



HESS
AUCTION GROUP

Public Auction

REAL ESTATE

13.5 ACRE PARKESBURG HORSE FARM & ADJACENT 5.4 ACRE LOT (SOLD SEPARATELY)



Thurs. June 18, 2020 • 6PM

4451 CHURCH RD.
PARKESBURG, PA 19365

Parcel 1: This gorgeous 13.5-acre horse farm features a beautifully restored stone farmhouse and traditional bank barn with fenced pastures. **The farmhouse** has a unique mother-daughter layout with a total of 2 kitchens each has a Tiffany light fixture, garbage disposal, , under cabinet lighting, & custom cabinets; dining room, great room with lofts that serve as office or bedrooms space, living room with fireplace, 7 bedrooms total, 4 full baths (master bath includes a jacuzzi tub and lighted make-up mirror), an abundance of closet space, basement and attic. **The traditional bank barn** is 45'x32', fieldstone and wood w/ 2-stories. **The first story** hosts 4 extra-large horse stalls (14x14) with rubberized brick floor and heated automatic waterer, the center hall has a 50gal. hot water heater and double tub sink; the second level, can be accessed by a blacktop driveway. **Outside the barn** is a cement pad about 20ft wider than the barn that leads to a manure pit and a rubberized pad that leads the horses to the first pasture, on the other side, a rubberized brick driveway connection has been installed for soft and quiet loading/unloading horses from a trailer. **The fenced pastures** total 8 acres (one 5 acre pasture, a 1.65 acre pasture, and a 1.35 acre pasture) with extra entrance gates, and doors for easy entry of large bails of hay. There are two large run-in lean-tos and three heated automatic waterers in the pasture area. **Additional amenities** include three zone radiant heat, Anderson triple action doors to the bluestone patio on both additions, patios overlook the pastures at the rear of the house and feature wrought iron railing and wind & sun auto awning. You do not want to miss this property!

Parcel 2 (4389 Church Rd.): This 5.4 acre wood lot sits just across Blackhorse Rd. from parcel 1. There is no water/sewer hook-up.

CALL FOR INFORMATION

Auction for: Stan Stefanski
Attorney: Jeff Goss

For information about financing call 717-664-5238

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.



PARCEL 1

Exterior: Stone, Stained Wood

Roof: Slate

Square Footage: approx. 4,500sq. ft.

Lot Size: 13.5 Acres

Heating/Cooling: Three Zone Radiant Heat

Flooring: Brick, Hardwood, Tile

Water/Sewer: On Site, Ultraviolet Water Conditioning System

Zoning: Agricultural

Taxes: \$8,746.52

School District: Octorara Area SD

Township: West Sadsbury Township



PARCEL 2

Lot Size: 5.4 Acres

Zoning: Agricultural

Taxes: \$116.51

School District: Octorara Area SD

Township: West Sadsbury Township

LENDERS

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