

\$4,500,000 - 200 Kauffman Rd, ANNVILLE

MLS® #PALN2022420

\$4,500,000

43 Bedroom, 33.00 Bathroom, 38,000 sqft
Residential on 23.80 Acres

NONE AVAILABLE, ANNVILLE, PA

Welcome to HILL FARM ESTATE and discover the potential this historically significant 23.8-acre property has to offer! Once the private residence of U.S. Congressman and industrialist Aaron S. Kreider, this Federal-style mansion was later converted into a personal care home operating with 43 private rooms between the main & upper level, multiple common area/gatherings rooms, dining rooms, a commercial kitchen, administrative offices, a huge finished basement and even more space in the finished attic.

The grand terrace is offering sweeping views of the scenic grounds, stretching all the way to Mount Gretna. A separate carriage house adds 7 residential units (three 2-BR and four 1-BR apartments) with 2 units currently being tenant occupied, offering immediate income opportunities. Set in a serene, park-like environment with mature trees and open green space, the property offers a rare combination of historic character and functional capacity. With existing infrastructure already in place, the estate presents a compelling opportunity for continued use as a care facility, conversion into a hospitality venue, wellness retreat, residential community, or adaptive reuse development, all subject to zoning and approvals.

Whether you're an investor seeking steady income, a developer exploring a unique project, or a visionary ready to write the next chapter for this storied property, Hill Farm



Estate invites endless possibilities!

Built in 1970

Essential Information

MLS® #	PALN2022420
Price	\$4,500,000
Bedrooms	43
Bathrooms	33.00
Full Baths	23
Half Baths	20
Square Footage	38,000
Acres	23.80
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Traditional, Carriage House
Status	Active

Community Information

Address	200 Kauffman Rd
Area	North Annville Twp (13225)
Subdivision	NONE AVAILABLE
City	ANNVILLE
County	LEBANON-PA
State	PA
Municipality	NORTH ANNVILLE TWP
Zip Code	17003

Amenities

View	Panoramic, Pasture, Scenic Vista
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Interior

Heating	Baseboard - Hot Water
Cooling	Central A/C, Window Unit(s)
Has Basement	Yes
Basement	Full, Outside Entrance, Daylight, Full, Fully Finished
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Brick, Wood
# of Stories	3
Stories	3

Exterior

Exterior	Stucco
Exterior Features	Extensive Hardscape, Exterior Lighting, Outbuilding Apartment, Patio, Deck(s), Terrace
Roof	Shingle
Foundation	Block

School Information

District	ANNVILLE-CLEONA
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Additional Information

Date Listed	August 26th, 2025
Days on Market	59
Zoning	R2

Listing Details

Listing Office	Keller Williams Platinum Realty - Wyomissing
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