

## 54.70 ACRE MOUNT JOY FARM

Thursday, June 20th • 6pm

2230 SPOOKY NOOK RD.  
MOUNT JOY, PA 17552

This ideally located picturesque Hempfield Lancaster County Farm provides an opportunity to live in the center of some of the area's most peaceful surroundings. Located just seconds off of the Salunga exit of Route 283, two minutes from Spooky Nook Sporting Complex. This farm is perfectly secluded and currently utilized as a working cattle farm. The ranch style 3-bedroom home with three bathrooms, oversize two-car garage and large attached office is completely surrounded by scenic, gently rolling grass fields and fenced pastures. A gentle continuously flowing stream runs through the center of the property eventually serving as a tributary to the little Chickies Creek, which serves as a back boundary for the property. Additional outbuildings include a 40' by 84' pole shed and 33' by 60' barn with steer barn addition. Property lends itself to many uses, including cattle, equine, or any other agriculturally related grazing enterprise. The property is enrolled in the Grassland Preservation Program.

Owners are downsizing for retirement and intend to sell, providing you the opportunity to own this one-of-a-kind property.



Open Houses: Sat. June 8, 10am-12pm  
& Mon. June 10, 5pm-6:30pm  
Or Call For An Appointment



### FEATURES



COMPLETELY SET UP FOR CATTLE



POND & GENTLY FLOWING STREAM

Auction for: C. J. Furlong & Ken Rice  
Attorney: Jeff Gonick

LEAD AUCTIONEER: John Hess



**Type:** Ranch  
**Construction:** Masonry  
**Exterior:** Brick  
**Roof:** Composition Shingle  
**Garage:** Attached 2-Car Garage  
**Square Footage:** 3,271sq. ft.  
**Lot Size:** P1: 54.79 Acres / P2: 0.7 Acres  
**Year Built:** 1967

**Heating/Cooling:** Heat Pump, Backup Electric  
**Water/Sewer:** 2 Wells, Septic System  
**Zoning:** Rural Agricultural  
**Taxes:** P1: \$6,946 / P2: \$210  
**School District:** Hempfield SD  
**Township:** West Hempfield Twp.

### Main Floor

**Kitchen,** 11'4 x 13'7, bow window  
**Dining Room,** 13'2 x 13'2, carpet  
**Living Room,** 19'3 x 12'8, carpet, wood burning fireplace  
**Bedroom,** 19'1 x 13'1, carpet, double closet  
**Master Bath,** 10'2 x 8'4, double vanity, shower stall  
**Full Bathroom,** 8'3 x 5'7, shower stall  
**Laundry,** 11'9 x 8'8, garage access

### Basement

**Family Room,** 19'6 x 28'6, fireplace, closet, paneling  
**Bedroom,** 12'9 x 13', ceiling fan, closet  
**Bedroom,** 12'9 x 12'8, closet  
**Full Bathroom,** 8'18 x 8', tub/shower  
**Utility Closet**

### Outbuildings

**Pole Barn:** 40'x84'  
**Garage/Shop:** 27'x27'  
**Main Barn:** 33'x60'  
**Steer Barn:** 60'x120'

### Additional Details

**Concrete patio w/ a portion of it covered, beautiful view of pond and cattle grazing**  
**Grassland Preservation Program**  
**Most recognized cattle farm in the area**  
**Completely set up for cattle, but buildings flexibility could be used for other purposes**  
**Stream runs through all the pastures**

**\*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.



### LENDERS

**Chris Karshin**  
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**Dwight Rohrer**  
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