

## 10 ACRE BETHEL TWP COUNTRY FARMETTE

Sat., October 19, 2024 • 10am

1481 SCHUBERT RD.  
BETHEL, PA 19507

**T**his 10.1-acre country farmette boasts a 3 -bedroom home, a cattle barn with hay storage, and numerous outbuildings. **The main floor of the home offers** a cozy living room, an eat-in kitchen, a formal dining room, a full bathroom, and 2 bedrooms, plus an extra room that could serve as a third bedroom. **The unfinished basement hosts** a laundry room and utility space including a water softener and oil furnace. **Additional features include** a storage shed, garage, a two-story workshop, and convenient access to Route 78. **The acreage includes** 2 acres of pasture, a 3-acre field, with remaining lands consisting of woods, home to diverse wildlife.



**Open Houses: Fri. October 4, 4pm-6pm  
& Sat., October 12, 12pm-3pm  
Or Call For An Appointment**



### FEATURES



**CATTLE BARN W/ STORAGE**



**TWO-STORY WORKSHOP**



**DIVERSE WILDLIFE**

Auction for: Kyle & Sherry Flory  
Attorney: Zimmerman Law Office

**LEAD AUCTIONEER: Phil Nissley**



717-664-5238 or 877-599-8894

[www.hessauctiongroup.com](http://www.hessauctiongroup.com)

[contact@hessauctiongroup.com](mailto:contact@hessauctiongroup.com)

**Type:** Ranch  
**Construction:** Frame  
**Exterior:** Vinyl Siding  
**Roof:** Metal Roof  
**Garage:** Unattached  
**Square Footage:** 1,232 sq. ft.  
**Lot Size:** 10.1 acres  
**Year Built:** 1987

**Heating/Cooling:** Oil hot water/window units  
**Water/Sewer:** Private  
**Zoning:** Agricultural Preservation District  
**Taxes:** \$2,920.00  
**School District:** Tulpehocken Area SD  
**Township:** Bethel Twp.



**\*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  
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**Dwight Rohrer**  
Bank of Bird-In-Hand  
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drohrer@bihbank.com

**Megan Livengood**  
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**Marvin Charles**  
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**Dale Hershey**  
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**Jason R. Landis**  
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717-575-7435  
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**Josh Housekeeper**  
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717-738-5473  
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