



HESS
AUCTION GROUP

Public Auction

REAL ESTATE
PERSONAL PROPERTY

89 ACRE HIGHLY PRODUCTIVE RAPHO TWP FARM (LANCASTER COUNTY)



NEW DATE!

Saturday, May 16, 2020

Personal Property ONLINE/9AM • 12PM ONLINE ONLY Real Estate

**680 N. ESBENSHADE RD.
MANHEIM, PA 17545**

This attractive, well-maintained Lancaster County farm is located in a highly productive area just minutes from the Esbenshade Rd. exit of 283. The gently rolling acreage boasts nearly all tillable, extremely productive soils in a picturesque agricultural community. **Buildings and improvements** include a large traditional two-story bank barn, approximately 50'x80' farm shop, separate 40 stall dairy barn with attached milk house and feed room, approximately 60'x35' tobacco shed. **The well-maintained, traditional farmhouse** includes a large cherry eat-in kitchen, spacious family room, living room, parlor or first floor bedroom, full bathroom, spacious laundry, and mudroom with wood stove. **The second floor, accessible by two, wide staircases** hosts four bedrooms and a full bath including master bedroom with large walk-in closet, and other architectural features. **Additional amenities** include a large, fully concreted basement and small, picturesque farm pond. The farm is preserved and a portion of the meadow is enrolled in CREP. **Farm will be sold PER ACRE (89.676 Acres Total).**

Auction for: Abraham Shelly Est.
Attorney: Blakinger Thomas

CALL FOR INFORMATION

For information about financing call 717-664-5238

AUCTIONEER'S NOTE: PROPERTY IS BEING SOLD TO SETTLE AN ESTATE;

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

JOHN M. HESS AUCTION SERVICE 717-664-5238 or 877-599-8894 HESSAUCTIONGROUP.COM
AY000253L



Type: Farmhouse
Construction: Frame
Exterior: Siding
Roof: Shingle
Square Footage: 1,448sq. ft.
Lot Size: 89.67 Acres

Year Built: 1912
Heating/Cooling: Electric Baseboard, Coal Stove
Flooring: Carpet, Vinyl, Wood
Water/Sewer: Private, Electric Water Heater

Windows: Vinyl Replacement
Zoning: Agricultural
Taxes: \$5,125
School District: Manheim Central SD
Township: Rapho Township

First Floor:

Kitchen with Eat-in Area: 18'6" x 12'10", Quality Custom Kitchen, Microwave, Dishwasher, Peninsula, Wood Beam Ceiling, Wood Beadboard Wainscoting & Chair Rail, Vinyl
Family Room: 22'6" x 13', Carpet
Living Room: 11'7" x 13'5", Carpet
Study: 11'7" x 13'5", Wood
Bath: 11' x 5'2", Tub/Shower Combination, Vinyl
Utility Room with Wood Stove, Laundry Area

Second Floor:

Bedroom 1: 13' x 13'9", Carpet, Large Walk-in Closet
Bedroom 2: 13'6" x 11'7", Carpet
Bedroom 3: 13'6" x 9'8", Carpet
Bedroom 4: 13'6" x 11'8", Carpet

Lower Level:

Unfinished with Sump Pump

All Measurements are Approximate



Personal Property

Vehicles: 2012 Chevy sonic with 50,000 original miles, 1983 Ford F150 four-speed manual pick-up truck showing 51,000 miles
Tractors: Allis-Chalmers 6080 Diesel open station with three point and 4900 original hours, Massey Ferguson 165 with three point and Bush hog 4000 loader 3500 original hours Massey Ferguson 175 Diesel with three point and 4700 hours, seven Massey suitcase weights. **Farm equipment:** 35KW Fidelity Electric PTO generator, Heston 2001 50 forage harvester with hay and corn head, John Deere 8 foot three point blade, 300 gallon fuel tank. **ATVs and lawn equipment:** Honda recon ES utility four wheeler, Honda 125 FM three wheeler, John Deere 335 hydrostatic riding mower with 1600hr, Fimco 20 gallon sprayer, Gilson Rototiller, echo string trimmer, Teray Mascot S – 2 rowboat, large selection of split firewood. **Shop equipment and tools:** Lincoln 225 amp arc welder, portable air compressor, pedestal vice, 16 inch chainsaw, Chicago tools metal cutting bandsaw, three-quarter inch socket set, DeWalt cordless tools, Handyman's Jack, carpentry tools, lawn and garden hand tools, table top drill press, ladders wrenches, Fully stocked bolt bin and other hardware, chain, and much more. **Antiques collectibles and farm related primitives:** early wooden wares, nice marble collection, Hall's pottery including nesting bowls, nice selection of crocs and jugs, early picture frames, milk bottles and other bottles, early runner sled, early kitchen wares, farm toys including case and case international, early train set, Winross trucks, art pottery, yard sticks and other Advertising, stereo viewer, Pink and green depression glass, CUTCO knives, large selection of early milk cans, chicken crate, early doors, wooden windows And window sashes, galvanized watering can, milking stool, wooden boxes, Braided rugs and other textiles, and many more items to numerous to mention. **Furniture and appliances:** two piece bedroom suit with poster bed, three-piece cherry bedroom suit, oak rocking chair, four piece cannonball bedroom suit, hot point washer, Amana dryer, large chest freezer, contemporary sofa, dovetailed coffee table, small recliner, Kohler and Campbell spinet style piano, cedar chest, Soft wood hutch, Governor Winthrop style mahogany secretary's desk, bookcases, extension table and eight chairs

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