



HESS
AUCTION GROUP

PUBLIC AUCTION

58.41 ACRE W. LAMPETER TWP FARM

Tues. October 1, 2024 • 1pm

**1266 GYPSY HILL RD.
LANCASTER, PA 17602**

This 58.41-acre West Lampeter Township farm is nestled in a picturesque setting, boasting gently rolling, tillable farmland, winding streams, pasture ground, and multiple outbuildings, while still offering easy access to Route 222 and 30. The property consists of a 5-bedroom farmhouse, large bank barn currently used as an equine facility, large shop with 2 over-head doors, and multiple other outbuildings. The farm is enrolled in Clean & green but is not preserved.



**Open Houses: Sat. Sept. 14, 10am-12pm
& Sat. Sept. 21, 10am-12pm
Or Call For An Appointment**



FEATURES



GORGEOUS SETTING



CONVENIENTLY LOCATED




MULTIPLE OUTBUILDINGS

Auction for: Daryl Keener, Doug Keener, Duane Keener
Attorney: Dwight Yoder

LEAD AUCTIONEER: John M. Hess



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: Farmhouse
Construction: Frame
Exterior: Metal Siding
Roof: Asphalt
Garage: Detached
Square Footage: 2,886sq. ft.
Lot Size: 58.41 acres
Year Built: 1880
Heating/Cooling: Fuel Oil Forced Air

Water/Sewer: On-Site, LP Hot Water Heater, Water Conditioning System
Flooring: Hardwood, LVP, Vinyl
Electric: 200amp
Zoning: Agricultural
Taxes: \$5,807
School District: Lampeter-Strasburg SD
Township: West Lampeter Township

First Floor

Kitchen: 11'3" x 16', Exterior Entrance, Dishwasher, LP Stove, LVP
Dining Room: 16'1" x 11'9", Beadboard Wainscoting, Ceiling Fan, LVP
Living Room: 15'9" x 12', Ceiling Fan, LVP
Study: 14'7" x 12', Beadboard Wainscoting, LVP
Family Room/Bedroom: 24'9" x 12'9", Closets, Hardwood
Bath: 5'3" x 8'6", Shower, Vinyl
Mudroom/Laundry: 6'10" x 16'3", Exterior Entrance, Unheated, Laundry Hook-up, Wood
Storage: 13'8" x 9'6", Unheated

Second Floor

Bedroom 1: 13'2" x 13'10", Closet, Hardwood
Bedroom 2: 8'10" x 13'5", Closet, Hardwood
Bedroom 3: 12'8" x 13'5", Closet, Hardwood
Bedroom 4: 12'8" x 13'4", Walk-in Closet, Hardwood
Bedroom 5: 12'9" x 13'2", Ceiling Fan, Hardwood
Bath: 11'11" x 5'5", Shower, Linen, Vinyl

Lower Level

Unfinished, Exterior Entrance

Exterior

Covered Front and Side Porches with Metal Roofs, Second Floor Balcony



All Measurements are Approximate

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.

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