



**HESS**  
AUCTION GROUP

# Public Auction

REAL ESTATE

## 105 ACRE KINZERS AREA FARM



**Friday, September 30, 2022 • 1PM**

**315 HERSHEY CHURCH RD.  
KINZERS, PA 17535**

**T**his perfectly secluded yet conveniently located 105.4-acre farm is surrounded by similar highly productive, nearly level Lancaster County farmland and boasts significant frontage on Pequea creek and Umbles run, including an improved, quaint picnic grove with camping, outhouses, and supporting structures perfect for picnics and boating. **The early to mid-1800s, approximately 4500sq. ft. brick farmhouse** was originally split into three apartment units, each being approximately 1500sq. ft., and serviced by three separate electric meters, three furnaces, with nine second floor bedrooms, eight first floor rooms and 3 and a half baths. Unique architectural features include large, covered porches, original Chestnut woodwork and built-in cupboards, etc. **Buildings include** a 16 x 16 greenhouse attached to approximately 30 x 40 former tobacco shed with dampening cellar and stripping room, detached three car Masonry garage, 40 x 70 traditional Lancaster County Bank barn with two drive floors and addition currently set up for cattle, 16 x 60 Terryhill silo, and Limestone Hagerstown Duffield soils. **Additional amenities** include approximately 85 acres of tillable land and 20 acres of pasture, CREP and buildings. **This farm is farmed organically and is in clean and green and preserved, could potentially be subdivided into two parcels (minimum 50-acres).**

Auction for: Brackbill Farm Owners  
Attorney: James Clark

**SHOWN BY APPOINTMENT**

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

**Real Estate Terms & Conditions:** \$250,000 down day of sale. Balance due at settlement on or before 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 Farm House

**Construction:** Masonry

**Exterior:** Brick

**Roof:** Composition Shingle

**Square Footage:**

**Lot Size:** 105.4 acres

**Year Built:** 1857

**Heating/Cooling:** Fuel Oil Hot Water Radiators

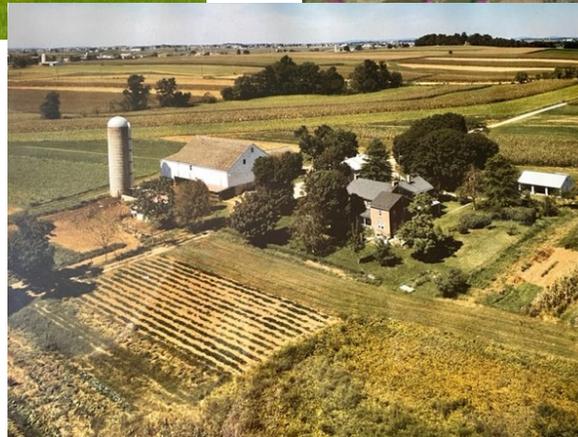
**Water/Sewer:** On-Site

**Zoning:** Agricultural

**Taxes:** \$6,505

**School District:** Pequea Valley SD

**Township:** Salisbury Township



**LENDERS**

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