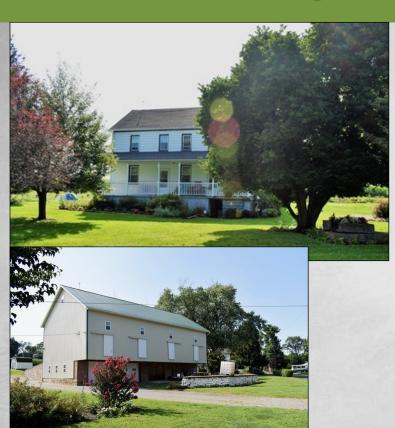


## **Public Auction**

REAL ESTATE

# 17 ACRE PEQUEA FARMETTE WITH LARGE BANK BARN



Saturday, October 9, 2021 • 12PM

474 FROGTOWN RD. PEQUEA, PA 17565

This 17 acre, Pequea farmette boasts almost all tillable land, 2-story farmhouse, and a very well-maintained bank barn. The first floor of the home features a foyer, living room, dining room, eat-in kitchen with gas stove, laundry/mudroom, and toilet room. The second floor hosts 5 bedrooms, one with attic access, and newly renovated full bath. The lower level is unfinished. Additional amenities include the large bank barn, which has been extremely well-maintained over the years, new replacement windows and exterior doors, 14 tillable acres, garden shed, and large, covered front porch.

**AUCTIONEER'S NOTE:** 

Open Houses: Sat. Sept. 25, 10am – 12pm & Mon. Sept. 27, 5pm – 6:30pm Or Call For An Appointment

Auction for: Beatrice H. Hess Estate Attorney: Aevitas Law

\*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 or December 15. Announcements made on day of sale take precedence over advertised information.



Type: Two-Story Farmhouse Construction: Brick Structure Exterior: Aluminum Siding

Roof: Asphalt (Front new in 2013, Back new in 2019)

Square Footage: 2,004sq. ft.

Lot Size: 17 acres Year Built: 1880

Heating/Cooling: Gas Hot Water Radiators/Window Units

Flooring: Carpet, Vinyl

Water/Sewer: On-Site, New Septic System

Electric: 100amp

**Zoning:** Agricultural & Low Density Residential

Taxes: approx. \$7,165

School District: Penn Manor SD Township: Martic Township

## **First Floor**

Foyer: 9'9" x 12'1", Floating Floor Living Room: 11'7" x 12'1", Carpet Dining Room: 9'5" x 21'10", Carpet

Kitchen/Eat-in Area: 13' x 16'2", Gas Stove, Wall Oven, Vinyl

Laundry/Mudroom: 7' x 13'5", Sink

Toilet Room: 4'1" x 5'10", Toilet only, Built-ins, Floating Floor

### **Second Floor**

Bedroom 1: 13'2" x 15'10", Closet, Carpet,

Bedroom 2: 11'6" x 13'5", Carpet

**Bedroom 3:** 12'9" x 12'1", Closet, Carpet **Bedroom 4:** 12'1" x 9'1", closet, Carpet

Bedroom 5/Office: 9'3" x 7', Attic Access, Carpet Bath (newly renovated): 6'8" x 10', Pedestal Sink,

Linen, Tub/Shower Combination, Vinyl

### **Lower Level**

Unfinished, Exterior Entrance, Entrance

### **Exterior**

**Covered Front Porch: Rear Covered Patio** 

Large Bank Barn Storage Shed

\*All Measurements are Approximate\*



### **LENDERS**

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