



HESS
AUCTION GROUP

Public Auction

REAL ESTATE
PERSONAL PROPERTY

PICTURESQUE 40 ACRE FARM

Monday, May 22, 2023

Personal Property 10AM • 12PM Real Estate

**400 WALNUT HILL RD.
MILLERSVILLE, PA 17551**

This picturesque 40-acre farm boasts approximately 27 gently rolling, highly productive tillable acres with a majority of the remaining acreage being wooded. **The large brick farmhouse** house on the property is capable of supporting 2 families and hosts a living room, dining room, kitchen, powder room, 4 bedrooms and a full bath. **The basement** features a brick floor with cold storage and brick arch. **The in-law quarters/apartment** offers a living room, kitchen, 1 bedroom with walk-through room, and full bathroom. **Outbuildings on the property include** a large bank barn renovated to accommodate entertaining with repointed stone walls, concrete floor, etc., tobacco barn with tobacco stripping room and full dampening cellar, detached 1-car garage and 2 additional outbuildings. **Additional amenities** include a lime kiln and access to the Little Conestoga Creek.

SHOWN BY APPOINTMENT



Auction for: Scott Shertzer
Attorney: James Clark

For information about financing call 717-664-5238



***SEE REVERSE SIDE
FOR MORE PP INFO***

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 Farmhouse
Construction: Masonry
Exterior: Brick
Garage: Detached 1-car garage
Square Footage: 3,828sq. ft. total
Lot Size: 39.49 acres
Year Built: 1868

Heating/Cooling: Fuel Oil Hot Water Radiators
Flooring: Wood, Carpet, Vinyl
Water/Sewer: Private (Well/Septic)
Zoning: Agricultural
Taxes: \$7,795.00
School District: Penn Manor SD
Township: Manor Township

Main House - First Floor

Living Room: 13'3" x 19'1", Ceiling Fan, Wood
Dining Room: 11'10" x 19'2", Wood
Kitchen: 15'7" x 15'7", Center Island with Dishwasher, Closet, Pantry, Original Cabinetry, LVP
Half Bath: 2'11" x 7'3", Vinyl Tile

Main House - Second Floor

Bedroom 1: 16'5" x 15'7", Ceiling Fan, Walk-in Closet, Exterior Door to Balcony, Wood
Bedroom 2: 9'9" x 10'7", Carpet
Bedroom 3: 11'4" x 13'9", Wood
Bedroom 4: 11'4" x 11'5", Wood
Bath: 8' x 7'4", Tub/Shower Combination, Vinyl

Lower Level

Unfinished, Bilco Entrance

Apartment - First Floor

Kitchen/Dining Area: 16' x 9'10", Rear Entrance, LVP
Living Room: 18'1" x 16'9", Beadboard Wainscoting, Ceiling Fan, Carpet
Summer Kitchen: 10'6" x 15'7", Original Fireplace, Laundry Hook-up, Laundry Sink, Shower, Toilet, Brick

Apartment - Second Floor

Office Area: 8'9" x 16', Wood
Bedroom: 19'5" x 10'6", Ceiling Fan, Wood
Bath: 9'8" x 5'11", Clawfoot Tub with Shower, Closet, Wood

Lower Level

Unfinished, Brick Floor

Exterior

Covered Front and Side Porches

All Measurements are Approximate

Personal Property

Tractors: International 766 w/ black stripe, flat top fenders & 3 pt. 2 hydraulic remotes, International 656 Diesel Highcrop rare, International 706 Diesel w/ clamp shell fenders & 2 pt.; Farmall Super C; Farmall Cub; Cub mower; Cub cultivators; Mower of Cub Lowboy; Farmall F-12 on steel, not running; Farmall F-14, not running;

Agricultural Equipment: Corn Pro Gooseneck Trailer, 20' deck; Kinze 2000 6-row corn planter w/ corn & bean meters; Case/International 5300 Grain Drill, 20x 6.5" w/ grass box; Mechanical Model 5000 2 row transplanter w/ a 300 gal. tank; 2 Mechanical model 5000 planter units; TopAir Tandem 500gal. 40' Boom sprayer; Perfecta II 10' S Tine Harrow w/ rolling baskets & buster bar; Demco 3pt 150gal 30' boom sprayer; Unverferth 10' field cultivator; New Holland 165 manure spreader; Allis Chalmers 14' disk; Brillion cultipacker; International 9 shank chisel plow, misc. sprayer parts; pull type 2-bottom plow; flatbed wagon; tobacco lathe, Minnich tobacco press & ladders, 425gal tanks; IH 14' Disc harrow; misc. farm items

Mowers & Equip.: JD 2535 z-track Accel 54" deep deck w/ bagger; Simpson 3600 PSI power washer, Lincoln Electric Ideal Arc 250 Welder,

Lawn & Garden: bricklayer's wheelbarrow, ready heater pro 115, 30lb propane tanks & heaters, electric heaters, planter pots, turkey flyer, Coleman propane stove, misc. yard tools, small tool box, milk can, scalding tubs, Coleman coolers, outdoor table, outdoor patio chairs, metal chairs, croquet set, tricycle, tow-behind yard sprayer, push mower, 2" pump, Bijax scaffolding, short scaffolding, planks, roofing slate, misc. tools, bricks, hand chiseled flagstone, misc. flagstone,

Furniture: antique tables w/ 6 chairs, old white Hoosier, 3pc bedroom suite, rocking chair, domed travel chest, sleigh bed with dresser and washstand, 6 drawer dresser, nightstands, desk, mirrors, chests, drier rack, hanging ceiling lights, glass lamp shade, hammock, G.E. washer, Stainless steel double door fridge, school desk, misc. chairs,

Antiques & Household: misc. glassware, pots & pans, knife sets, mason jars, bakeware, KitchenAid mixer, strawberry baskets, misc. kitchen items, plate setting for 30, Igloo coolers, extension cords, ice-cream tub, electric trimmers, kids toys, farm toys, Tonka toys, nativity set, old barn door

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