



(Salisbury Twp/Gap Area)



PUBLIC AUCTION

**34.80-ACRES FARMLAND & WOODLAND * POLE BARN
2-TRACTS: 24.50 AC. & 10.3 AC. * SELLS AS ONE UNIT**

TUESDAY, APRIL 26, 2022 @ 6-PM



32'X20' EQUIPMENT POLE BARN



34.80-ACRE FARM & WOODLAND



VIEW OF THE PEQUEA VALLEY!

Located along Old Lincoln Hwy. Gap, PA Salisbury Twp Lancaster Co.

DIRECTIONS: From Gap, Pa. Rt. 30/41 continue on Rt. 30 E. 1-mile to property on right.

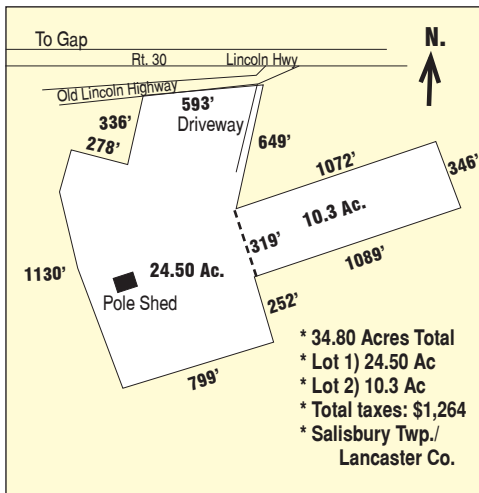
REAL ESTATE: consists of 2-tracts of land being offered as one unit totaling 34.80-acres.

Tract #1) PIN# 5608981500000 is 24.50-acres offering 593' road frontage on Old Lincoln Hwy. with approximately 7-acres tillable and balance in woodland with valuable mature timber. Improvements upon this tract include a 32'x20' pole barn w/overhead & bypass doors; picnic grove and camping area. Annual taxes: \$1,251.

Tract #2) adjoining tract #1 to the east; PIN# 5608540300000 is 10.30-acres of woodland with valuable mature timber w/gentle slope. Annual taxes: \$13.



14'X24' FIREWOOD SHELTER



**** PROPERTY MAY BE INSPECTED ANY TIME! ****

TERMS: 10% down day of sale, balance on or before 60-days. Attorney: Jim Clymer (717) 537-0036

Note: Truly a "rare find" property offers an unparalleled panoramic view of the eastern Lancaster Co. Pequea Valley; ideal location to build your own custom homestead/farm. Excellent deer hunting as land is surrounded by farmland!

*** BROKER PARTICIPATION INVITED *
CALL AUCTIONEER (717) 371-3333**

For photos & complete listing visit www.martinandrutt.com

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
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Michael J. Martin (717) 371-3333
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AUCTION FOR:
the PAUL H. STOLTZFUS estate (Ken
(717) 935-2439)