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AUCTION GROUP

**Public Auction**  
REAL ESTATE

# INDUSTRIAL & COMMERCIALY UTILIZED 80+ ACRE PICTURESQUE FARM



**Thursday, May 12, 2022 • 6PM**

**220 YOCUMTOWN RD.  
ETTERS, PA 17319**

**T**his outstanding one-of-a-kind property is located just minutes from Rt. 83 and PA Turnpike and formally housed a large excavation company and concrete contractor. **The approx. 16,000 sq. ft. office/shop** is nestled in the center of 80 acres of gently rolling pastures, perfectly framed by white vinyl fencing. The shop housed approx. 30 trucks and heavy equipment for the excavation/trucking company. **The 7,450 sq. ft. shop** consists of 3 large truck bays measuring 67' x 21', 67' x 21' and 67' x 31'7" with complete oil and air systems, hot water pressure washer and electric. In addition, there are 2 smaller overhead garage doors for service vehicles. Included in the shop building are large open spaces for material storage, parts room, over 5,901 sq. ft. of individual office space including dispatch, executive and estimator offices, conference rooms, restrooms, lunchroom and over 1,600 sq. ft. of open office space. **Other buildings and improvements** include a surprisingly large 3,100+ square feet renovated 2-story home that features 3 bedrooms, 2 full & 2 half bathrooms, nice kitchen, 2nd floor master suite, nicely finished basement, detached 2 story 1,408 sq. ft. horse barn with 4 modern horse stalls, acres of fenced pastures, 4 run in sheds, well maintained farm pond and significant stream.

**AUCTIONEER'S NOTE: MUST SEE TO APPRECIATE THE PROPERTY!**

Auction for: Jarod L. & Kristen S. Wintermyer  
Attorney: Brandon O'Connor, Esq.

**Shown By Appointment**

\*For information about financing call 717-664-5238\*

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement no sooner than 45 days and no later than 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



**Type:** Cape Cod  
**Construction:** Frame  
**Exterior:** Cedarwood, Fiber Cement  
**Roof:** Shingle  
**Square Footage:** 3,198sq. ft.  
**Lot Size:** 80.14 acres  
**Year Built:** 1955  
**Heating/Cooling:** Propane / Central AC

**Flooring:** Carpet, tile  
**Water/Sewer:** on-site  
**Zoning:** Rural Resource (light industrial use permitted)  
**Taxes:** \$10,644.40 (2021)  
**School District:** West Shore SD  
**Township:** Newberry Twp.

## 2-Story Home

**Main Floor Family Room:** 30' x 19'  
**Main Floor Powder Room:** 8' x 4'  
**Entrance Foyer:** 7' x 8'  
**Kitchen:** 15' x 13'  
**Kitchen/Dining Area:** 13' x 12'  
**Dining Room:** 15' x 13'  
**Main Floor Full Bath:** 8' x 6'  
**Main Floor Study/ 4th Bedroom:** 13' x 13'  
**2<sup>nd</sup> Floor Bedroom #1:** 15' x 14'  
**2<sup>nd</sup> Floor Bedroom #2:** 12' x 16'  
**2<sup>nd</sup> Floor Master Bedroom:** 17' x 15'  
**2<sup>nd</sup> Floor Master Bathroom:** 15' x 7'  
**2<sup>nd</sup> Floor Master Walk-in Closet:** 16' x 7'  
**Finished Walk-out basement:** 26' x 23'  
**Basement Powder Room:** 7' x 7'

*All Measurements Are Approximate*



## LENDERS

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