



HESS
AUCTION GROUP

Public Auction

REAL ESTATE
PERSONAL PROPERTY

LEWISTOWN AREA FARM OFFERED IN MULTIPLE PARCELS TOTALING 252 ACRES



Saturday, April 10, 2021

Personal Property 9AM • 12PM Real Estate

420 ORT VALLEY RD.

LEWISTOWN, PA 17044

This picturesque farm property is conveniently located yet perfectly secluded, less than five minutes from Route 322 just outside of Lewistown. **Parcel one** features **107 acres of gently rolling farm fields and wooded acreage** and a stately updated brick farmhouse that includes a semi-open floor plan including a kitchen, living room, an informal dining room, and formal dining room or library on the main floor. **The second-floor features** three spacious bedrooms and two full bathrooms. **The full finished daylight basement** includes a family room with large hearth, woodstove half bath, large laundry, and charming arch cellar. **Other features include** spacious lower-level house addition boasting large master bedroom suite with full bathroom and attractive screened porch with large limestone fireplace and brick floors. **Although this home includes many unique architectural features** such as refinished wood floors exposed wood beam ceilings, brick and stone fireplaces, deep windowsills, and several arch cellars to name a few, it is in need of minor cosmetic updating.

Parcel 1 outbuildings include detached two car garage, spacious Bank barn with lower-level horse stalls, and charming detached woodshed with finished office suite.

Parcel 2 89.58 acres gently rolling Tillable acreage and woodland.

Parcel 3 30.36 acres gently rolling tillable acreage and woodland. **& Parcel 4 15.35 acres** gently rolling tillable acreage and woodland. Adjacent to Parcel 3 but municipality of Derry Township. **(3 & 4 Are Being Sold Together)**

Parcel 5 10 Acres Treaster Valley, Parcel 12 16-0115-000 in Armagh Township. This parcel is not currently directly accessible and is approximately 20 minutes North-East of the main property.

Shown By Appointment

Auction for: Ruth Ziegler Est.
Attorney: Susan Young Nicholas

***SEE REVERSE SIDE
FOR MORE PICTURES***

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: Farmhouse

Exterior: Brick

Roof: Tin Roof

Garage: Detached 2-Car Garage / Multiple Outbuildings

Square Footage: 2,328sq. ft.

Lot Size: Parcels 1-4 Total 242.29 acres / Parcel 5: 10 Acres

Year Built: House in 1886, Barn in 1883

Heating/Cooling: Fuel Oil Furnace (<10 year old Furnace)

Water/Sewer: On-Site, Drain Field

Zoning: Agricultural Residential

Taxes: See Below

School District: Mifflin County SD

Township: Granville Township

Heat cont.: Cast iron hot water pipes run through floors, walls and ceilings.

Cooling cont.: Lower level family room has split ductless a/c unit (nowhere else in the house is air-conditioned)

TAXES FOR EACH PARCEL

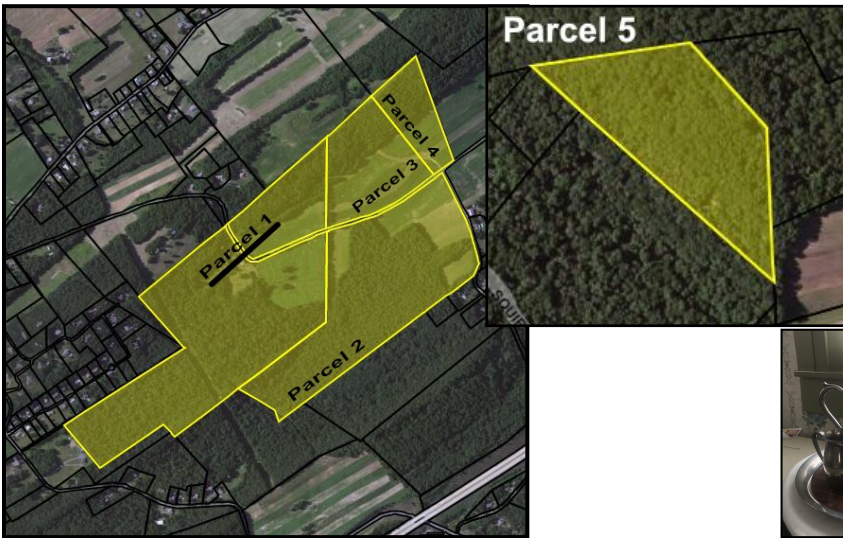
Parcel 1 Total Taxes: \$2,988.87

Parcel 2 Total Taxes: \$583.57

Parcel 3 Total Taxes: \$305.16

Parcel 4 Total Taxes: \$151.72

Parcel 5 Total Taxes: \$16.23



Antiques and collectibles: Good paint decorated jelly cupboard, soft wood blanket chest, early oak rolltop desk, early end irons, candle molds, oak washstand, early 2pc softwood dry sink w/ hutch top, Large cherry drop leaf table, numerous marble top end tables, selection of Hitchcock plank bottom chairs, early 2 part corner cupboard, softwood washstand, Baldwin spinet style piano, blue decorated Miller stoneware crock (as found) oak side-by-side secretary's desk, Round oak extension table, 6 Oak tea back plank bottom chairs, Victorian fainting couch, Millers style slant top writing desk, 7-gun gun cabinet, softwood cottage style 3-drawer dresser, several Victorian style end tables, early child's Rocker, large knockdown wardrobe, cherry bedroom suit, nice selection of textiles including quilts, large selection of braided rugs, Sheridan 4-drawer dresser, early baskets, fluid lamps, early pictures & prints, books, vintage clothing, early softwood cradle, tin litho- decorated baseball lunchbox & other tin litho-decorated games, coins, opalescent overlay lampshade, several pieces of art pottery including Hull, Nice selection of primitives, flatware, early ephemera, decanters, decorative China including large Limoges dish set with serving pieces, numerous paint decorated plank bottom chairs, primitive wooden medicine cabinet, cruet set, early 3pc wicker porch set, umbrella stand, Nice selection of early baskets, Quality glassware, Ornate oak library table, wooden executive desk, nice selection of primitive tools, Early law library, large antique safe, tea pots, Unusual walking sticks, Split firewood, box lots, Household goods, contemporary & vintage upholstered furniture & **hundreds of unmentioned items this is a large & buried sale. There should be some pleasant surprises.**

LENDERS

Chris Karshin
Fulton Bank
717-682-0693

CKarshin@fultonmortgage.com
company.com

Dwight Rohrer
First Citizen's Community Bank
717-572-1492

drohrer@bihbank.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

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