands in the Vicinity of South Mountain



- Parcels of Interest
- Michaux State Forest
- State Park
- Strawberry Hill Nature Center
- Gettysburg National Military Park
- Protected Land
- Eagle Rock
- Appalachian Trail



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THE CONSERVATION FUND
PENNSYLVANIA STATE OFFICE