



**HESS**  
AUCTION GROUP

# Public Auction

REAL ESTATE

## 16 +/- ACRE PROPERTY W/ LARGE POND & SEPARATELY DEEDED DWELLING

Saturday, May 14, 2022 • 1PM

1495 LEBANON RD.  
MANHEIM, PA 17545



This 16-acre property is one of a kind and lends itself to many purposes, an absolute must-see! The main home features a modern kitchen, dining room, living room and family room all with unique architectural features, a full bath and laundry all on the first floor. The second-floor hosts 5 bedrooms and two full bathrooms. The basement is partially finished with exposed stone walls, half bath, and utility area. Additional home amenities include updated heating system, electrical system, water system, new roof, windows, and central air. There are multiple buildings on the property including a multi-level concrete block garage converted to include a commercial bakery, large traditional bank barn, 80x100 pole building, remodeled two-bedroom trailer which provides rental income, and rustic cottage with pavilion, overlooking the huge, picturesque pond.

**AUCTIONEER'S NOTE:**

Open Houses: Sat. April 30, 10am – 12pm  
& Sat. May 7, 10am – 12pm  
Or Call For An Appointment

Auction for: Stephen & Joann Bauman  
Attorney: Jeff Goss

\*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



**Parcel 1: 1495 Lebanon Rd. Manheim, PA 17545**

**Type:** 2.5 Story Farmhouse

**Construction:** Masonry

**Roof:** Shingles

**Exterior:** Brick

**Square Footage:** 2,760sq. ft. Plus Attic and Basement

**Lot Size:** 16 +/- acres

**Year Built:** 1852, 2 Additions Done in 1987

**Heating/Cooling:** Propane Heat and Hot Water/Central Air installed 2020/ Fireplace w/ gas log insert installed 2020

**Water/Sewer:** On-Site

**Zoning:** Agricultural

**Taxes:** \$7,354

**School District:** Manheim Central SD

**Township:** Rapho Township

**Parcel 2: 4367 Elizabethtown Rd. Manheim, PA 17545**

**Type:** Mobile Home

**Construction:**

**Exterior:** Aluminum Sheet

**Roof:** Corrugated Metal

**Square Footage:** 1,500 sq. ft. Including Addition

**Lot Size:** 0.4 acres

**Year Built:** 1958

**Heating/Cooling:** Forced Air Furnace/Mini Split A/C w/ Heat

**Water/Sewer:** On-Site

**Zoning:** Agricultural

**Taxes:** \$1,028

**School District:** Manheim Central SD

**Township:** Rapho Township



\*Property was cleared out 2019\*



**LENDERS**

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