



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

110 ACRE LANCASTER COUNTY FARM



Monday, December 7, 2020 • 1PM

**20 BROWN RD.
NOTTINGHAM, PA 19362**

This picturesque, well-kept farm features highly productive, mostly tillable soil and many buildings and improvements. **On this property you can find** a 5-bedroom, improved farmhouse, pullet house with farm shop addition (and generator), traditional bank barn with several additions, 3-sided pole barn set up for cattle, and a large tobacco shed. **The farmhouse** features a foyer, living room, eat-in kitchen with built-in desk area, built-in oven, pantry, and a family room just off the kitchen with built-ins on the first floor. **The second-floor** hosts 5 bedrooms including the master bedroom and two full bathrooms. **Additional amenities** include scaffolding for tobacco in the tobacco shed and a portion of the barn, a 12,000-bushel grain bin, approximately 86 acres of tillable land with the remainder being the house, buildings, pastureland and small farm pond. **This property is enrolled in Clean & Green BUT IS NOT PRESERVED.**

Auction for: Fred Crider
Attorney: Anthony Shimaneck

Open Houses: Sat. Nov. 21, 10am – 12pm
Sat. Nov. 28, 10am – 12pm
Or Call For An Appointment

For information about financing call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 60 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: Slate
Square Footage: 2,883sq. ft.
Lot Size: 109.8 acres
Year Built: 1909
Heating/Cooling: Hot Water Radiators

Flooring: carpet, linoleum
Water/Sewer: Private
Zoning: Agricultural, Residential, Commercial
Taxes: \$4,793.21
School District: Solanco School District
Township: Little Britain Township

First Floor:

Foyer: 6'5" x 14' carpet
Eat-In Kitchen: 18'4" x 20'7" ; built-in desk, brick chimney with built-in oven, pantry
Living Room: 13'1" x 17' ; carpet
Family Room: 13'5" x 16'8" ; carpet, built-in desk & bookshelves

Second Floor:

Master Bedroom: 12' x 15'5" ; carpet, double closet
Bedroom 2: 12'1" x 11'6" ; carpet, closet
Bedroom 3: 9'6" x 12'2" ; carpet, closet
Bedroom 4: 13'4" x 9'2" ; carpet, closet
Bedroom 5: 13'2" x 15'5" ; carpet, closet
Full Bath 1: 8'5" x 6'5" ; linoleum
Full Bath 2: 6'9" x 10'5" ; linoleum

Exterior:

Pullet House: 320' x 40' with 40' Farm Shop Addition
Traditional Bank Barn with Several Additions
3 Sided Pole Barn set up for cattle
12,000 Bushel Grain Bin
Large Tobacco Shed
Small Farm Pond



LENDERS

Chris Karshin
Fulton Bank
717-682-0693
CKarshin@fultonmortgage.com
company.com

Dwight Rohrer
First Citizen's Community Bank
717-572-1492
ddroh-rer@firstcitizensbank.com

Megan Livengood
Bank of Bird-In-Hand
717-929-2208
mlivengood@bihbank.com

Marvin Charles
MidAtlantic Farm Credit
717-368-7387
mcharles@mafc.com

Dale Hershey
Univest
717-519-7077
hersheyd@univest.com

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.