

14 ACRE FARMETTE w/ 4 BEDROOM HOME & SEPARATE 0.48 ACRE LOT

Thurs. June 13, 2024
4pm Personal Property
6pm Real Estate

4601 EAST PROSPECT RD.
YORK, PA 17406

P1: This 14 acre East York farmette boasts a charming 4-bedroom home, large barn with second-story storage, and multiple other outbuildings. **The first floor of the home** boasts a living room with brick fireplace featuring a wood burning stove insert, rec room with pool table, eat-in kitchen with small island, spacious family room with gas fireplace, laundry room with exterior entrance, powder room, large pantry, and mudroom. **The second floor** hosts 4 bedrooms including a master bedroom with en-suite, second full bathroom, and access to the finished attic space. The basement is unfinished and hosts the mechanicals. **Additional amenities** include a detached 2-car garage, mostly tillable acreage, and great countryside views. **This property is enrolled in Clean & Green.**

P2: This 0.48 acre lot will be sold separately.



Open Houses: Sat. June 1, 10am-12pm
& Tues. June 4, 5pm-6:30pm
Or Call For An Appointment



Equipment & Farm Related Items:

1957 John Deere 620 Tractor, New Holland LX565 Skid Loader, Scag Tiger Cub Mower, Generac 5500 Generator, 16' Flat Wagon with Sides, Brigs & Stratton Irrigation Pump, Lawn Roller, Hydraulic Cylinder, 2-Wheeled Trailer, Wagon load of Small Items, John Deere Top Link, Various Lumber Piles, 6" Bench Grinder, Echo Chainsaw, Echo Pole Saw, Battery Charger, Craftsman Air Compressor, 13' Metal Barn Gate

FEATURES

 **MOSTLY TILLABLE ACREAGE**

 **MULTIPLE OUTBUILDINGS**

Auction for: Eugene & Donna Stauffer
Attorney: Young & Young

LEAD AUCTIONEER: John M. Hess



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

Type: 2-Story
Construction: Frame
Exterior: Aluminum Siding
Roof: Composition Shingle
Garage: Detached 2-Car Garage
Square Footage: Approx. 2,050sq. ft.
Lot Size: P1: 14.20 acres / P2: 0.48 acres
Year Built: Original date unknown, addition put on in 2004

Heating/Cooling: Natural Gas Radiators
Water/Sewer: City Water / City Gas / On-Lot Septic
Zoning: Village Residential
Taxes: P1: \$5,413.44 / P2: 70.19
School District: Eastern York SD
Township: Lower Windsor Twp.

First Floor:

Rear Entrance & Foyer: 6'x5', closet, access to mudroom, tile

Mudroom: 6'x4', tile

Family Room: 20'x17', carpet, gas fireplace, ceiling fan

Office: 8'4" x 4'6"

Eat-In Kitchen: 13'8" x 19'3", island, under-cabinet lighting, dishwasher, microwave, linoleum, access to basement

Pantry: 10'x7'6", built-in shelves, linoleum

Rec Room: 21'x12', carpet, ceiling fan, mantle piece, pool table stays

Living Room: 21'x12', brick fireplace with wood stove insert, wood beam accent, hardwood floors, ceiling fan

Powder Room: 7'x5', linoleum, toilet, sink

Laundry Room: 5'5"x10', sink, exterior entrance, carpet

Front Entry: carpet, double doors

Second Floor:

Landing with access to attic

Master Bedroom: 15'2"x14', carpet, two closets, ceiling fan

Master Bathroom: 14'x4'. Tile, walk-in shower, sink, toilet, wood paneling, access to attic/storage space,

Bedroom 2: 11'3"x12'6", carpet, ceiling fan, closet,

Bedroom 3: 11'3"x12'6", carpet, ceiling fan, closet,

Bedroom 4: 9'4"x9'4", carpet

Full Bathroom: 10'x5', linoleum, entry way with closet, shower/tub, toilet, sink, closet

*** 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.

Basement:

21'7" x 23', unfinished, mechanicals, wood paneling, Sump pump (in separate 16'6"x7' room)

Exterior:

Barn w/ Second Story Storage

Detached 2-Car Garage

Additional Outbuildings

Great Countryside Views

Majority of Acreage Tillable

Cell Tower on Property (payment once a year until 2029)

Crops are reserved for 2024



LENDERS

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