

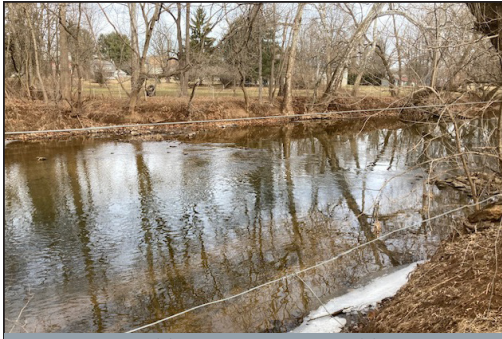


(W. Farmersville/Talmage Area)

PUBLIC AUCTION



18-ACRES VALUABLE FARMLAND * 610' ROAD FRONTAGE
ZONED AG * LIMESTONE SOILS * CLEAN & GREEN TAXES: \$480
WEDNESDAY, APRIL 9, 2025 @ 2:00 PM



CONESTOGA RIVER FRONTAGE



18-ACRES VALUABLE FARMLAND

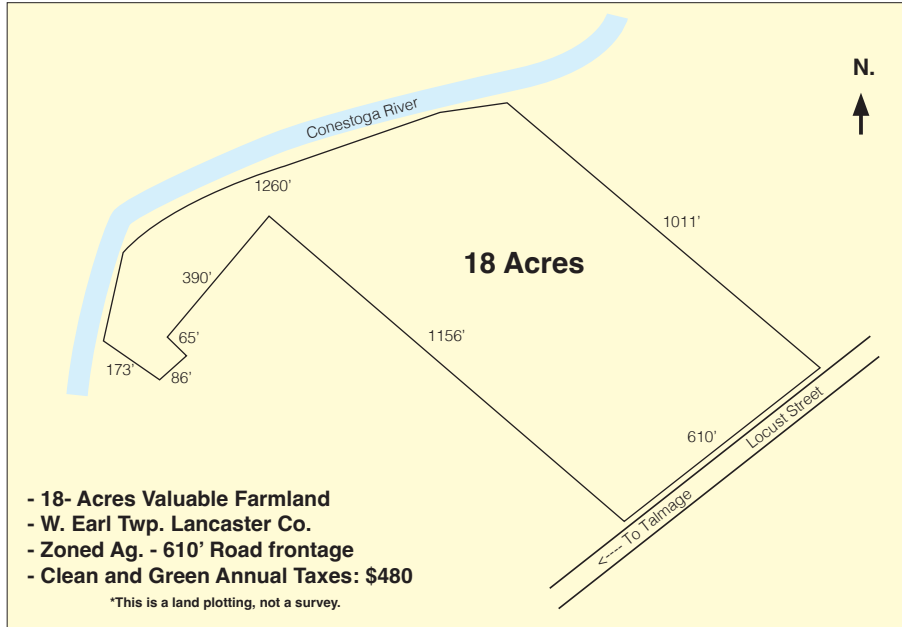


610' RD. FRONTAGE * ZONED AG

Located along Locust St. Leola, Pa. W. Earl Twp. Lancaster Co. CV Schools

Directions: From Farmersville take W. Farmersville Rd. to left on Locust St. to property on right. OR, from Brownstown take Rt. 772 S. to Talmage turn left on Locust St. to sale on left.

Real Estate: consists of a valuable 18-acre tract of level farmland (no buildings). Tract has 610' road frontage on Locust St. along south border, the tract is basically rectangular in shape and borders the Conestoga River along the north side. This tract offers highly productive limestone soils and would be ideally suited for a small farmstead. The property is located adjacent to the W. Earl Twp. Tree/Mulch recycling center. The tract is identified as PIN#2104826100000; Agriculture Zoned & enrolled in Clean & Green **annual taxes: \$480.** For zoning questions contact Sara Service @ W. Earl Twp. (717) 859-3201.



PROPERTY MAY BE INSPECTED

ANYTIME AT YOUR CONVENIENCE!

Terms: 10% down day of sale, balance on or before 60-days. **Attorney:** Linda Kling (717) 656-6717

Note: *This is truly a rare opportunity to purchase 18-acres of valuable highly productive Lancaster County farmland. Ideal custom home site or farmstead, many potential possibilities!*

For Photos & Complete Listing Visit
www.martinandrutt.com

AUCTION BY: Martin & Rutt
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Cameron Rutt



AUCTION FOR:
EMMANUEL METHODIST
CHURCH TRUSTEES