

## 5.35 ACRE HEMPFIELD FARMETTE

Thurs. October 12, 2023  
4pm PP • 6pm RE

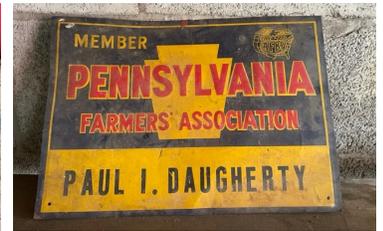
750 SUMMIT DR.  
LANCASTER, PA 17601



**T**his extremely well-located, income producing farmette is located in Hempfield School District (Silver Springs area) and boasts a traditional, 1860 2-story brick home framed by a picturesque lot. **The all-brick farmhouse** features 2 residential units, the main unit hosting 4 bedrooms, a living room, family room, large eat-in kitchen, 2 bathrooms and full unfinished basement. **This unit** also includes the oversized 2-car garage. **The second unit** offers 3 bedrooms, living room, eat-in kitchen, and 1.5 bathrooms. In addition to the 2-unit home, this property also boasts income from a two-unit tobacco barn and six-unit barn (8 storage units in total). **Additional amenities** include a gently flowing stream, small amount of tillable acreage, large peaceful meadow and easy access to Routes 30 and 283.

Open Houses: Sat. Sept. 23, 10am-12pm  
& Mon. Sept. 25, 5-6:30pm  
Or Call For An Appointment

This is a unique opportunity to live in one unit and have the other unit to help pay the mortgage as well as additional storage rental income.



### FEATURES



INCOME PRODUCING



2-UNIT FARMHOUSE



8 STORAGE UNITS

Auction for: Warren Diffenderfer Trust

More Personal Property  
Information Listed On Back



717-664-5238 or 877-599-8894

[www.hessauctiongroup.com](http://www.hessauctiongroup.com)

[contact@hessauctiongroup.com](mailto:contact@hessauctiongroup.com)

**Type:** Two-Unit Farmhouse  
**Construction:** Masonry  
**Exterior:** Brick  
**Roof:** Asphalt (Replaced 2019)  
**Garage:** Detached 2-Car Garage (New Roof 2019)  
**Square Footage:** 3,242sq. ft. (total)  
**Lot Size:** 5.35 acres  
**Year Built:** 1860

**Heating/Cooling:**  
**Water/Sewer:** On-Site  
**Zoning:** Traditional Village  
**Taxes:** \$7,721.97  
**School District:** Hempfield SD  
**Township:** West Hempfield Twp

### 750 Summit Drive

#### **First Floor**

Kitchen, 14' x 13', vinyl, washer/dryer closet, coat closet, broom closet

Living Room, 11'4" x 21'11", carpet  
Dining Room, 15' x 21', carpet, closet  
Bathroom, 6' x 5', vinyl, shower

#### **Second Floor**

Bedroom, 9'4" x 13'6", carpet, closet  
Bedroom, 15'2" x 11'4", carpet, closet  
Bedroom, 11'2" x 21', carpet, closet  
Bedroom, 10'4" x 11'8", carpet, closet  
Full Bathroom, 5' x 5', vinyl, tub/shower

#### **Basement**

Unfinished

### 752 Summit Drive

#### **First Floor**

Kitchen, 10'7" x 16', pantry, vinyl, access to side porch

Powder Room, 4'6" x 4'6", vinyl  
Family Room, 10'9" x 19', carpet

#### **Second Floor**

Bedroom/Office, 12'4" x 8', carpet, closet  
Bedroom, 11' x 12', carpet, closet  
Bedroom, 10'11" x 11', carpet, closet  
Full Bathroom, 4'10" x 4'10", vinyl, tub/shower

#### **Basement**

Unfinished

### Outbuildings:

Garage 25' by 33'  
Two unit tobacco barn 36'6" by 52'6"  
Six. Unit barn. 44',4". by 35 feet.



### Personal Property

Nice selection of antiques & collectibles incl. vintage license plates: 19 22, etc.; textiles: quilts/fabrics; toys, ephemera, sewing items, mantle, clock, (2) oak Sunday school chairs, vintage China, cast-iron frying pan, several early tobacco spears, good early, cast iron book ends, Christmas items, Advertising, small upholstered recliner lift chair, board games, Staten contemporary open hutch, early paper cutter, cast-iron pump trough, runner sled, bicycles, good early wooden croquet set, drop handled milk can, tobacco sizing box, early fruit jars & canning jars, early galvanized tubs, antique hardware, Pennsylvania farmers association tin sign, tin litho-toy tractor, early hand tools, berry boxes, (10) 4-foot round folding tables, early agate top table, primitive furniture.

Large selection of box slots and many other items of interest

**Sub-division possibilities – Check with Township**  
**Usage questions - Check with Township**  
**Ask for additional info packet – financials, seller disclosure, conditions of sale, etc.**

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

**Real Estate Terms & Conditions:** \$50,000 down day of sale. Balance due at settlement on or before December 1, 2023. Announcements made on day of sale take precedence over advertised information.

### LENDERS

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