

## SECLUDED CUSTOM HOME WITH IMPRESSIVE BARN ON 9.24 ACRES

**Saturday, April 13, 2024**

**12pm Real Estate**

**Equipment to Follow**

**Personal Property Sold Via Online Only Auction**

**1835 RISSEY MILL RD.  
MOUNT JOY, PA 17552**



This gorgeous custom home is perfectly secluded yet conveniently located, nestled on a picturesque, professionally landscaped 9+ acre lot and boasts an attached 3-car garage and 20'x40' bank barn. **The first floor of the home** features an open floor plan with custom-built kitchen, great room with vaulted ceiling, wood beam accents, blue limestone corner fireplace, built-in window seat, and access to the rear stamped concrete patio and large screened gazebo, a perfect setting for both relaxing and entertaining; a spacious master bedroom with en-suite featuring a walk-in shower, whirlpool tub custom double vanity and large walk-in closet; laundry room, powder room and a small office. **The second floor** offers 2 bedrooms, each with a large closet; full bathroom, and loft open to great room below with access to both attics. **Attics**-one located on second floor above garage and a second attic located on the 3rd floor with cedar lined closet. **The finished basement** hosts a galley kitchen, family room, powder room and unfinished space used for storage.

**The 20'x40' bank barn** includes 2 overhead doors and storage for mowers on the ground floor, a partially completed shop on the 1st floor and finished area on the 2nd floor.

**DO NOT MISS THIS AMAZING OPPORTUNITY!**

**Open Houses: Sat. Mar. 23, 10am-12pm  
& Sat. Mar. 30, 10am-12pm  
Or Call For An Appointment**

### Equipment To Be Sold After Real Estate

**Available In-Person & Online**

Car Ramps, Wheelbarrow, 15-Gallon Lawn Sprayer, John Deere 14SB Push Mower with Bagger, John Deere X534 Lawn Mower with Bagger, John Deere 17P Garden Cart, John Deere Fertilizer Spreader, John Deere PR-3000 Pressure Washer, John Deere 3520 Tractor with Loader, John Deere IMatch 3-Pt Quick Connect, John Deere IMatch Compact Tractor Weight Box, John Deere 3-Pt Snow Blower, Frontier 8P12F Quick-Connect Pallet Forks, John Deere MX5 3-Pt Rotary Mower, 3-Pt Hydraulic Log Splitter, 2016 GMC Sierra 3500 SLE Dually Duramax with 5th-Wheel Hitch, Antique John Deere 2-Bottom Plow

## FEATURES

-  **IMMACULATE CONDITION**
-  **PRIVATE, PICTURESQUE LOT**
-  **CUSTOM-BUILT KITCHEN**

Auction for: Kim Dietz  
Attorney: Young & Young

**LEAD AUCTIONEER: John M. Hess**



 717-664-5238 or 877-599-8894

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

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

**Type:** 2-Story  
**Construction:** Frame  
**Exterior:** Wood, Stone  
**Roof:** Composition Shingle  
**Garage:** 3-Car with Door Opener  
**Square Footage:** 2,698sq. ft.  
**Lot Size:** 9.24 acres  
**Year Built:** 1994  
**Heating/Cooling:** Propane Hot Water Radiant Floor Heat/

Central, 2 Zones  
**Water/Sewer:** Private, Propane Hot Water Heater  
**Electric:** 200 amp  
**Zoning:** Mount Joy Twp.  
**Taxes:** \$11,576.17  
**School District:** Donegal School District  
**Township:** Mount Joy Township  
**Additional Features:** Central Vac, Home Intercom with Integrated Sound System and Door Bell

### First Floor

Entry: 18'11" x 9'10", Vaulted 2 Story with Tiger Maple Railing and Floors  
Office: 9'3" x 8'4", Tiger Maple  
Powder Room: 2'11" x 6'10", Tiger Maple Floors  
Living Room: 16'10" x 30', Patio Door to Covered Porch and Patio, Built-in Bench Seat and Storage, Vaulted Ceiling with Crown Molding and Barn Beams, Wood Burning Stove insert with Stone Hearth and Surround, Tiger Maple Hardwood  
Kitchen/Dining Area: 24'8" x 15'9", Bay Window, Custom Kitchen, Large Center Island with LP Stove, Microwave, Wall Oven, Dishwasher, Disposal, Solid Surface Countertops, Tile Backsplash, Sub-Zero Refrigerator, Pantry, Tiger Maple Hardwood  
Bedroom 1: 23' x 14'1", French Doors to Ensuite Bath, Carpet  
Ensuite Bathroom: 9'7" x 10'11", Whirlpool Tub with Tile Surround, Shower, Double Bowl Solid Surface Vanity with Makeup Area, 8'4" x 7' Dressing Area, Walk-in Closet 6' x 8'4", Tile  
Laundry: 6'11" x 11'2", Laundry Tub, Tile  
Mud Room: 5'11" x 7'5", Garage Entrance, Tiger Maple Hardwood

### Second Floor

Bedroom 2: 13' x 11'6", Closet, Carpet  
Bedroom 3: 13'1" x 11'1", Closet, Carpet  
Bath: 7'2" x 11'7", Tub/Shower Combination, Linen, Vinyl  
Loft/Study: 15'11" x 26'1", Vaulted Ceiling, Custom Built-in, Overlook to Main Living Space, Ceiling Fan, Walk-up Attic Access, Carpet  
Large Over Garage Storage Area: Potential Living Space, Exterior Door, Toilet Rough-in  
Cedar Walk-in Closet

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

**Real Estate Terms & Conditions:** 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

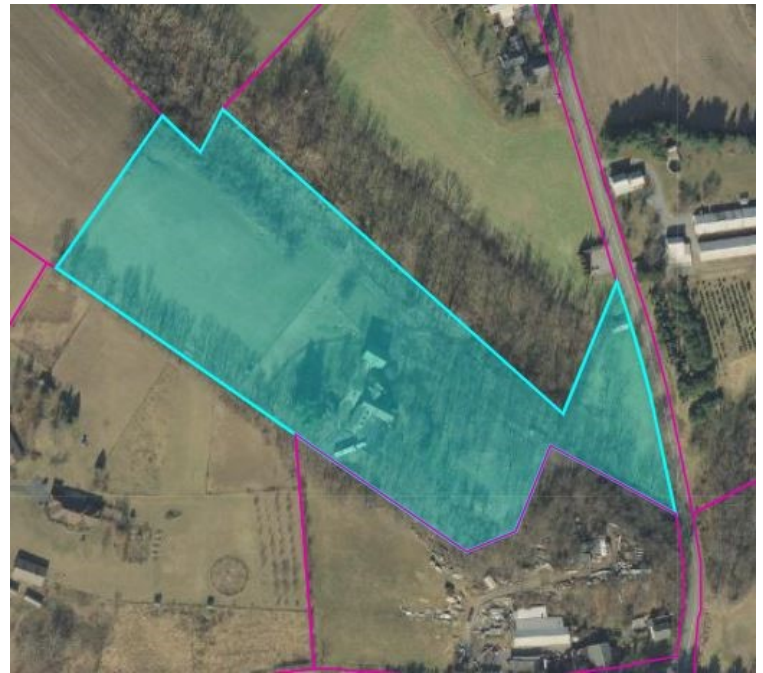
### Lower Level

Family Room: 32' x 21', Serving Area, Carpet  
Kitchenette: 6'10" x 12'11", Tile  
Powder Room: 5'1" x 3'11", Tile  
Workshop: 17'4" x 60'6", Full Daylight with Garage Door

### Exterior

Covered Screened Porch, Patio, Screened Gazebo, Water Feature  
Barn: 28'9" x 38'9", Main Floor with Garage Door, Full Basement with 2 Garage Doors, Upstairs Storage, Heated  
Fenced Pasture Area

**\*All Measurements are Approximate\***



### 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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