

PUBLIC AUCTION

STUNNING SOUTHERN LANCASTER COUNTY FARM

Sat. June 22, 2024 • 1pm

350 NOTTINGHAM RD. NOTTINGHAM, PA 19362

his stunningly beautiful 39-acre southern Lancaster County farm has almost too many attributes to fully describe. Currently utilized to house a midsized trucking and extensive agricultural support business, the property boasts 3 storage buildings totaling 37,218 square feet; recently remodeled truck shop and office area; loading dock and abundant impervious loading areas; and 21-stall horse barn with outdoor riding arena and fenced pastures. The picturesque all brick farmhouse with professionally landscaped outdoor spaces, offers 4 bedrooms and 3.5 bathrooms. A majority of the land, not utilized by buildings, is highly productive and tillable.

Owners have discontinued their long-standing operation and intend to sell. Providing once in a generation opportunity to own this diverse and extremely well cared for property.



Open Houses: Sat. June 8,10am-12pm & Sat. June 15,10am-12pm Or Call For An Appointment







FEATURES

21-STALL HORSE BARN

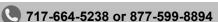


3 LARGE STORAGE BUILDINGS



REMODELED TRUCK SHOP/OFFICE

Auction for: Justin & Rachel Kreider Attorney: Seth W. Hiller





www.hessauctiongroup.com



LEAD AUCTIONEER: John M. Hess

JOHN M. HESS AUCTION SERVICE, INC.

contact@hessauctiongroup.com

AY000253L

Type: Two-Story **Construction:** Masonry

Exterior: Brick **Roof:** Wood Shingle

Square Footage: 3,673sq. ft.

Lot Size: 39 Acres Year Built: 1850 Heating/Cooling: Water/Sewer: On-Site Zoning: Agricultural Taxes: \$11,533.80

School District: Solanco SD **Township:** Little Britain Twp.



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

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.

^{*}For information about financing call 717-664-5238*