



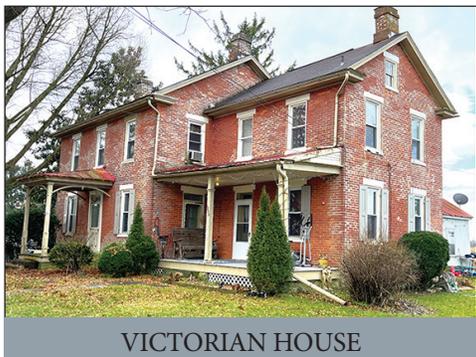
(Lampeter Area)



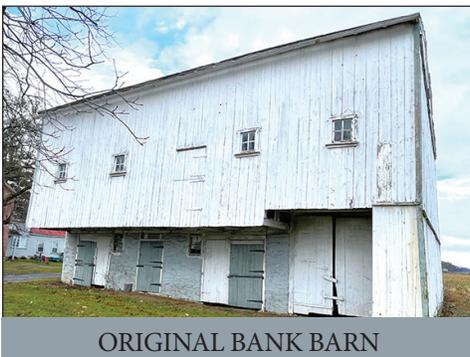
PUBLIC AUCTION

14.47 ACRE FARMETTE * BRICK 1880's HOUSE, 2-UNIT GENTLEMAN FARM * 2-STORY HISTORIC BARN * TILLABLE ZONED FOR RESIDENTIAL DEVELOPMENT POSSIBILITIES

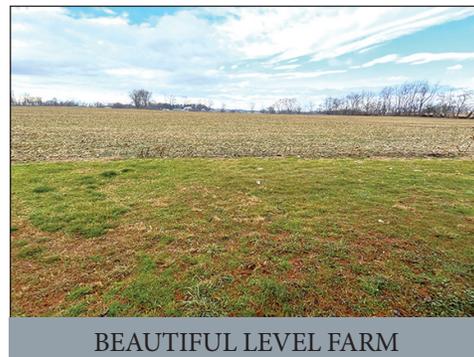
SATURDAY, MARCH 4, 2023 @ 3:00 PM



VICTORIAN HOUSE



ORIGINAL BANK BARN



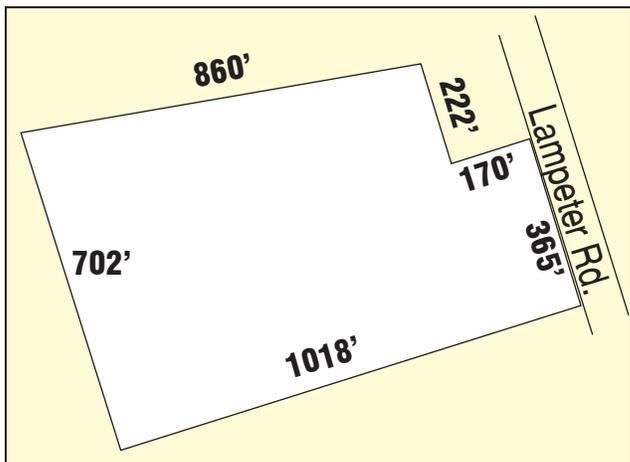
BEAUTIFUL LEVEL FARM

Located at 1820 & 1822 Lampeter Rd. Lancaster Pa. 17602

DIRECTIONS: From the traffic light in Lampeter, travel South on Lampeter Rd. for .2 mile to property on right.

REAL ESTATE DETAILS: A mostly level, productive 14.47 acre Farmette w/ an 1880's brick farm house (2-unit) and a 2-story framed bank barn. This property is zoned "Residential Village" and will include many different possible uses. The brick historic house has been converted into a 2-unit residential apartment (could be returned to previous use); each side is similar in sq. ft. 3,904 total for both; each has an eat-in kitchen w/ wooden cabinetry; living room; 1 full bathroom; 3 bedrooms (1 walk-thru); laundry hookup; covered porch; separate electric service; (2) oil furnaces and tanks; public water & public sewer; unimproved basement; improved electric service panels. Property also includes a wooden 2-story bank barn for abundant storage on both levels, rear addition; possible additional rental space; W. Lampeter Twp (Kim 717-464-3731); Lampeter-Strasburg School District; enrolled in Clean-Green Program; total property taxes approx. \$3,940.

AUCTIONEER NOTE: This is a special opportunity to buy a gentlemen's farm on the South side of Lampeter. Would be ideal for produce farming or raising horses. Desirable rich topsoil for many crops and buyer will get immediate tillage rights. Both residential apartments have current & recommended month-to-month tenants. A delightful location, come and take a look.



OPEN HOUSE: Saturdays, Feb. 18 & 25, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: 10% of sold price down payment day of auction, balance due on April 18th. This auction is held under the terms prepared by Attorney Don Hess 717-291-1700 and the Harnish Estate.

Please visit our website at www.martinandrutt.com or Facebook or Instagram

OFFERING 1% BROKER PARTICIPATION, AGENTS MUST REGISTER



SCAN TO VIEW

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



AUCTION FOR:
HARNISH ESTATE & FAMILY