

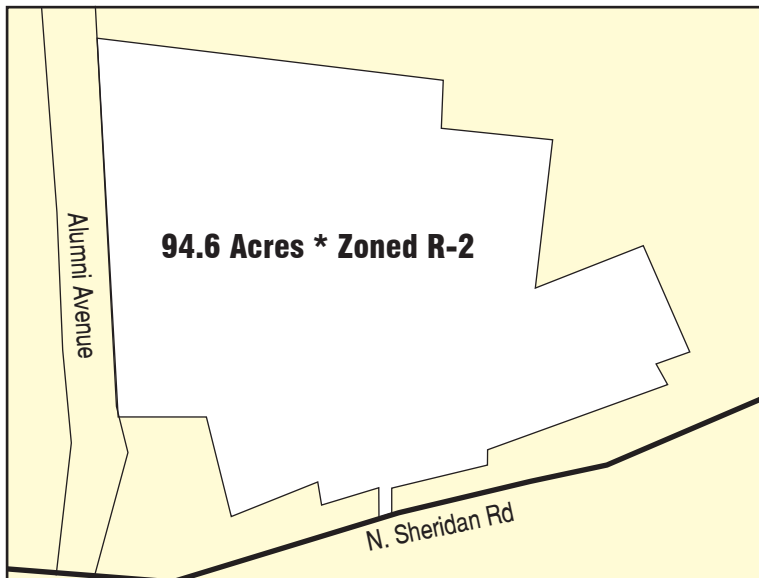


(Newmanstown/Sheridan Area * Lebanon Co.)



PUBLIC AUCTION

**94.62 ACRES * PREMIUM FARM LAND * MOSTLY LEVEL
ZONED R-2 RESIDENTIAL * PRIME POSSIBLE DEVELOPMENT
WATER, SEWER, GAS, ELEC. STREET-SIDE * MUST SEE
THURSDAY MARCH 4, 2021 @ 1:00 PM**



Located at WS N. Sheridan Rd. Newmanstown Pa. 17073

DIRECTIONS: From the traffic light on Main St. in Newmanstown, travel North on N. Sheridan Rd. for 1/3 mile to property on left (behind Elias Church of Christ).

REAL ESTATE DETAILS: A wonderful tract of prime farm land (no improvements) totaling 94.62 acres. Desirable R-2 zoning for both Ag. related & Residential Development has street-side public water, public sewer, Natural Gas, PPL electric, & Comcast TV; 81' of frontage on N. Sheridan Rd. & approx. 1702' of frontage on Alumni Ave.; fresh survey completed; approx. 76 acres is desirable Duffield Limestone & most of the balance is Hagerstown (great crop producing soils); enrolled in Clean & Green Program; farm is NOT in AG. Preserve; Millcreek Twp.; Eastern Leb. School District; Lebanon County; total taxes are approx. \$2,269.45

OPEN HOUSE DATES:

**Saturday Feb. 20, from 1-3 PM or inspect at your convenience.
Call Gene for private showing at 717-813-8369.**

AUCTIONEER NOTE: This is an outstanding crop producing farm. Place your building at your ideal location, or develop some of it to get your money back and farm the balance. Approx. 91 acres tillable, level to gentle slope. Lots of possibilities, bring your imagination. Immediate tillage & planting available to buyer. Owner financing a possibility.

BRIEF TERMS: \$100,000. down payment day of auction, balance in 75 days or before. For complete terms please call Attorney Paul A. Lundberg at 717-273-3733. This information has been provided as a courtesy to the buyer and is believed to be true/accurate. However, buyer is responsible to verify any and all information, and is buying under the terms of the Attorney.

**Please visit our updated website at www.martinandrutt.com
OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER**

**AUCTION BY:
MARTIN & RUTT AUCTIONEERS
AY2189
Michael J. Martin (717) 371-3333
John J Rutt II (717) 587-8906**



**AUCTION FOR:
SYLVIA HOFFMAN (late EUGENE)**