

STOLTZFUS  
R.E. AUCTION

Strasburg Area

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## 1.11 Acre Country Property

# PUBLIC REAL ESTATE AUCTION

**35'x75' Recreational Building/Shop, 12'x24' Shed on 1.11 Acre Lot**  
**Wednesday, October 30, 2024 @ 5:00 PM**

**Location: 32 Little Beaver Rd, Strasburg PA 17579 (Lancaster County)**

Directions: From Strasburg take May Post Office Rd south to left onto Little Beaver Rd to property on right.



**Nice, useful 35'x75' 1 Sty Recreational Building/Shop w/Kitchen, 12'x24' Shed on 1.11 Acre Lot**

**Beautiful stone front 35'x75' building w/10'6" interior ceiling height w/14'x24' kitchen area, stainless steel sink, serving doors which open between kitchen & rec room area, 35'x60' rec room/shop area w/14'x9' overhead door, insulated & heated, LP heater, charming 15'x10' porch w/stone pillar corner post, exterior of building has vinyl board & batton siding, stone wainscoting, asphalt shingled roof, landscape walls, 12'x24' vinyl shed. This all is situated on a 1.11 Acre lot which would make a beautiful building lot and or make use of the existing building for a rental building.** Check w/township on building possibilities. Large nice lawn area, gravel driveway w/plenty of parking. Strasburg Twp., Lampeter Strasburg School District, Zoned: Ag, Taxes: \$1577.17

**Note:** Are you looking for a potential 1.11 acre lot to build your dream home on? Here in Strasburg we have a beautiful 35'x75' recreational/shop building on a 1.11 Acre lot with lots of potential. Located along a rural back road in Lancaster County. Come prepared to buy as sellers are serious to sell.

**Terms:** 10% down @ auction. Settlement on or before December 30, 2024. Glick, Goodley, Deibler & Fanning attys.



**Open House: October 12<sup>th</sup> & 19<sup>th</sup> from 1-3 PM or by appointment. Contact auctioneer @ 717-327-1215 w/any questions or to schedule an appointment.**

**Attention Realtors:** 1% Broker Participation offered to realtors who are the successful buyers. Please preregister 48 hrs prior to the auction.

**We are now offering assistance with Bridge Loans and Down Payments. Call us @ 717-327-1215 for more information!**

**See more at [auctionzip.com](http://auctionzip.com) ID #44467**



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LIC. #AY2246

**Auction For:**  
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