



HESS
AUCTION GROUP

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.

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



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

Chris Karshin
Fulton Bank
717-682-0693
CKarshin@fultonmortgag
ecompany.com

Dwight Rohrer
Bank of Bird-In-Hand
717-572-1492
drohrer@bihbank.com

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

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

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

Jason R. Landis
First Citizens Community
Bank
717-575-7435
jrlandis@myfccb.com

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