HESS
AUCTION GROUP

Public Auction

Real Estate
Personal Property

10+ ACRE
PENN MANOR FARM

Saturday, June 4, 2022

Personal Property 9AM • 12PM Real Es-

3412 River Rd.
Conestoga, PA 17516

This conveniently located yet perfectly secluded 10.4 acre property is located just minutes from route 30 and features a combination of gently rolling tillable soil, wood ground and meadows. The cape cod style home boasts unique architectural features including exposed stone and wood interior walls, and consists of a kitchen, dining area and living room on first floor. The second-floor hosts 2 bedrooms and full bath. There is also a full finished daylight basement. Other amenities include a traditional bank barn with equipment shed addition.

Open House: Sat. May 21, 10am-12pm
& Mon. May 23, 5pm-6:30pm
Or Call For An Appointment

Auction for: August Birchler Trust
Attorney: Thomas Goodman

Auctioneer's Note:

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: Cape Cod
Construction: Frame
Exterior: Vinyl Siding
Roof: composition shingle
Square Footage: 1,055sq. ft.
Lot Size: 10.4 acres
Year Built: 1800
Heating/Cooling: Heat Pump/Central Air

Flooring:
Water/Sewer: On-Site
Zoning: Agricultural
Taxes: Approx. $4,889
School District: Penn Manor SD
Township: Manor Township

Personal Property

2013 Toyota Tundra 4x4 drive Truck 58k miles, 2018 Kia Sorrento 4x4 drive, 47k miles

Tractors: Kabota B 2620 four-wheel-drive diesel (65 hours), Farmall cultivation a, International 784 wide front diesel, Kabota four-wheel-drive compact tractor as found, John Deere H

Farm Equipment: International 2-Bottom 3pt. plow, 6' cultipacker, Allis Chalmers pull type rake, 1-Bottom plow 2-Row corn planter, 5' pull type rotary mower, 2-Row tool bar planter, 3pt. Ag Tech crop sprayer, 200 gallon field sprayer, 2-Row Hershey style transplanter

Lawn and Garden: echo 90311 chainsaw, white 5 42G riding mower, push mowers, chainsaws, snowblower's, Honda 190 easy start pressure washer, Troy Bilt horse rear tine Rototiller, garden sprayer, John Deere riding mower (parts) Troy Bilt storm 10030 snowblower

Antiques, Collectibles, Farm Related and Miscellaneous: milk cans, tobacco presses, galvanized tubs, early grinding wheels, wooden pulleys, early Solanco fair advertising, frying pans, large selection of cast-iron frying pans, sprinkling cans, early FFA memorabilia, China and glassware, farm toys, horse weathervane, Humpty Dumpty egg crate, Winross trucks, camping lanterns, hunting items including, Bushnell scope, ammunition, hunting knives, hunting clothing etc., egg baskets, traps, early electric slicer, like new Flex Steel sofa, chest of drawers, Victorian loveseat, early turn leg table, oak clawfoot desk, large selection of beekeeping equipment including hives, baskets and other produce related equipment. Tools, box lots and much more!

LENDERS

Chris Karshin	**Dwight Rohrer**	**Megan Livengood**	**Marvin Charles**	**Dale Hershey**	**Jason R. Landis**
Fulton Bank	Bank of Bird-In-Hand	Bank of Bird-In-Hand	MidAtlantic Farm Credit	Univest	First Citizens Community Bank
717-682-0693	717-572-1492	717-929-2208	717-368-7387	717-519-7077	717-575-7435
CKarshin@fultonmortgagecompany.com	drohrer@bihbank.com	mliven-good@bihbank.com	mcharles@mafc.com	hersheyd@univest.net	jrlandis@myfccb.com

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.