

# 2010 Commonwealth of Pennsylvania Real Property Disposition Plan



SSVC

**COMMONWEALTH OF PENNSYLVANIA**  
EDWARD G. RENDELL, Governor

**DEPARTMENT OF GENERAL SERVICES**  
JAMES P. CREEDON, Secretary

[www.dgs.state.pa.us](http://www.dgs.state.pa.us)

April 30, 2010 Version

**DEPARTMENT OF GENERAL SERVICES  
PROPOSED PLAN FOR THE DISPOSITION OF  
COMMONWEALTH REAL PROPERTY**

The Department of General Services, under the authority contained in Act 48 of 1981, amending the Act of April 9, 1929 (P.L. 177, No. 175), known as the Administrative Code of 1929, has published this proposed real property disposition plan for the review and approval of the Pennsylvania General Assembly.

This property disposition plan is only a proposal to offer for sale the real property described herein. The Department is not guaranteeing to sell any or all of the referenced property. Final determination of sale will be conditioned upon approval from the General Assembly and responses received from the public.

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**Scotland School for Veterans' Children**  
**(Greene Township, Franklin County)**

The property consists of approximately 185-acres of lands and 70 buildings.

The property will be sold "as is".

The property was acquired by fee simple purchase.

The Department of Military and Veteran's Affairs declared this property surplus to General Services.

The estimated value of this property is \$5,000,000.00.

In accordance with the provisions of Act 48, the terms and conditions for the sale of this property and the form of purchase will be determined by General Services depending on market conditions, proposals received, and the best interests of the Commonwealth. General Services will offer this property for sale through a public auction or sealed bid. Consideration will be given to lump sum purchase, installment purchase or lease purchase.

If the General Assembly grants General Services the authorization to sell the property, an independent appraiser will determine fair market value.

Costs incurred by the Commonwealth for the sale of this property, though yet undetermined, will involve those associated with preparation for sale, appraisal, survey, environmental assessment, and the transaction of sale. General Services would not expect the costs for these services to exceed \$100,000.00.

Estimated savings to the Commonwealth through the sale of this property is \$2,000,000.00 / year. The savings will be derived through the elimination of the costs incurred by the Department of Military and Veteran's Affairs to secure and maintain this surplus property.

Any and all Commonwealth-owned oil, gas and mineral rights to this property will be reserved to the Commonwealth.

The property for sale has access to public utilities.

**Scotland School for Veterans' Children**  
**(Greene Township, Franklin County)**



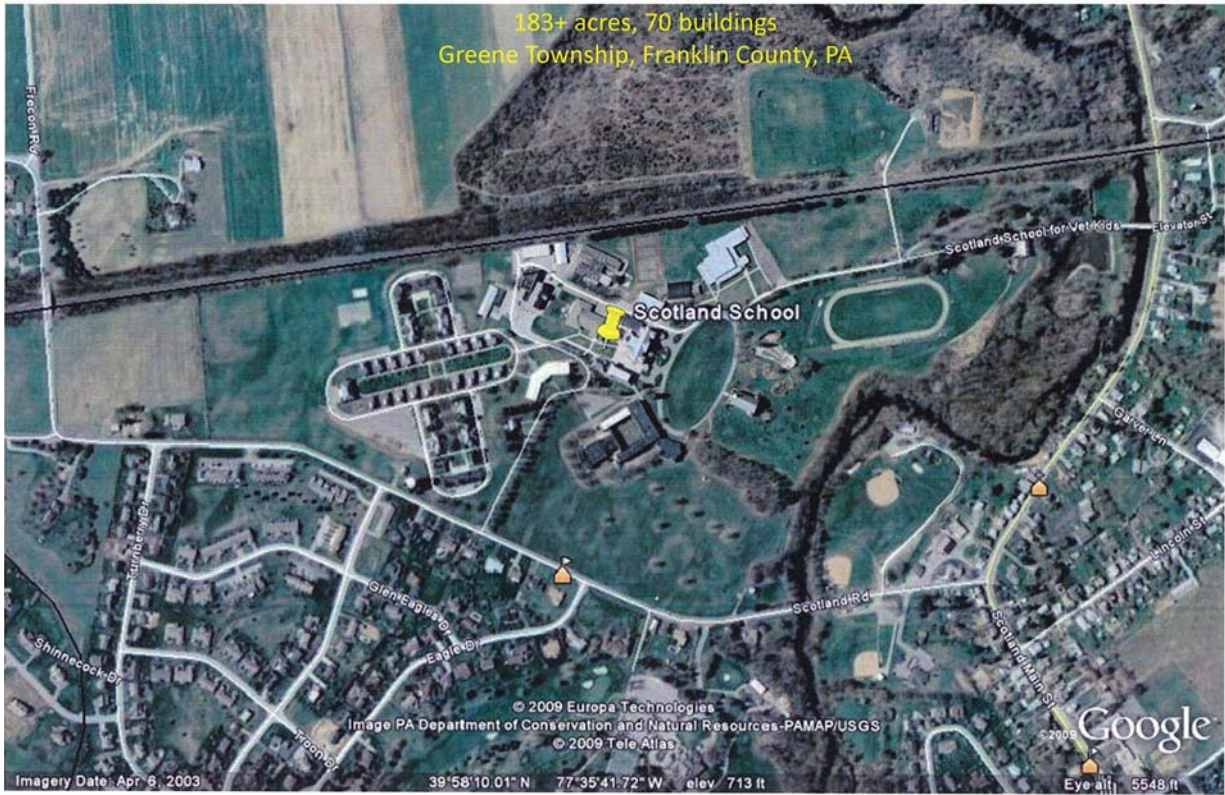
Education Building SSVC



Administration Building SSVC

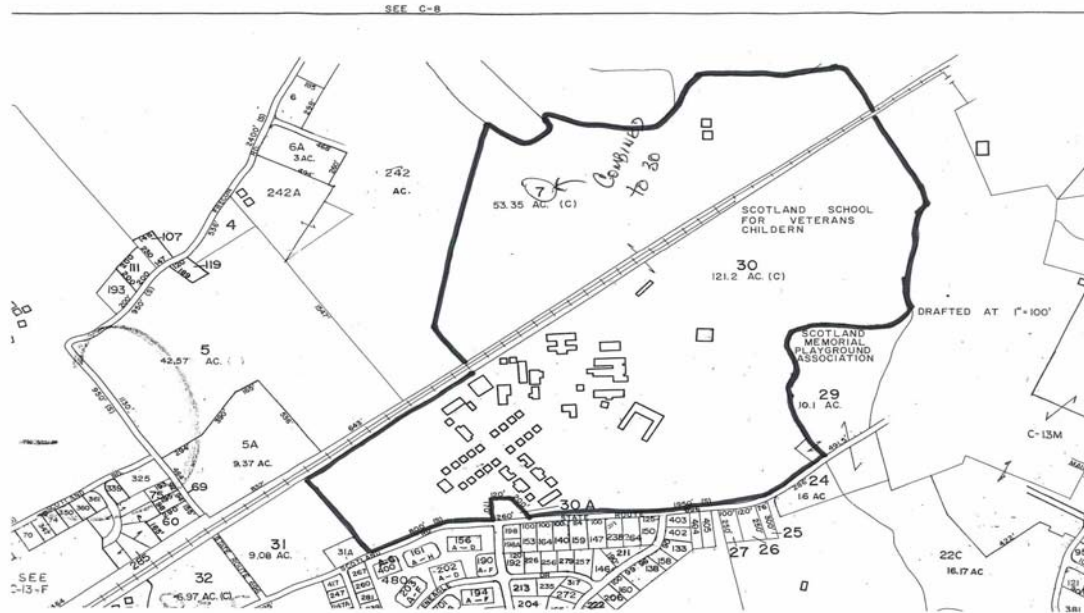
**Scotland School for Veterans' Children**  
**(Greene Township, Franklin County, PA)**

**Site Location Map**



**Scotland School for Veterans' Children  
(Greene Township, Franklin County)**

The property includes approximately 185-acres of land and 70 buildings as shown on the plan below:



**Special Conditions:**

1. Nothing herein shall be construed to convey land that is subject to easements and/or right of ways as recorded with the Franklin County Recorder of Deeds as recorded in Record Book 468, Page 237; Record Book 409, Page 654; Record Book 507, Page 539; and Record Book 338, Page 486.

**Office of Employment Security**  
**Coatesville, Chester County**

The property consists of approximately 0.4-acres and an office building.

The property will be sold "as is".

The property was acquired by fee simple purchase.

The Department of Labor and Industry declared this property surplus to General Services.

The estimated value of this property is \$400,000.00.

In accordance with the provisions of Act 48, the terms and conditions for the sale of this property and the form of purchase will be determined by General Services depending on market conditions, proposals received, and the best interests of the Commonwealth. General Services will offer this property for sale through a public auction or sealed bid. Consideration will be given to lump sum purchase, installment purchase or lease purchase.

If the General Assembly grants General Services the authorization to sell the property, an independent appraiser will determine fair market value.

Costs incurred by the Commonwealth for the sale of this property, though yet undetermined, will involve those associated with preparation for sale, appraisal, survey, and the transaction of sale. General Services would not expect the costs for these services to exceed \$10,000.00.

Estimated savings to the Commonwealth through the sale of this property is \$10,000.00.

Any and all Commonwealth-owned oil, gas and mineral rights to this property will be reserved to the Commonwealth.

The property for sale has access to public utilities.

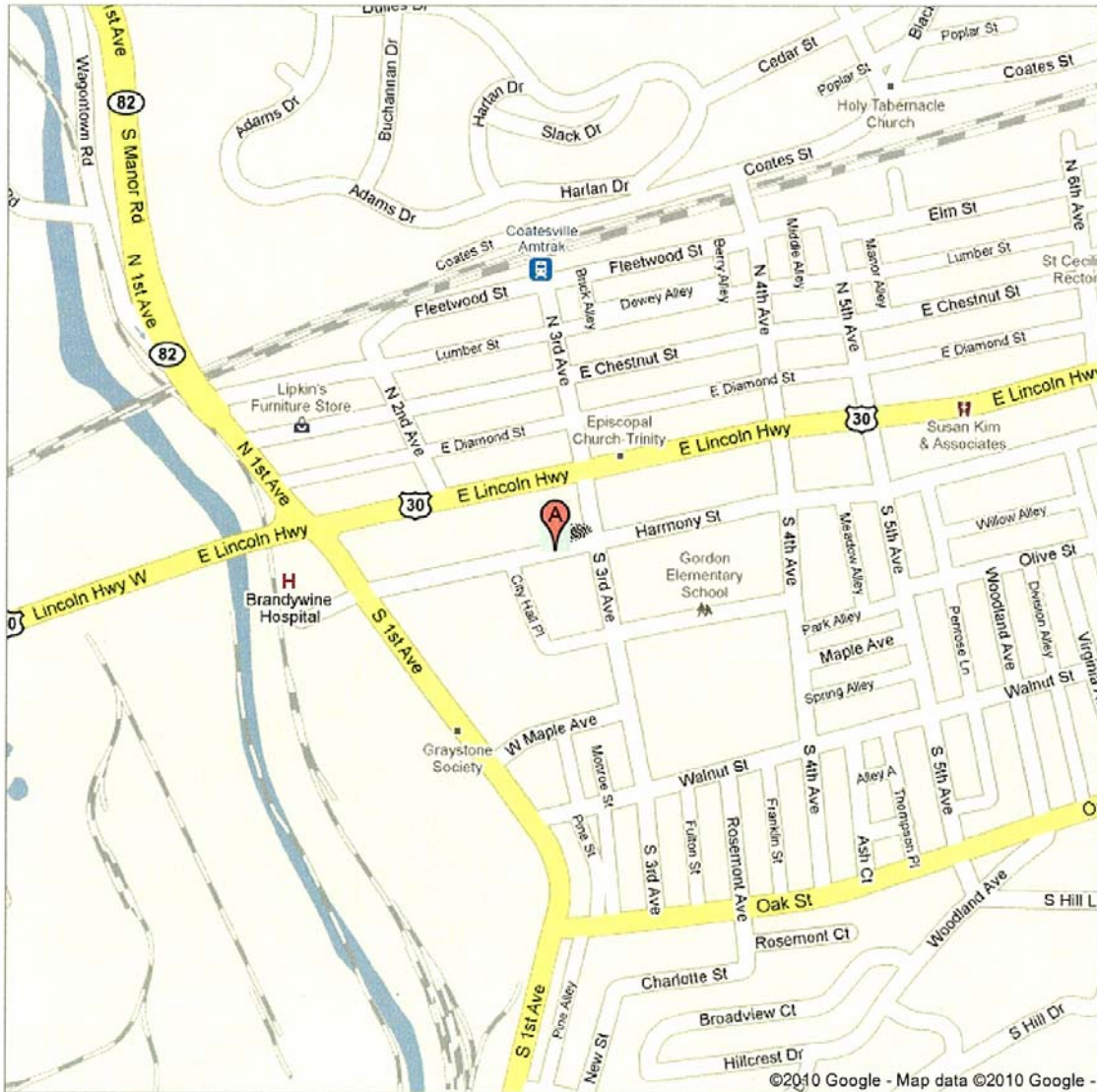


**Office of Employment Security**  
**Coatesville, Chester County**



**Office of Employment Security  
Coatesville, Chester County**

**Site Location Map**



**Special Conditions**

None.