

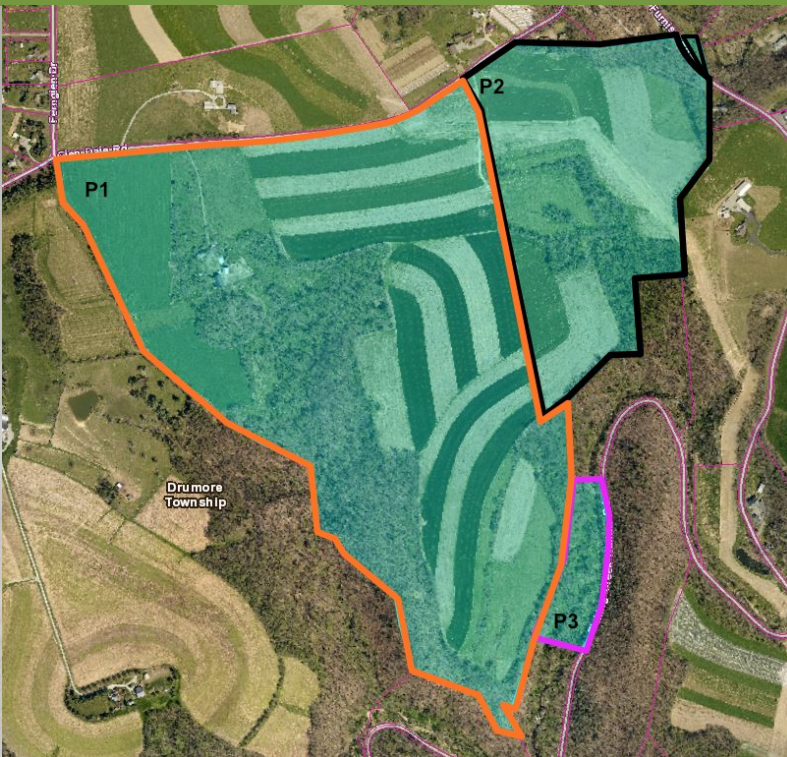


**HESS**  
AUCTION GROUP

# Public Auction

REAL ESTATE

## 252.63 ACRE DRUMORE FARM TO BE SOLD IN 3 PARCELS



\*Approximate Parcel Outlines\*

Mon. August 22, 2022 • 1PM

1545 GLEN DALE RD.  
DRUMORE, PA 17518

**P1:** This 182.93 acre secluded and expansive Southern Lancaster County Farm boasts a combination of highly productive farm ground, wooded acreage and pastureland. Buildings and improvements include a spacious 6-bedroom farmhouse, traditional bank barn, equipment sheds, and several other outbuildings all in need of repairs and improvements. This preserved farm lends itself to many possibilities, must see to appreciate!

**P2:** Adjacent to parcel 1, this 62+ acre parcel features similar soils and woodland.

**P3:** 7.7 Acre wooded, separately deeded parcel.

Auction for: Rose A. Hanks Estate  
Attorney: James Clark

**SHOWN BY APPOINTMENT**

\*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



**Type:** 2-Story  
**Exterior:** Veneer, Stone  
**Square Footage:** 2,912sq. ft.  
**Lot Size:** 252.63 acres  
**Year Built:** 1850  
**Heating/Cooling:** Fuel Oil Forced Air Furnace  
**Water/Sewer:** On-Site

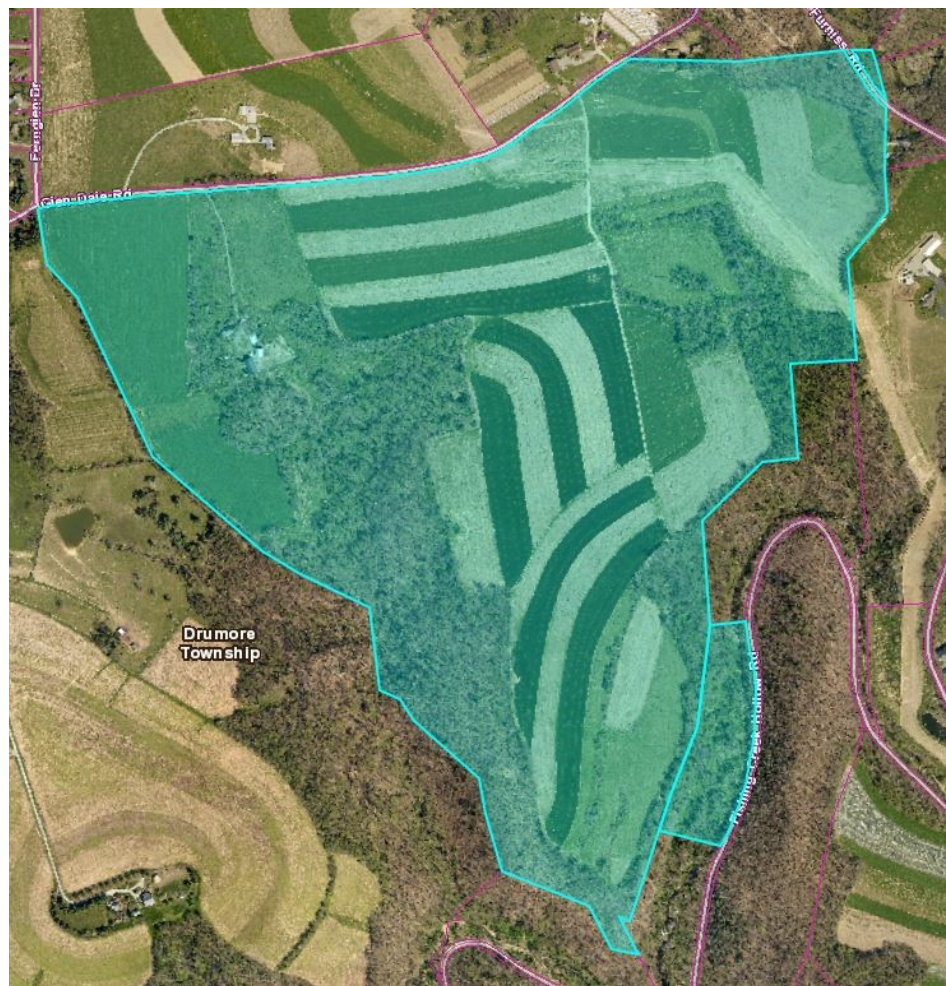
**Zoning:** Agricultural  
**Taxes:** \$6,174.11  
**School District:** Solanco SD  
**Township:** Drumore Township

**Approximate Real Estate Tax Break Downs per Parcel:**

P1 (182.93 acres): \$985.82 county; \$286.47 township; \$3995.34 school

P2 (62+ acres): \$168.10 County; \$48.85 Township; \$681.27 school

P3 (7.7 acres): \$424.13 county; \$123.25 township; \$1,718.93 school. This could be high. The property was taxed under Clean and Green, but will not be going forward.



**LENDERS**

**Chris Karshin**  
Fulton Bank  
717-682-0693  
CKarshin@fultonmortgag  
ecompany.com

**Dwight Rohrer**  
Bank of Bird-In-Hand  
717-572-1492  
drohrer@bihbank.com

**Megan Livengood**  
Bank of Bird-In-Hand  
717-929-2208  
mliven-  
good@bihbank.com

**Marvin Charles**  
Farm Credit  
717-368-7387  
mcharles@horizonfc.com

**Dale Hershey**  
Univest  
717-519-7077  
hersheyd@univest.net

**Jason R. Landis**  
First Citizens Community  
Bank  
717-575-7435  
jrlandis@myfccb.com

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