

STOLTZFUS
R.E. AUCTION

- Manheim Area -

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Valuable "7.50 Acre" Partially Wooded Farmette w/Stream

PUBLIC REAL ESTATE AUCTION

**3 Bdrm 2 Sty Home, Barn w/Loft, Detached Garage,
Tillable Field, Woodlands On 7.50 Acres**

Wednesday, October 23, 2024 @ 5:00 PM

Location: 695 Rife Run Rd, Manheim PA 17545 (Lancaster County)

Directions: From Lancaster take Rt 72 north turn left onto Rife Run Rd to property on right.



3 Bdrm 1512 Sq Ft 2 Sty Home, 30'x32' Barn w/Loft, Detached Garage, Approx 3 Acre Tillable Field, Approx 3 Acres Woodlands w/Stream on "7.50 Acres"

First floor of house consists of a spacious eat-in kitchen/dining rm w/white rsd panel cabinets, large living/family rm w/ceiling fan w/refinished original hardwood flooring and access to covered porch, mudroom w/laundry w/newer vinyl plank flooring, entry/storage rm, full bath w/newer tub/shower combo & sink, **Second floor** has 3 large bdrms w/closets, additional storage rm, attic nook, stairs to main attic, 481 Sq ft basement w/laundry hookup, water softener system, oil furnace hot water radiator heat, **100 amp service**, house has insulated tilt-in windows (some new) home also was recently repainted, 23'x6' covered porch, 20'x9' concrete patio. **Outbuildings** consists of a spacious 24'x32' detached garage w/2 overhead doors & plenty of storage, 30'x32' barn w/partial loft & partially built horse stall, 10'x14' chicken shed w/small fenced area. **All situated on 7.50 Acre corner lot w/approx 3 acre tillable field & 3 acres woodlands w/small stream creating a very "Peaceful Setting"** This property has lots of potential as a small hobby farmette being it small scale producing, or possibly your dream old MacDonald farmette while making use of the back door woodlands for hunting which has plenty of deer etc., large lawn area, plenty of shade trees, onsite well & sewer, Located in Rapho Twp., Manheim Central School District, Zoned Ag, Taxes: \$5700

Note: Beautiful 7.5 Acre farmette in Manheim area w/established buildings in move in condition. Quiet country setting w/small stream flowing through property. A must see property to fully appreciate. Quick access to Rt 72 and only minutes to Manheim, Lititz etc. Don't miss it!

Terms: \$60,000.00 down @ auction. Settlement on or before December 20, 2024. Glick, Goodley, Deibler & Fanning attys.

Open House: Saturday's October 5th & 12th from 1-3 PM or by appointment. Contact auctioneer @ 717-327-1215 w/any questions or to schedule a private showing.

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 ID #44467

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Auctioneers:
Elam Esh 717.327.1215
Amos Stoltzfus 717.738.9157
Leon Fisher 717.786.7217

LIC. #AY2246

Auction For:
Levi & Becky Stoltzfus
717-664-3172



- Dimensions -

Bedroom: 15'x12'

Bedrooms: 15'x11'

Bedroom: 15'x11'

2nd Floor Storage Room: 15'6"x5'4"

Kitchen/Dining Room: 15'5"x21'

Pantry: Cabinet

Living Room: 15'x23'

Mudroom: 10'x14'

Entry Room: 8'6"x6'

Full Bath: 9'6"x6'3"

PROPERTY INFORMATION

Type: 2 Story Dwelling

Construction: Framed/Vinyl

Square Feet: 1512 Sq Ft

Condition/Age: Good/1910

Roof/Condition: Metal/Repainted

Flooring: Vinyl/Vinyl Plank

Kitchen: Yes

Living Room: Yes

Laundry: Yes/Mudroom

Pantry: Cabinet

Bedrooms: 3

Basement: 481 Sq Ft

Baths: 1 Full

Windows: Insu/Tilt-in (Some New)

Garage: 24'x32' Detached

Barn: 30'x32'

Shed: 10'x14'

Heating: Oil Hot Water Radiator

Sewer: On-site

Water: On-site

Lot Size: 7.50 Acres

Schools: Manheim Central

Taxes: \$5700

Township/Zoning: Rapho/Ag

Attorney: Glick, Goodley, Deibler &

Fanning Attys



Info deemed to be correct but not guaranteed.

See more at auctionzip.com No.44467

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