

\$800,000 - 3171 Ritner Highway, NEWVILLE

MLS® #PACB2046660

\$800,000

6 Bedroom, 4.00 Bathroom, 3,404 sqft

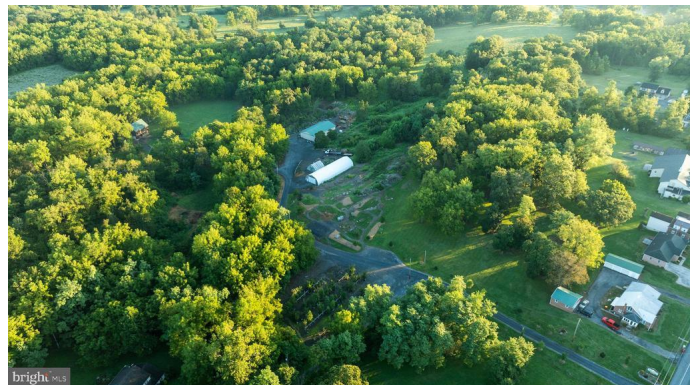
Residential on 43.10 Acres

WEST PENNSBORO TWP, NEWVILLE, PA

This property will be offered at Public Auction on Saturday, October 18, 2025 @ 11am. Listed price is only a suggested opening bid and is not indicative of the final sales price which will be by seller confirmation the day of auction. Set in the Cumberland Valley, this 40+/- acre working farm features a timber frame lodge-style home surrounded by natural beauty, hunting ground, and agricultural improvements. Currently operated as both a tree farming business and homestead, the property balances rustic character with practical functionality for long-term living, recreation, and investment.

Approached by a winding lane under mature trees, the home is tucked into a shaded setting. A flagstone path leads to the front porch framed by iron railing. Inside, walnut beams line the foyer and set the tone for craftsmanship throughout. The living room has updated carpet and paint, offering a warm welcome. The kitchen was recently remodeled with durable quartersawn white oak flooring, new countertops, and custom cabinetry built from quartersawn white oak. The rich red-brown tones of the wood provide both beauty and resilience.

The main level also includes a convenient bath with shower, a home office with walnut built-ins, a bright laundry room, and a mudroom trimmed with authentic barnwood. Upstairs, the primary bedroom is joined by two



more bedrooms with walk-in closets and a full bath. The tall foyer ceiling allows light to flood the upper level, creating an airy, open feel.

The third-floor loft has been finished as a large bedroom and lounge with gable ceilings, four windows overlooking the woods, and smart storage tucked into the sides. A partial wall separates the sleeping and living areas, giving flexibility for use.

The lower level adds even more functionality. It includes a bedroom, bathroom, cold storage, hobby room, and a second kitchen complete with propane stove, sink, and refrigerator. A walkout doorway connects directly to the side yard. Brand new mini-split systems throughout the home provide efficient year-round comfort.

Outdoor areas are designed for both fun and relaxation. A picnic area with benches and a fire ring sits behind the house, ideal for hosting or simply enjoying the outdoors. A professionally installed zipline stretches from ridge to hillside and back again, carefully constructed for safety. Children will also find three playhouses placed around the property.

The acreage balances farming and wildlife. Mature oak and hickory trees provide shade and habitat for deer and turkey. Three food plots are in place, including one with a hunting blind and another with a stand where the owner harvested a 130-inch class whitetail buck. Apple and pear plantings add food diversity, and a watering hole ensures steady game movement.

For farming, a post-and-beam bank barn features a chicken coop upstairs and pens with milking stalls below. The front pasture adjoins the barn, while a rear pasture with a barn shelter and corral is suitable for horses or cattle. A large shop accommodates

equipment, and a greenhouse supports early planting. Additional resources include a garden, tea patch, berry bushes, and a grove of sugar maples mature enough for syrup tapping.

The landscape also holds rare and unusual plantings, including Chinese hemlock and dove tree, all tagged and inventoried. Managed black walnut trees contribute long-term timber value. Three wells provide water—one for the home, one for irrigation, and a backup supply. Minutes from Interstate 81, the property offers convenient access to Harrisburg, Carlisle, and surrounding towns while maintaining the privacy and resources of a rural retreat. Whether used for farming, homesteading, hunting, or as a rural residence, this property blends craftsmanship, quality wood finishes, and natural character into a complete package.

Built in 2002

Essential Information

MLS® #	PACB2046660
Price	\$800,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,404
Acres	43.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Craftsman
Status	Active

Community Information

Address	3171 Ritner Highway
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Area	West Pennsboro Twp (14446)
Subdivision	WEST PENNSBORO TWP
City	NEWVILLE
County	CUMBERLAND-PA
State	PA
Municipality	WEST PENNSBORO TWP
Zip Code	17241

Amenities

Amenities	Wood Floors, Bathroom - Jetted Tub, Attic, Walk-in Closet(s)
Utilities	Phone, Phone Connected, Propane
View	Pasture, Trees/Woods

Interior

Appliances	Dryer - Electric, Dryer-front loading, Range hood, Refrigerator, Washer, Washer-front loading
Heating	Radiant, Wood Burn Stove
Cooling	Ductless/Mini-Split
Has Basement	Yes
Basement	Full, Heated, Poured Concrete, Fully Finished, Outside Entrance, Walkout Stairs, Windows
# of Stories	2
Stories	2.5 Story

Exterior

Exterior	Concrete/Block, Frame, Wood
Exterior Features	Outbuilding Apartment, Secure Storage, Deck(s), Porch(es)
Lot Description	Hunting Available, Landscaping, Level, Partly Wooded, Private, Rear Yard, Rural, Secluded, SideYard(s), Trees/Wooded, Year Round Access, Unrestricted
Windows	Double Pane, Insulated, Screens, Vinyl Clad
Roof	Metal
Foundation	Concrete Perimeter

School Information

District	BIG SPRING
High	BIG SPRING

Additional Information

Date Listed	September 15th, 2025
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Days on Market	36
Zoning	A - AGRICULTURAL

Listing Details

Listing Office	Whitetail Properties Real Estate, LLC
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Listing information last updated on October 20th, 2025 at 8:30am EDT