

MULTI-PARCEL REAL ESTATE AUCTION

Tues. June 11, 2024 • 6pm

205 BRINDLE RD.
MECHANICSBURG, PA 17055

**CUMBERLAND VALLEY
SCHOOL DISTRICT**

One evening, 4 opportunities!

Parcel 1 is approximately 3.92 acres and boasts a 3-bedroom home, bank barn, detached garage, and pole shed. **The interior of the home** features a kitchen, dining room, informal dinette, living room with fireplace, den, full bathroom, mud-room, laundry room and unfinished bonus room all on the first floor. **The second-floor** hosts 3 bedrooms and a full bathroom. **Additional amenities** include an attached 1-car garage, covered front porch, and small deck.

Parcel 2 is a vacant lot, approximately 1.28 acres.

Parcel 3 is a vacant lot, approximately 1.26 acres.

Parcel 4 is a vacant lot, approximately 0.97 acres.

Parcels 2, 3, and 4 are approved for single family homes to be built.

Each lot will be sold separately.

**Auctioneer Will Sell All Parcels
From Parcel 1**



**Open Houses: Sat. June 1, 10am-12pm
& Mon. June 3, 5pm-6:30pm
Or Call For An Appointment**



FEATURES

 **3 BEDROOM HOME ON 3+ ACRES**

 **3 SEPARATE BUILDABLE LOTS**

Auction for: Brindle Farm LLC
Attorney: Bob Walker

LEAD AUCTIONEER: John M. Hess



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

PARCEL 1

Construction: Masonry
Exterior: Brick
Garage: Attached 1-Car Garage / Detached Garage
Square Footage: 2,660sq. ft.
Lot Size: 3.92 Acres
Year Built: 1910
Heating/Cooling: Fuel Hot Hot Water Baseboard Heat

Water/Sewer: On-Site
Electric: 200amp
Zoning: A-Agricultural (Allows Single Family Dwellings)
Taxes: \$4,845.00
School District: Cumberland Valley SD
Township: Monroe Township

First Floor:

Kitchen: 11'x13'
Dinette: 13'x18'
Dining Room: 10'8"x 13'4"
Living Room: 11'8"x27', fireplace
Den: 9'x11'9"
Full Bathroom: 6'x8'
Laundry: 6'10" x 10'10"
Mudroom: 9'x11'9" (Partially Finished)
Unfinished Room: 10'x18'6"

Exterior:

41'x70' Bank Barn
43'x36' Garage
60'x28' Pole Shed

All Measurements Are Approximate



Second Floor:

Bedroom 1: 10'10"x13'5"
Bedroom 2: 13'7"x15'
Bedroom 3: 12'10"x13'6"
Full Bathroom: 8'7"x10'9"

PARCEL 2

Lot Size: 1.28 Acres
Zoning: A-Agricultural (Allows Single Family Dwellings)
Taxes: \$848
School District: Cumberland Valley SD
Township: Monroe Township

PARCEL 3

Lot Size: 1.26 Acres
Zoning: A-Agricultural (Allows Single Family Dwellings)
Taxes: \$841
School District: Cumberland Valley SD
Township: Monroe Township

PARCEL 4

Lot Size: 0.97 Acres
Zoning: A-Agricultural (Allows Single Family Dwellings)
Taxes: \$710
School District: Cumberland Valley SD
Township: Monroe Township

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.

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
jrandis@myfccb.com

Josh Housekeeper
Ephrata National Bank
717-738-5473
agdept@epnb.com

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