

- Quarryville Area -

13.3 Acre Farmette "Partially Wooded w/Stream"

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PUBLIC REAL ESTATE AUCTION

**3 Bdrm 2 Sty Home w/Detached 1 Car Garage, 3500 Sq Ft Shop, 50'x70' Timber Framed Bank Barn, Shed, Pastures on 13.3 Acres
Friday, November 22, 2024 @ 1:00 PM**

Location: 1620 May Post Office Rd, Quarryville PA 17566 (Lanc Co)

Directions: From Quarryville take Rt 372 east to left onto May Post Office Rd to auction left.

Or from Strasburg take Decatur Street to May Post Office Rd to auction on right.



3 Bdrm 1718 Sq Ft 2 Sty Home w/2 Full Baths, Detached 1 Car Garage, 3500 Sq Ft Shop, 50'x70' 2 Sty Timber Framed Bank Barn, Shed, Pastures on 13.3 Acres

First floor of house has a nice open floor plan w/an eat-in kitchen/dining rm w/painted cabinetry, walk-in pantry, spare closets, living rm w/hardwood flooring, mudroom w/laundry area, full bath w/glass dr shower, hallway leading to an open stairway **Second floor:** has 3 large bdrms w/plenty of closet storage, including master bdrm w/access to master bath w/tile floor & walls and a tub/shower combo, lg attic storage area, Also has a 850 sq ft unfinished basement w/canned good storage area, 200 amp service, **central air units**, Duct work needs to be re-installed, oil hot water baseboard heat (furnace needs work) house is currently heated w/coal/wood stove, covered back porch. **Outbuildings:** Spacious 50'x70' 2 sty timber framed bank barn which has a large 18'x30' & (3) 11'x15' boxpens, 23'x50' storage area, second floor has a 24'x50' finished rec room/offices area which is insulated & heated, **additional 12'x12' finished office w/mini split**, 45'x50' storage area, **3500 sq ft shop w/12'ceiling/block building w/(3)16'x12' OH doors**, shop also has **220 amp service**, plenty of outback outside storage area, 14'x25' detached garage. **All situated on 13.3 Acres w/approx 7 acres woodlands** with a nice southern slope and a great bedding area for deer, Approx 3 acres woodlands across the street w/stream and a 24'x46' 2 sty building, Also has 2 large woven wire fenced-in paddocks for your animals, **spacious 12'x24' chicken shed**, large row covered/drip taped area enough to grow 700+ Mums which are sold in their 6'x8' roadside stand, Golden area to continue and grow an established small road side business. **Also check with Township on possibly building a second dwelling on this farmette!** This property has its own private well & sewer, Located in Eden Twp., Solanco School District, Zoned Ag, Taxes \$2286.75, Farm is on Clean & Green.

Note: Looking for some acreage in Quarryville area?? Don't miss this 13.3 Acre farmette w/spacious useful buildings which has lots of potential as a dream hobby farmette or small scale produce farming. Very economical taxes. Conveniently located with quick commute to Quarryville and easy access to Rts 372, 222, 472 etc. Sellers are relocating and want to sell.

Terms: \$60,000.00 down @ auction. Settlement on or January 21, 2024. Glick, Goodley, Deibler & Fanning attys.

Open House: Saturday's November 9th & 16th 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!

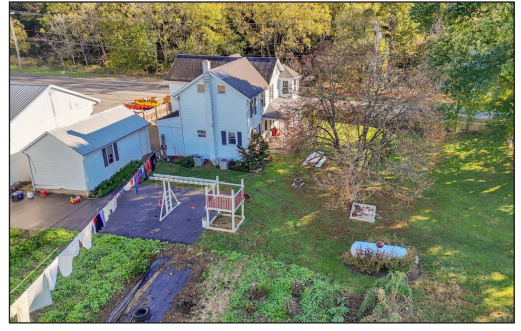


See more at auctionzip.com ID #44467

Auctioneers:
Elam Esh 717.327.1215
Amos Stoltzfus 717.738.9157
Leon Fisher 717.786.7217

LIC. #AY2246

Auction For:
Christ & Mary Esh
717-208-1832



Dimensions

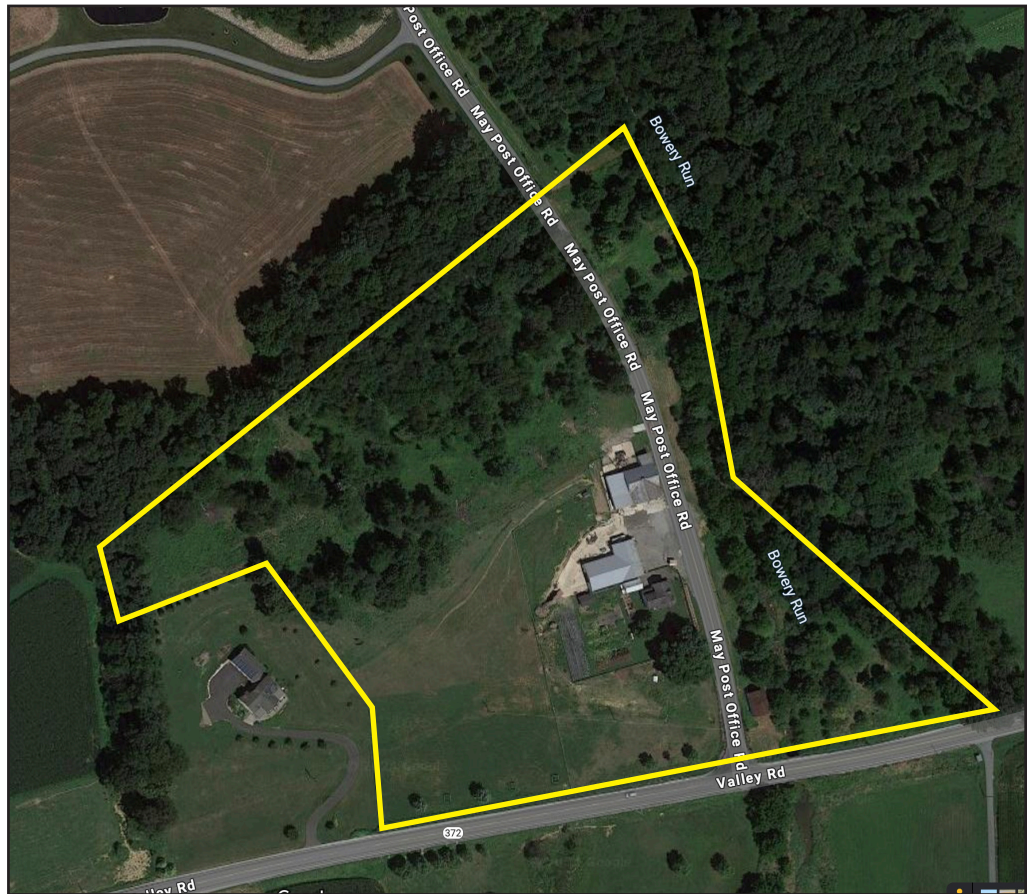
Bedroom: 17'x11'
Bedrooms: 17'x11'
Bedroom: 13'x11'

2nd Floor Storage Room: 11'6"x 6'
Kitchen/Dining Room: 17'5"x17'
Pantry: Walk-in
Living Room: 17'x11'

Mudroom: 10'x7'
Full Bath: 6'x6'
Master Bath: 11'x8'

Property Info

Type: 2 Story Dwelling
Construction: Framed/Vinyl
Square Feet: 1718 Sq Ft
Condition/Age: Good/1930
Roof/Condition: Asphalt/Good
Flooring: Vinyl/Hardwood
Kitchen: Yes
Living Room: Yes
Laundry: Yes/Mudroom
Pantry: Walk-in
Bedrooms: 3
Basement: 850 Sq Ft
Baths: 2 Full
Windows: Insu/Tilt-in
Garage: 14'x25' Detached
Bank Barn: 50'x70' Timber Framed
Shop: 3500 Sq Ft
Shed: 12'x24'
Heating: Coal/Wood
Sewer: On-site
Water: On-site
Lot Size: 13.30 Acres
Schools: Solanco
Taxes: \$2286.75
Township/Zoning: Eden/Ag
Attorney: Glick, Goodley, Deibler & Fanning Attys



Info deemed to be correct but not guaranteed.

See more at auctionzip.com No.44467

See front side also →

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