

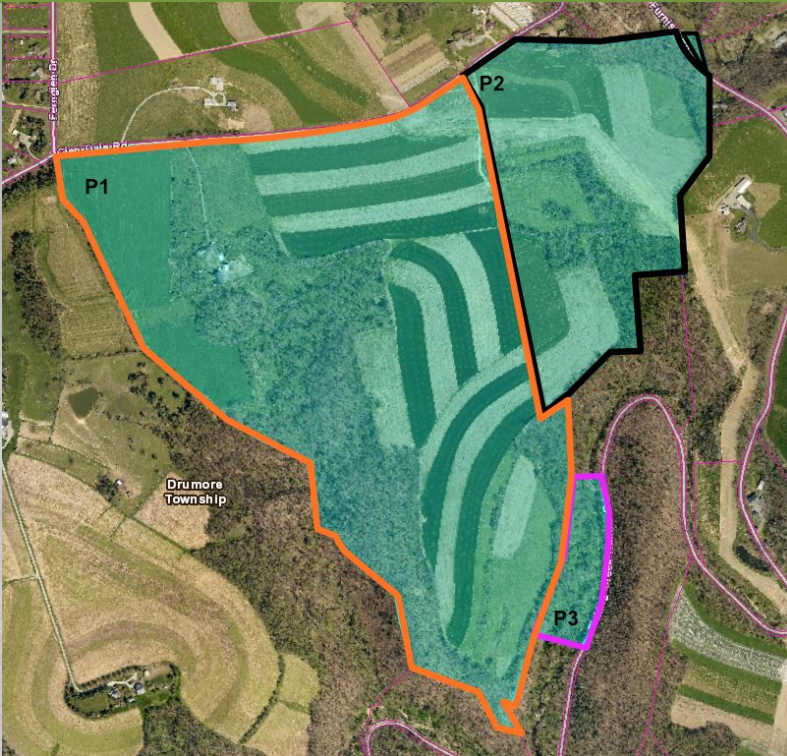


HESS
AUCTION GROUP

Public Auction

REAL ESTATE

252.92 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 62.29 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

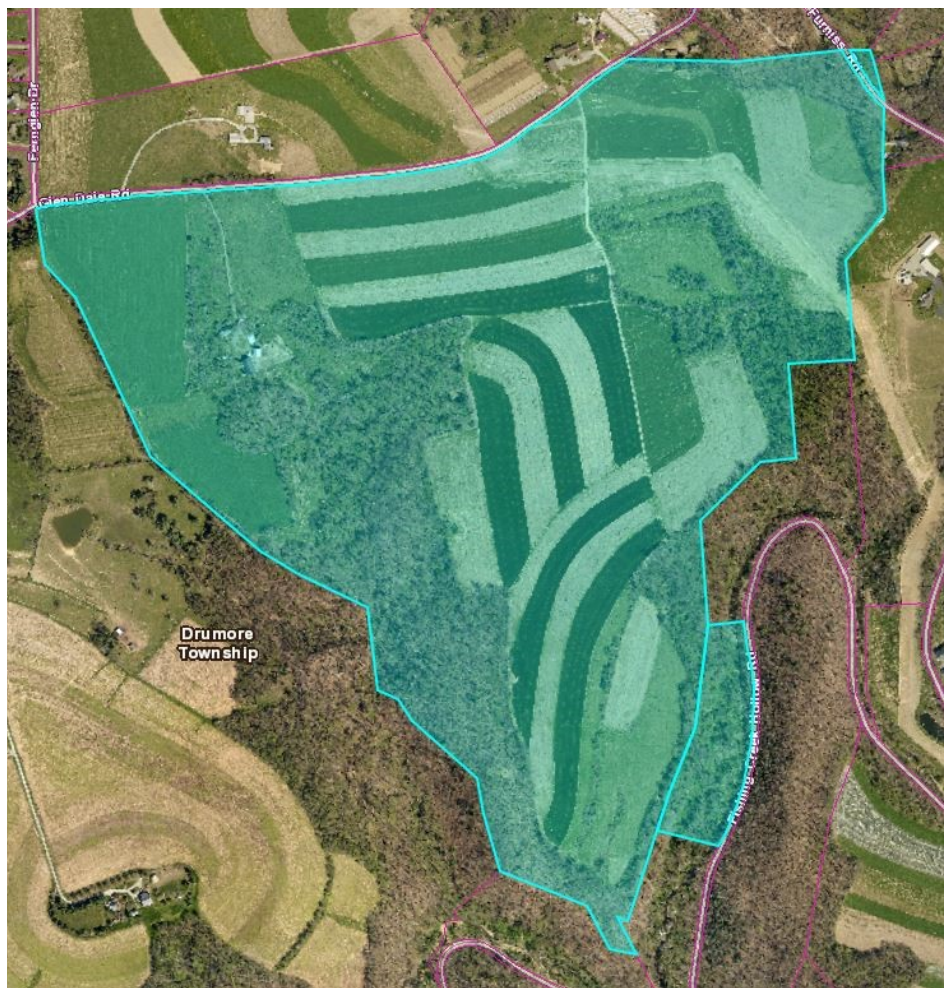
Zoning: Agricultural
Taxes: \$6,174.11
School District: Solanco SD
Township: Drumore Township

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

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