

## 113 ACRE PICTURESQUE QUARRYVILLE FARM

Mon. May 20, 2024 • 1pm

1041 VALLEY RD.  
QUARRYVILLE, PA 17566

**T**his 113-acre Quarryville farm is among the most picturesque farms in Lancaster County. This gorgeous property boasts numerous outbuildings, 2 homes, and highly productive soil. Outbuildings include a bank barn with dairy facility, silos, equipment shed, tobacco shed, and a detached garage/shop. **The two homes** include an extremely well maintained, 4-bedroom farmhouse and a 3-bedroom cape cod. **There are approximately 72 tillable acres**, along with pasture and woodland. **Additional amenities** include a small stream that runs through a part of the property, easy access to Route 372 and the property borders the Enola Low Grade Trail. The farm is preserved and enrolled in Clean & Green.




Open Houses: Sat. May 4, 10am-12pm  
Sat. May 11, 10am-12pm  
Or Call For An Appointment



### FEATURES

 2 RESIDENTIAL DWELLINGS

 NUMEROUS OUTBUILDINGS

Auction for: James & Joan Ranck  
Attorney: Seth Hiller, Blaking Thomas

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:** House 1: Farmhouse / House 2: Cape Cod  
**Construction:** H1: / H2: Frame  
**Exterior:** H1: Stone / H2: Vinyl Siding  
**Roof:** H1: Slate / H2: Composition Shingle  
**Garage:** Detached Garage  
**Square Footage:** H1: 3,261sq. ft. / H2: 1,822sq. ft.  
**Lot Size:** 113 acres  
**Year Built:** 1847

**Heating/Cooling:** H1: Oil Hot Air/Electric, Central Air  
H2: No Heating  
**Water/Sewer:** On-Site  
**Zoning:** Agricultural  
**Taxes:** \$7,278  
**School District:** Solanco SD  
**Township:** Bart Township

**Farmhouse**

**First Floor**

Eat in Kitchen, 22'1 x 10', hardwood  
Formal Dining Room, 14'3 x 15'5, hardwood, built in corner cupboard  
Family Room, 24'6 x 13'2, hardwood, fireplace  
Full Bathroom, 5'1 x 8'5, shower stall only, outside entrance  
Living Room/Parlor, 11'3 x 4'6, hardwood

**Second Floor**

Bedroom, 13'2 x 11'4, hardwood  
Bedroom, 11'5 x 11'4, hardwood  
Bedroom, 11'3 x 13'10, hardwood, fireplace, closet  
Bedroom, 14'14 x 12'5, hardwood, walk in cedar closet, access to hall bathroom  
Hall Bathroom, 10'5 x 5'8, vinyl, tub/shower, recently updated  
Bedroom/Office, 7'8 x 14'4, hardwood

**Basement**

Unfinished  
Laundry area



**Second House**

**First Floor**

Kitchen/Dining/Family Room, 35'8 x 12'4, vinyl  
Living Room, 15'6 x 15'7, vinyl  
Full Bathroom, 4'5 x 4'3, vinyl, tub/shower  
Bedroom, 12'3 x 13'2, hardwood  
Walk through Bedroom, 10'1 x 9'5, closet

**Second Floor**

Bedroom, 13' x 18'6, hardwood, closet  
Bedroom, 10'8 x 21'5, hardwood, closet  
Bedroom, 13'5 x 12'7, hardwood, closet  
Full Bathroom, 4'8 x 4'1, vinyl, tub/shower

**Basement**

Unfinished  
Laundry area



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

**Real Estate Terms & Conditions:** \$200,000 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**

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