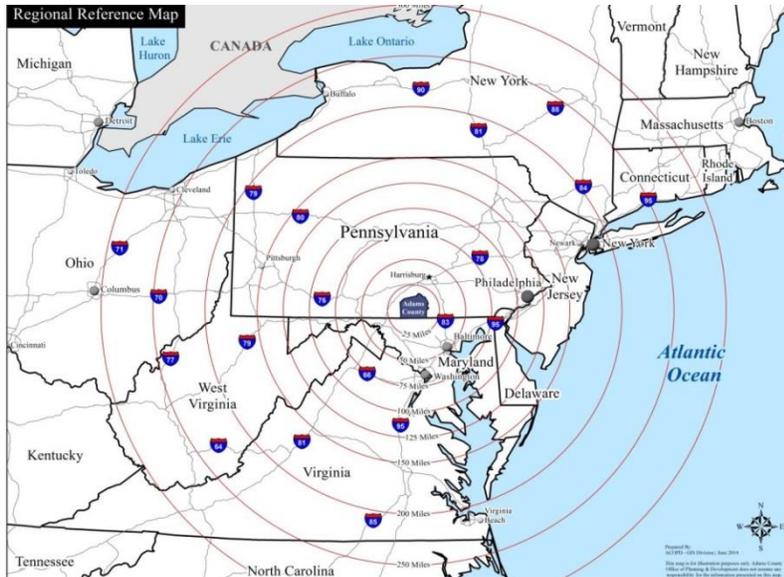


ADAMS COUNTY, PENNSYLVANIA



Location

Adams County is situated along the Mason-Dixon Line in south-central Pennsylvania. Harrisburg, the state capital, is located 36 miles north of Gettysburg, the county seat. The outer suburbs of Washington, DC and Baltimore are within an hour's drive from many county communities. Surrounding Counties include Cumberland, Franklin and York in Pennsylvania, and Carroll and Frederick Counties in Maryland.

Mileage to Metro Areas from Gettysburg:

Baltimore, MD	58 miles
Philadelphia, PA	125 miles
Harrisburg, PA	36 miles
Pittsburgh, PA	180 miles
New York, NY	224 miles
Washington, DC	79 miles



ADAMS COUNTY, PENNSYLVANIA

Demographics

Population	101,496
Median Age	41.9
Race (one race)	
-White	99,852
-Black	1,575
-Am. Indian, AK Native	183
-Asian	755
-Native HI, Pacific Islander	0
-Some Other Race	3,253
-Two or More Races	1,644
-Hispanic or Latino	6,301

Source: 2013 American Community Survey, Five-Year Estimates



Social & Economic Characteristics

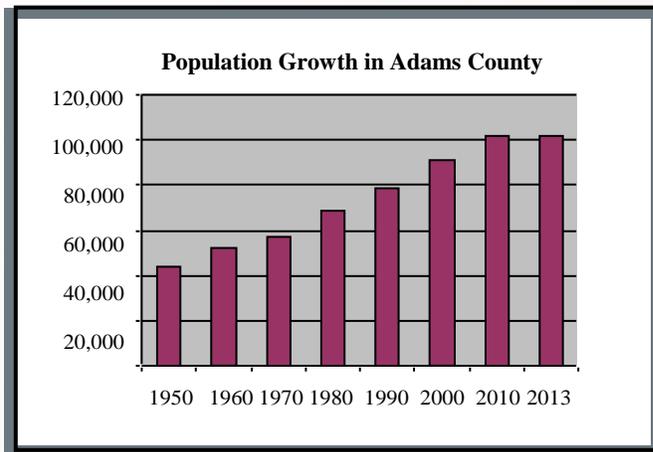
Households	38,141
Average Household Size	2.55
High School Grad or Higher	86%
Bachelor's Degree or Higher	20.4%
Per Capita Income	\$27,284
Median Household Income	\$59,492
Mean Travel Time to Work	27.7 min.

Source: 2013 American Community Survey, Five-Year Estimates

ADAMS COUNTY, PENNSYLVANIA

Population

	1990 Census	2000 Census	2010 Census	2013 ACS Estimate	% Change 1990-2000	% Change 2000-2010
United States	248,709,873	281,421,906	304,059,724	311,536,594	13.2%	8.0%
Pennsylvania	11,881,643	12,281,054	12,702,379	12,731,381	3.4%	3.4%
Adams County	78,274	91,292	101,407	101,496	16.6%	11.1%



Age Distribution	
Age	Percent
Under 5 years	5.7%
5 to 17 years	16%
18 to 24 years	9.9%
25 to 34 years	12.2%
35 to 44 years	12.5%
45 to 54 years	15%
55 to 64 years	13.1%
65 to 74 years	8%
75 to 84 years	5.2%
85 years & over	2.5%
Median Age	41.9



2017 ADAMS COUNTY BUDGET

ADAMS COUNTY, PENNSYLVANIA

Municipal Population				
Municipality	2000 Census	2010 Census	2013 ACS Estimate	% Change 2000-2010
Abbottstown	905	1,011	883	11.7%
Arendtsville	848	952	1,001	12.3%
Bendersville	576	641	662	11.3%
Berwick Twp	1,818	2,389	2,086	31.4%
Biglerville	1,101	1,200	1,096	9.0%
Bonneauville	1,378	1,800	2,082	30.6%
Butler Twp	2,678	2,567	2,576	-4.1%
Carroll Valley	3,291	3,876	3,893	17.8%
Conewago Twp	5,709	7,085	7,092	24.1%
Cumberland Twp	5,718	6,162	6,182	7.8%
East Berlin	1,365	1,521	1,392	11.4%
Fairfield	486	507	488	4.3%
Franklin Twp	4,590	4,877	4,883	6.3%
Freedom Twp	844	831	760	-1.5%
Germany Twp	2,269	2,700	2,702	19.0%
Gettysburg	7,490	7,620	7,639	1.7%
Hamilton Twp	2,044	2,530	2,528	23.8%
Hamiltonban Twp	2,216	2,372	2,233	7.0%
Highland Twp	825	943	906	14.3%
Huntington Twp	2,233	2,369	2,387	6.1%
Latimore Twp	2,528	2,580	2,582	2.1%
Liberty Twp	1,063	1,237	1,290	16.4%
Littlestown	3,947	4,434	4,432	12.3%
McSherrystown	2,691	3,038	3,045	12.9%
Menallen Twp	2,974	3,515	3,513	18.2%
Mt Joy Twp	3,232	3,670	3,667	13.6%
Mt Pleasant Twp	4,420	4,693	4,704	6.2%
New Oxford	1,696	1,783	2,359	5.1%
Oxford Twp	4,876	5,517	5,528	13.1%
Reading Twp	5,106	5,708	5,786	13.2%
Straban Twp	4,539	4,928	4,923	8.6%
Tyrone Twp	2,273	2,298	2,209	1.1%
Union Twp	2,989	3,148	3,159	5.3%
York Springs	574	833	828	45.1%

Source: US Census Bureau

ADAMS COUNTY, PENNSYLVANIA

Employment

Typically, unemployment rates in Adams County fall below the state and national averages. Many area employers indicate that they choose to locate, or remain, in Adams County because of the exceptional work ethic of the labor force.

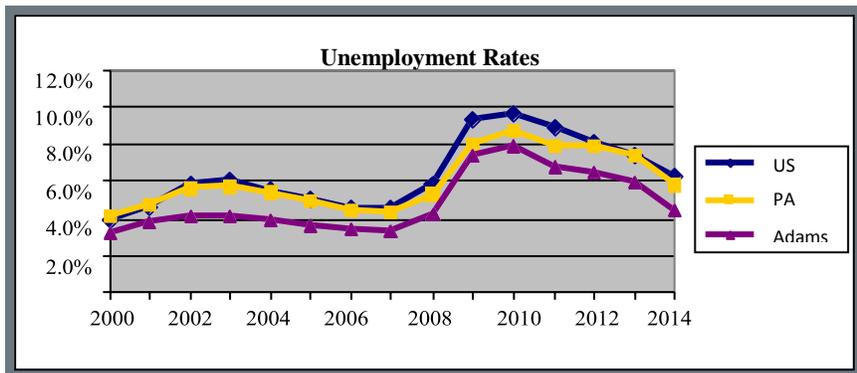
Employment in Adams County				
Adams County	September 2010	August 2012	August 2014	August 2015
Labor Force	54,500	55,000	55,000	54,700
Employed	50,400	51,400	52,500	52,400
Unemployed	4,100	3,600	2,500	2,200
Unemployment Rate %	7.5%	6.5%	4.5%	4.1%



Source: PA Department of Labor & Industry, Bureau of Labor Statistics

National and State Employment Comparisons				
	Pennsylvania August 2014	United States August 2014	Pennsylvania August 2015	United States August 2015
Labor Force	6,358,000	156,018,000	6,415,000	157,065,000
Employed	6,015,000	146,451,000	6,071,000	149,036,000
Unemployed	343,000	9,568,000	344,000	8,029,000
Unemployment Rate %	5.4%	6.1%	5.4%	5.1%

Source: PA Department of Labor & Industry, Bureau of Labor Statistics



Source: PA Department of Labor & Industry

ADAMS COUNTY, PENNSYLVANIA

Industry and Occupation Trends

Adams County Industry Trends - Average Number of Employees					
NAICS	Industry	2008	2010	2012	2014
11	Agriculture, Forestry, Fishing & Hunting	1,447	1,522	1,665	1,838
21	Mining, Quarrying, and Oil & Gas Extraction	***	***	***	***
22	Utilities	96	***	***	***
23	Construction	1,696	1,443	1,482	1,481
31-33	Manufacturing	7,383	6,100	6,351	6,642
42	Wholesale Trade	1,075	642	553	462
44-45	Retail Trade	3,793	3,550	3,491	3,529
48-49	Transportation and Warehousing	1,138	1,324	1,404	1,591
51	Information	556	532	433	350
52	Finance and Insurance	618	568	544	592
53	Real Estate and Rental and Leasing	245	195	147	161
54	Professional and Technical Services	620	625	700	781
55	Management of Companies and Enterprises	123	158	212	248
56	Administrative and Waste Services	328	452	382	984
61	Educational Services	3,552	3,582	3,453	3,487
62	Health Care and Social Assistance	4,230	4,365	4,467	4,627
71	Arts, Entertainment, and Recreation	603	664	682	672
72	Accommodation and Food Services	4,035	3,880	3,779	4,004
81	Other Services	1,083	1,023	1,045	1,140
92	Public Administration	1,415	1,418	1,371	1,371

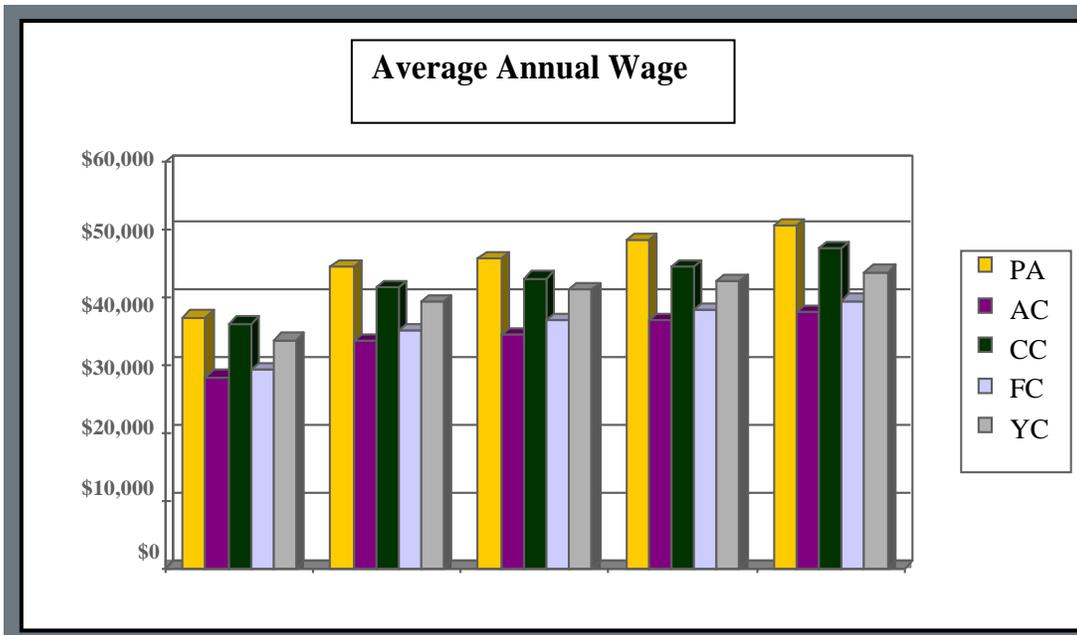
Top Employers

- Knouse Foods
- Gettysburg College
- Liberty Mountain Resort
- The Gettysburg Hospital
- Brethren Home Community
- Clarks
- Hain Pure Protein
- Aerotek Inc.
- Adams County
- Tim-Bar

ADAMS COUNTY, PENNSYLVANIA

Wages

Average Annual Wage Comparison—Pennsylvania and the Region								
Location	2008	Rank	2010	Rank	2012	Rank	2014	Rank
Pennsylvania	\$44,356		\$45,708		\$48,412		\$50,544	
Adams County	\$33,384	38	\$34,476	40	\$36,504	39	\$37,700	43
Cumberland Co.	\$41,288	11	\$42,744	11	\$44,460	12	\$47,060	12
Franklin County	\$35,048	28	\$36,452	28	\$38,064	32	\$39,416	33
York County	\$39,364	15	\$41,028	14	\$42,276	18	\$43,628	19



ADAMS COUNTY, PENNSYLVANIA

Income

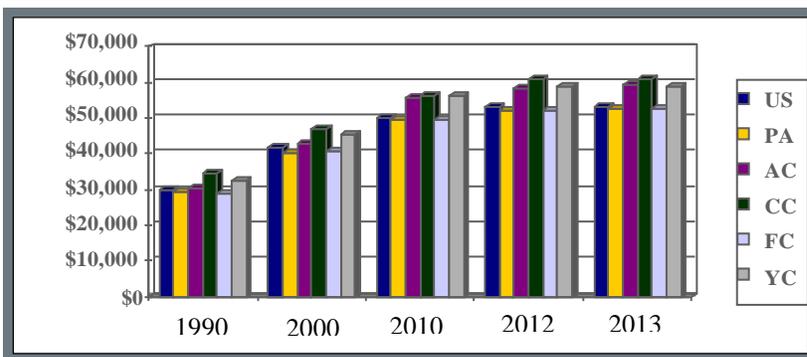
The median household income in Adams County has typically been higher than the median income for the state and nation. This high standing can be attributed to households with workers who commute to higher wage areas outside the County, including Maryland, Harrisburg, and D.C. Also many retirees with reasonably high pension incomes have chosen to reside in Adams County.



Median Household Income				
	2008	2010	2012	2013
United States	\$50,029	\$50,046	\$53,046	\$53,046
Pennsylvania	\$50,713	\$49,288	\$52,267	\$52,548
Adams Co.	\$55,261	\$55,652	\$58,465	\$59,492
Cumberland Co.	\$60,704	\$56,209	\$60,883	\$60,826
Franklin Co.	\$54,145	\$49,514	\$52,167	\$52,637
York County	\$56,910	\$56,368	\$58,747	\$58,745

Source: US Census Bureau, American Community

2013 Household Income Distribution		
	Estimate	Percent
Total	38,141	100%
Less than \$10,000	1,229	3%
\$10,000 to \$14,999	1,521	4%
\$15,000 to \$24,999	4,156	11%
\$25,000 to \$34,999	3,659	10%
\$35,000 to \$49,999	5,131	13%
\$50,000 to \$74,999	8,421	22%
\$75,000 to \$99,999	5,859	15%
\$100,000 to \$149,999	5,540	15%
\$150,000 to \$199,999	1,599	4%
\$200,000 +	1,024	3%



Source: US Census Bureau, American Community Survey

ADAMS COUNTY, PENNSYLVANIA

Municipal & School Taxes

Municipality	2015 Municipal Real Estate Mills
Abbottstown	1.4156
Arendtsville	1.4300
Bendersville	1.0491
Berwick Twp	0.6500
Biglerville	2.8500
Bonneauville	2.1699
Butler Twp	0.7472
Carroll Valley	2.700
Conewago Twp	2.0109
Cumberland Twp	1.7500
East Berlin	1.3000
Fairfield	1.4075
Franklin Twp	0.7764
Freedom Twp	0.4558
Germany Twp	0.1217
Gettysburg	3.8703
Hamilton Twp	0.7345
Hamiltonban Twp	1.4859
Highland Twp	0.2088
Huntington Twp	none
Latimore Twp	0.6200
Liberty Twp	0.8255
Littlestown	3.3090
McSherrystown	3.6256
Menallen Twp	0.4434
Mt Joy Twp	0.1500
Mt Pleasant Twp	0.4050
New Oxford	1.4500
Oxford Twp	0.9828
Reading Twp	0.2583
Straban Twp	0.3510
Tyrone Twp	0.6727
Union Twp	0.1800
York Springs	1.6365

The County, each municipality (with the exception of Huntington Township) and school district in Adams County levy real estate taxes. The millage rate is multiplied by the assessed value of the property to determine the amount of the tax.

Most municipalities and school districts also levy per capita taxes and several municipalities collect a fire tax. The local municipality or Adams County Tax Services Office (717-337-9837) will be able to provide current tax rates.

Adams County Taxes - 2015	
Real Estate	3.9193 mills
Per Capita	\$5



School District	2015 School Real Estate Mills
Bermudian Springs	10.5775
Conewago Valley	11.6253
Fairfield Area	9.6898
Gettysburg Area	10.4853
Littlestown Area	10.7890
Upper Adams	13.2290

ADAMS COUNTY, PENNSYLVANIA

Home Sale Statistics

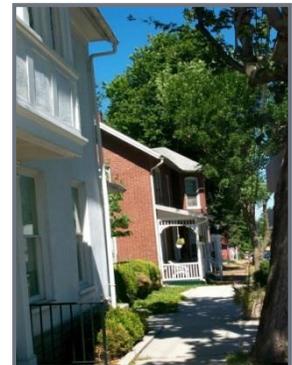
Number of Homes Sold					
School District	2006	2008	2010	2012	2014
Bermudian Springs	136	85	90	101	110
Conewago Valley	290	188	181	186	254
Fairfield Area	108	65	46	67	80
Gettysburg Area	233	152	145	180	218
Littlestown Area	245	131	115	135	169
Upper Adams	100	71	50	62	85
Total Adams County	1,112	692	627	731	916

Source: RAYAC



Median Sale Price					
School District	2006	2008	2010	2012	2014
Bermudian Springs	\$187,750	\$199,900	\$169,950	\$150,000	\$168,950
Conewago Valley	\$169,400	\$184,200	\$170,000	\$148,695	\$158,450
Fairfield Area	\$255,000	\$235,000	\$179,500	\$180,000	\$170,000
Gettysburg Area	\$235,000	\$214,950	\$195,000	\$189,900	\$183,750
Littlestown Area	\$228,327	\$188,000	\$190,000	\$165,000	\$174,900
Upper Adams	\$208,950	\$175,500	\$172,500	\$143,250	\$148,900
Total Adams Co.	\$213,500	\$198,451	\$179,000	\$164,900	\$167,750

Source: RAYAC

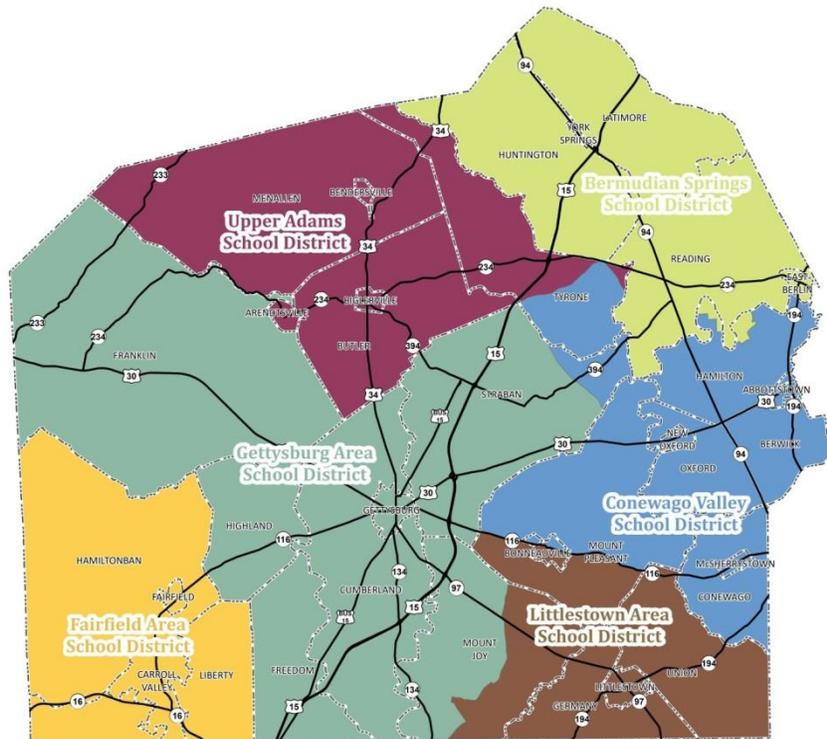


ADAMS COUNTY, PENNSYLVANIA

Education

Adams County is divided among six public school districts. There are also several private schools, as well as three higher learning facilities

Public			
School District	Address	Phone	Website
Bermudian Springs School District	7335 Carlisle Pike, York Springs, PA 17372	(717) 528-4113	www.bermudian.org
Conewago Valley School District	130 Berlin Road, New Oxford, PA 17350	(717) 624-2157	www.conewago.k12.pa.us
Fairfield Area School District	4840 Fairfield Rd, Fairfield, PA 17320	(717) 642-8228	www.fairfieldpaschools.org
Gettysburg Area School District	900 Biglerville Rd, Gettysburg, PA 17325	(717) 334-6254	www.gettysburg.k12.pa.us
Littlestown Area School District	162 Newark St, Littlestown, PA 17340	(717) 359-9617	www.lasd.k12.pa.us
Upper Adams School District	161 N. Main St, Biglerville, PA 17307	(717) 677-7191	www.upperadams.org
Vida Charter School	Eisenhower Center, Gettysburg PA 17325	(717) 339-8224	www.vidacharterschool.com



ADAMS COUNTY, PENNSYLVANIA

Private Schools		
School	Address	Grade Level
Adams County Christian Academy (Baptist)	1865 Biglerville Road, Gettysburg, PA 17325	Pre-K to 12
Annunciation B.V.M.	316 North St, McSherrystown, PA 17344	K to 8
Delone Catholic High School	140 South Street, McSherrystown, PA 17344	9 to 12
Forest Lane Mennonite School (Mennonite)	1216 Red Bridge Rd, Gettysburg, PA 17325	2 to 6
Freedom Christian School (Assembly of God)	3185 York Rd, Gettysburg, PA 17325	Pre-K to 12
Children's Montessori School of Gettysburg	120 Broadway, Gettysburg PA 17325	Pre-K to 8
Gettysburg Seventh-day Adventist School	1493 Biglerville Rd, Gettysburg, PA 17325	Pre-K to 8
Hanover Mennonite School	3080 York Rd, Gettysburg PA 17325	2 to 9
Hoffman Homes, Inc.	P.O. Box 4777, Gettysburg PA 17325	2 to 12
Immaculate Conception School	101 N. Peter St, New Oxford, PA 17350	K to 8
Littlestown Christian Academy	2075 Fish & Game Rd, Littlestown, PA 17340	Pre-K to 8
Oxford Christian Academy	29 Center Square, New Oxford, PA 17350	4 to 9
Sacred Heart School	55 Basilica Dr, Hanover, PA 17331	K to 8
Shekinah Christian Academy	6925 York Rd, Hanover, PA 17331	4 to 12
St Francis Xavier School	465 Table Rock Rd, Gettysburg, PA 17325	Pre-K to 8
Zwingli Christian School	403 W. King St, East Berlin, PA 17316	Pre-K to K

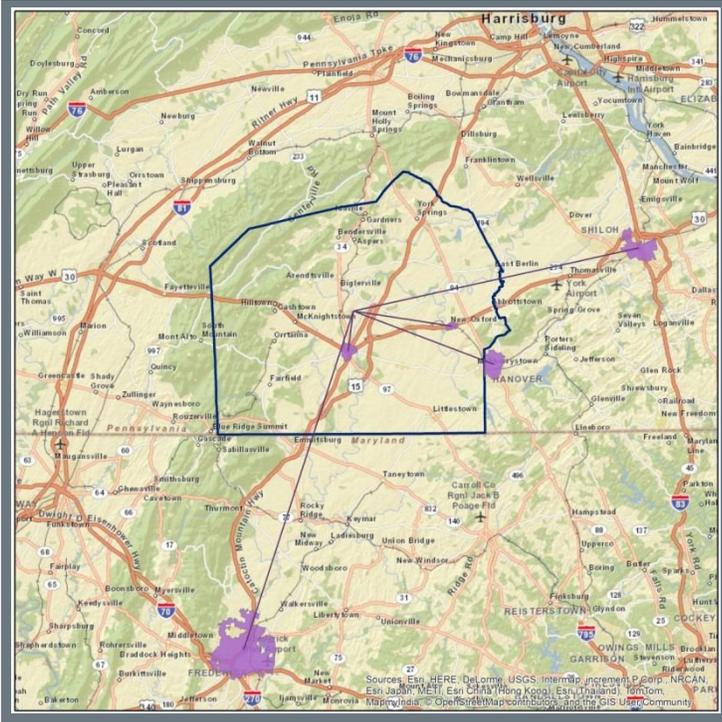
Source: Pennsylvania Department of Education, Private School Review (www.privateschoolreview.com)



Colleges		
School	Address	Type
Gettysburg College	300 N. Washington St, Gettysburg, PA 17325	Private
Harrisburg Area Community College/ Gettysburg	731 Old Harrisburg Rd, Gettysburg, PA 17325	Public
Lutheran Theological Seminary at Gettysburg	61 Seminary Ridge, Gettysburg, PA 17325	Private

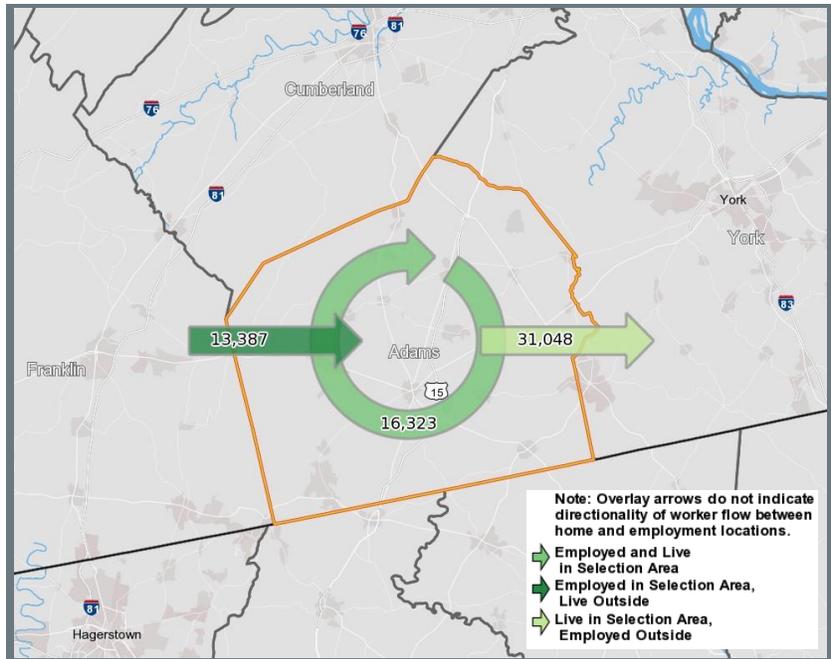
ADAMS COUNTY, PENNSYLVANIA

Commuting Patterns



Work Destination (Live in A.C.)		
	Count	Share
Total Primary Jobs	47,371	100.0%
Jobs Counts by Top 5 Places		
Gettysburg borough, PA	3,781	8.0%
Hanover borough, PA	3,462	7.3%
New Oxford borough, PA	1,062	2.2%
Frederick city, MD	782	1.7%
York city, PA	780	1.6%

Home Destination (Work in A.C.)		
	Count	Share
Total Primary Jobs	29,710	100.0%
Jobs Counts by Top 5 Places		
Hanover borough, PA	1,074	3.6%
Gettysburg borough, PA	1,056	3.6%
Carroll Valley borough, PA	615	2.1%
Littlestown borough, PA	488	1.6%
Parkville CDP, PA	462	1.6%



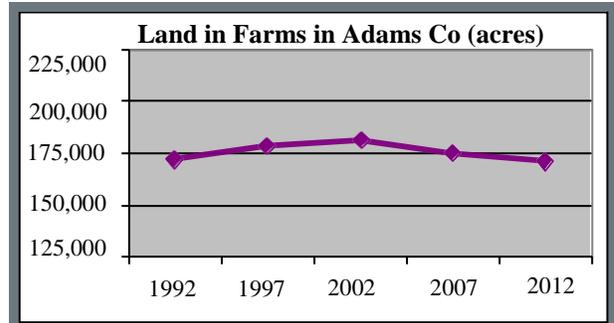
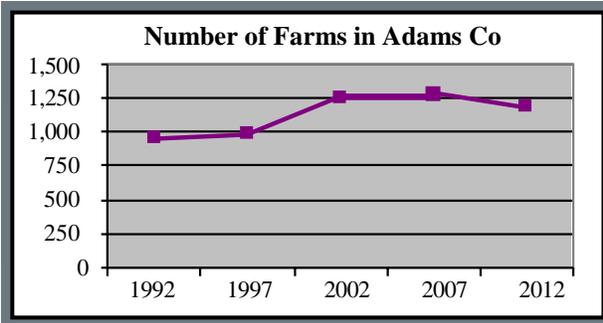
ADAMS COUNTY, PENNSYLVANIA

Agricultural Statistics

	1992	1997	2002	2007	2012
Farms (number)					
PA	44,870	45,457	58,105	63,163	59,309
AC	957	984	1,261	1,289	1,188
Land in Farms (acres)					
PA	7,189,541	7,167,906	7,745,336	7,809,244	7,704,444
AC	172,366	178,780	181,081	174,595	171,305
Average Size of Farm (ac)					
PA	160	158	133	124	130
AC	180	182	144	135	144
Market Value of Products Sold					
PA (\$1,000)	\$3,570,191	\$3,997,565	\$4,256,959	\$5,808,803	\$7,400,781
AC (\$1,000)	\$123,700	\$150,040	\$139,808	\$216,994	\$201,742
Average Per Farm (\$)					
PA	\$79,567	\$87,942	\$73,263	\$91,965	\$124,783
AC	\$129,258	\$152,480	\$110,871	\$168,343	\$168,343

Source: Us Department of Agriculture, NASS; Census of Agriculture

The fruit industry has been an important part of Adams County’s history since the mid- nineteenth century. Adams County is the top apple producing County in the Commonwealth and 6th in the nation (according to the 2012 Census of Agriculture)



ADAMS COUNTY, PENNSYLVANIA

Land Holdings

There are over 20,000 acres of orchards and vineyards in the South Mountain region, which includes northern Adams County. The Adams County Fruitbelt contains a unique combination of soils, slopes, and micro-climate that has been recognized as prime land for orchards. The Fruitbelt has been deemed eligible for listing on the National Register of Historic Places and is considered “America’s Orchard”.

Orchard Land (acres)					
	1992	1997	2002	2007	2012
Pennsylvania	57,656	56,029	50,267	46,560	41,437
Adams County	19,398	20,563	17,219	15,404	14,758

Source: Us Department of Agriculture, NASS



State & Federal Land in Adams County

Michaux State Forest	23,000 ac.
Gettysburg National Military Park	6,700 ac.
State Game Lands	1,800 ac.

Total acreage in Adams County 366,640 ac.



Michaux State Forest is comprised of over 85,000 acres located partially in Adams, Cumberland, and Franklin Counties. Approximately 23,000 acres, or 6% of the land area, in Adams County is within the Michaux State Forest. The Forest is managed for a variety of wood products which benefit the local economy and offers a variety of recreational uses.