

54.59 ACRE MOUNT JOY TWP. FARM



This 54.59-acre Mount Joy Township farm is currently an **operating tobacco farm** with a traditional bank barn, attached modern 44-stall stanchion style dairy barn and 100ft. heifer addition w/ freestall stanchion setup, milk house, tobacco shed, manure pit and two silos (14'x65' & 14'x60'). **The level and gently rolling land** is made up of approximately 38.5 acres of cropland, 10.5 acres of woodland, and 2.8 acres of pasture. **The property also includes** a 5-bedroom, 2-bathroom farmhouse, detached 2-car garage, and access to Little Chiques Creek. **The farm is enrolled in Clean & Green but is not preserved.**

Wed. April 17, 2024
11am Real Estate
Farm Equip. to Follow

2302 CAMP RD.
MANHEIM, PA 17545

SHOWN BY
APPOINTMENT



FEATURES


 **44-STALL STANCHION DAIRY BARN**

 **5-BEDROOM FARMHOUSE**

Auction for: Christ & Elizabeth Stoltzfus
Attorney: Young & Young

LEAD AUCTIONEER: John M. Hess



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

Type: Farmhouse
Construction: Frame
Exterior: Vinyl Siding
Roof: Asphalt Shingle
Square Footage: 2,388sq. ft.
Lot Size: 54.59 acres
Year Built: 1900
Heating/Cooling: Hot Water Radiators

Water/Sewer: On-Site
Zoning: Agricultural
Taxes: \$5,788.75
School District: Elizabethtown Area SD
Township: Mount Joy Twp. (Upper)

First Floor

Mudroom, 24' x 15'6, concrete floors, paneling, wood burning fireplace
Full Bath, 5'8 x 6'10, walk in shower
Kitchen/Dining, 29'11 x 14'10
Living Room, 23'1 x 10'7, coal stove
Bedroom, 9'8 x 11'2, closet
Office/Sitting Room, 11'4 x 13'1

Second Floor

Full Bathroom, 6' x 6'
Bedroom, 19'1 x 15'2, 2nd stairway leading to kitchen
Bedroom, 13'5 x 11'2
Bedroom, 11'3 x 11'8
Bedroom, 11'4 x 9'7

All Measurements Are Approximate

44 Stanchions Barn

10' x 46' manure storage
14' x 65' silo
14' x 60' silo

Whole Barn Scaffolded for Tobacco
100 Ft. Heifer Barn addition
Milk House

34' x 150' Greenhouse being (sold separately)

Not preserved
House is not wired for Electric



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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