



**HESS**  
AUCTION GROUP

# Public Auction

REAL ESTATE  
PERSONAL PROPERTY

## 4 ACRE FARMETTE



**Saturday, April 10, 2021**

Live Only Personal Property 9AM • 12PM Real Estate  
Live & Online Vehicles & Equipment • 1pm  
Online Only Personal Property

**1860 MOUNT WILSON RD.  
MANHEIM, PA 17545**

**T**his four-acre farmette features a 3-bedroom ranch style home, large pole barn, barn with stalls and multiple fenced pastures. The interior of the home boasts a living room, eat-in kitchen with pantry and access to patio, 3 bedrooms including a master with elevator to lower level, and full bath on the main floor. The lower level hosts a semi-unfinished family room with elevator landing, garage entrance, and patio door, along with an additional living space, study, craft room, and storage room. **Outbuildings on the property** consist of large pole barn 24'X48' with 2 overhead garage doors (12'X14', 10'X10) & concrete floor, 16'X24' open shed attached to pole barn, 28'X30' animal barn with horse stalls and fenced in pasture. **Additional amenities** include solar panels, propane Generac generator for the whole house, wood deck to inground pool, wood ramp to house and ADA accessible full bath.

\* Vehicles & Equipment Will Be Sold Following The Real Estate \*

**Open House: Sat. March 27, 10am-12pm  
& Mon. March 29, 5pm-6:30pm  
Or Call For An Appointment**

Auction for: Brenda Flory Estate  
Attorney: Corey M. Lamoureux

\*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.

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



**Type:** Ranch  
**Construction:** Frame  
**Exterior:** Vinyl Siding  
**Roof:** Asphalt  
**Garage:** Oversized 2 Car, Door Openers, Pull-Down Stairs to Storage Area Above  
**Square Footage:** 1,592sq. ft.  
**Lot Size:** 4.09 Acres  
**Year Built:** 1974

**Heating/Cooling:** Fuel Oil Hot Water, Mini Splits  
**Flooring:** Wood Laminate, Vinyl  
**Water/Sewer:** Private  
**Electric:** 200amp, Whole House Generator, Solar Panels  
**Zoning:** Residential  
**Taxes:** Approx. \$4,499.50  
**School District:** Palmyra SD  
**Township:** S. Londonderry Twp.

**First Level:**

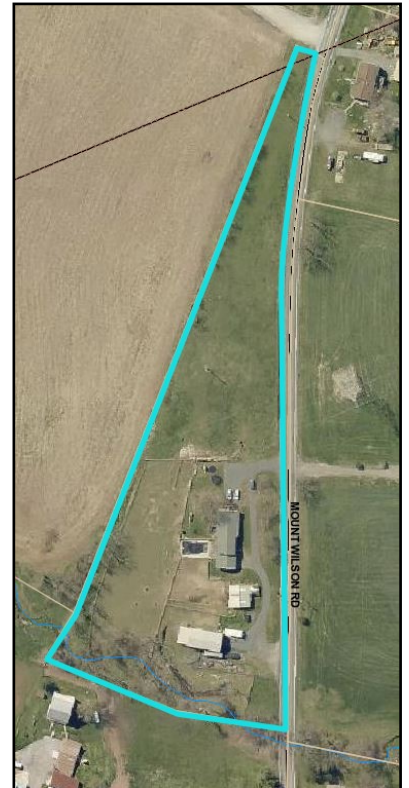
**Living Room:** 12'3" x 17'3", Laminate  
**Kitchen/Eat-in Area:** 21'6" x 14'10", Pantry, Ceiling Fan, Patio Door, LP Stove, Vinyl  
**Master Bedroom:** 19'4" x 21", Elevator, Ceiling Fan, 5'2" x 7'4" Walk-in Closet, Mini-Split, Private Bathroom Entrance, 9' Ceiling, Wood Laminate  
**Bath:** 15'4" x 8', 5' x 5' Shower-Roll in ADA Accessible, Vinyl  
**Bedroom 2:** 12' x 10'2", Minisplit, Closet, Ceiling Fan, Laminate  
**Bedroom 3:** 12' x 9', Minisplit, Closet, Ceiling Fan, Laminate  
 Oversized Hallway with Closet and Laundry Closet  
**Lower Level:**  
**Semi-Unfinished Family Room:** 23' x 20'7", Elevator

Landing, Rustic Wood and Stone Accents, Patio Door, Garage Entrance, Stained Concrete Floor  
**Additional Living Space:** 28' x 14'4", Rustic Barn Wood Wall and Stone Accents; Wood Stove  
**Study:** 11'3" x 11'8"  
**Craft Room:** 11'5" x 7'8", Closet  
**Storage Room:** 26'4" x 7'7", Laundry Tub, Walk Out Rear Entrance  
**Outdoors:**  
**Wood Deck to Inground Pool**  
**Wood Ramp to House**  
**Barn with Stalls and Storage Area**  
**Multiple Fenced Areas**  
**Large Pole Barn:** 48' x 24" with 2 Oversized Garage Doors

**\*All Measurements are Approximate\***

**Personal Property:**

**Vehicles and equipment and Camper:** 2016 Kubota diesel RTV X1120D with dump bed; open cab; ONLY-330hrs; 1 owner; LIKE NEW!!, 2011 Kubota diesel B3200 compact tractor with LA504 loader; roll bar:pto:3pt; ONLY 160 hrs. ;1owner, 2004 F-350 XLT Super Duty; power stroke V-8 Turbo Diesel; crew cab;4WD;105,400 original miles; 1 owner, Ferris IS 2100Z 48" zero turn mower with 248 hrs. , 2014 -34'Salem Hemisphere Lite camper with 2 slides; kitchen,2 bedrooms, full bath, outdoor kitchen,18' Appalachian And scape trailer with fold down ramp (like new!) 2011 Ford Expedition King Ranch with 66,135 original miles; loaded interior  
**Lawn and Garden:** Countyline 25-ton gas powered wood splitter, Campbell & Hausfeld upright air compressor, Husqvarna self-propelled lawn mower, Cub Cadet ST100 walk behind string trimmer, MTD 5hp chipper /shredder, craftsman DGT 4000 riding mower, lawn cart,  
**Shop tools and miscellaneous:** Bench grinder, DeWalt battery tools, ladders, pressure washer, bicycles, rolling tool box, Stihl string trimmer, large period barn strap hinges, drill press, wheel barrow, milk cans, farm primitives, primitive wooden hog scalding trough, tobacco press & MORE TO COME!



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