



**Cumberland County  
ASA Review Report**

**PLANNING DEPARTMENT**

Cumberland County

Cumberland County Planning Department  
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<i>Name of Proposal:</i>	<i>File Number:</i>			
Agricultural Security Area (ASA) Addition – Keefers Hard Earned Acres LLC				25-008
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Southampton Township	9/29/2025	10/16/2025	NB, EG	SW
<i>Type of Proposal:</i>	<i>Recommendation:</i>			
Agricultural Security Area (ASA)				Approval
<i>Explanation of Proposal:</i>				

Southampton Township submitted an application to add parcels 39-11-0308-001 and 39-11-0308-062 located at 638 Mud Level Road to its ASA program. The parcel ending in -062 was deemed ineligible under section §905(a) for size or income. The review below is for parcel -001 only.

ASA applicant parcels must be reviewed to assess their conformity with the evaluation criteria included in section §905 and §907 of the ASA Law.

<b>ASA Evaluation Criteria</b>	<b>Consistent with ASA Criteria Y/N</b>	<b>Comments</b>
<b>§905(a) Size/Income</b> The parcel shall be either 10 acres in size or have an anticipated yearly gross income of at least \$2,000.	Y	<ul style="list-style-type: none"><li>The parcel is approximately 138.13 acres according to tax parcel data.</li></ul>
<b>§907(a) Soils</b> Land proposed for inclusion to the ASA program shall have soils that are conducive to agriculture. This factor shall be satisfied if at least 50% of the parcel contains Class 1-4 Soils.	Y	<ul style="list-style-type: none"><li>The parcel meets soil criteria. 100% of the soils are in Class 1-4.</li></ul>

ASA Evaluation Criteria	Consistent with ASA Criteria Y/N	Comments
<p><b>§907(a) Compatibility with Land Use Plans and Zoning</b>  Use of land proposed for inclusion in the ASA program shall be compatible with local government unit comprehensive plans. Zoning shall permit agriculture use but need not exclude other uses.</p>	Y	<ul style="list-style-type: none"> <li>The parcel is located in the Rural character area of the County 2024 Future Land Use map. The Cumberland Principles can be used to further evaluate inclusion of this parcel into the ASA. "Protect the Best First" recommends preservation of prime farmland.</li> <li>The parcel is in the Agricultural/Conservation area on the Southampton Township Future Land Use map. A priority in this is to continue agricultural preservation.</li> <li>The parcel is located within the Southampton Township Agricultural zoning district. This district permits agriculture use by right.</li> </ul>
<p><b>§907(a) Viable for Agriculture</b>  Land proposed for inclusion into the ASA shall be viable agricultural land. Viable agricultural land is defined in the ASA law as "<i>land suitable for agricultural production and which will continue to be economically feasible for such use if real estate taxes, farm use restrictions, and speculative activities are limited to levels approximating those in commercial agricultural areas not influenced by the proximity of urban and related nonagricultural development.</i>"</p>	Y	<ul style="list-style-type: none"> <li>The parcel is currently used for production of beef cattle and traditional row crops.</li> <li>The surrounding area is predominantly agricultural and residential land uses.</li> <li>The parcel borders on the Cumberland Valley Rail Trail.</li> <li>The parcel does not have access to public water or sewer, limiting the potential for large-scale non-ag development.</li> </ul>

ASA Evaluation Criteria	Consistent with ASA Criteria Y/N	Comments
<b>Additional Factors</b> The proximity to other ASA/ACE's, extent and nature of farm improvements, anticipated trends in agricultural economic and technological conditions and any other matter which may be relevant may be considered in evaluating a proposal.	Y	<ul style="list-style-type: none"> <li>The parcel is adjacent to land enrolled in the Southampton Township ASA program to the southwest, south, east, and north. There are over 9,700 acres of land enrolled in the township ASA.</li> <li>There are farms preserved through the Cumberland County Agricultural Conservation Easement Purchase program in the immediate area to the northwest, northeast, and south.</li> <li>There are general agricultural improvements located on this parcel.</li> </ul>

**§908 of the ASA Law, Municipal Administration:**

*“Within 10 days of the creation of an ASA, a description thereof shall be filed by the governing body with the recorder of deeds, who shall record the description, and with the planning commissions of the county and of the local government unit. Within 10 days of recording the ASA, the governing body shall notify the Secretary of Agriculture that the area has been approved and recorded, modified or terminated.”*