



**HESS**  
AUCTION GROUP

# PUBLIC AUCTION

## PARCEL 1: 81 ACRE MANOR TWP FARM



**Monday, November 4, 2024 • 1pm**  
Parcel 2 to Follow

**PARCEL 1: 3587 RIVER RD. CONESTOGA, PA 17516**  
**PARCEL 2: 3641 RIVER RD. CONESTOGA, PA 17516**

**T**his 81-acre farm in Manor Township presents a picturesque setting with its charming limestone home, expansive tillable acreage, wooded areas, and a large pond. **The limestone home features** steel bridge construction, allowing future owners the flexibility to rearrange the interior layout. **Inspired by Italian country homes**, the interior showcases plaster walls, reminiscent of the owner's birthplace. **The first floor features** imported Italian marble flooring, a spacious kitchen with custom cabinetry, a formal dining room, and a living room with custom inlaid, two story, wood ceiling with a large iron chandelier. **The study is equipped with** built-in bookcases, and the three full bathrooms are finished with imported Italian marble floors and sills. **The second floor can be accessed by** a custom open steel and wood staircase and boasts 3 bedrooms with oak flooring. **The lower level of the home consists of** a large basement with high ceilings, cellar storage and garage. **Additional amenities include** a concrete patio, a modern two-story bank barn that has been rebuilt within the last 8 years, recreational spaces on the property, and convenient access to the Susquehanna River. **This property enrolled in Clean & Green and Ag Preserve.**

**Open Houses: Sat. October 19, 10am-12pm & Sat. October 26, 10am-12pm**  
**Or Call For An Appointment**

### FEATURES

- MODERN 2-STORY BARN**
- TILLABLE ACREAGE**
- LIMESTONE HOUSE**

Auction for: Inter-Genoese LTD  
Attorney: Jeff Go nick

**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)

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

**Type:** Two-Story Farm House  
**Construction:** Masonry  
**Exterior:** Stone & Veneer  
**Roof:** Copper  
**Garage:** Attached  
**Square Footage:** 2,652 sq. ft.  
**Lot Size:** 81 acres  
**Year Built:** 1890

**Heating/Cooling:** Warmed & Cooled Air/Propane Hot Water Baseboard Heat with 6 Zones.  
**Water/Sewer:** Well Water/Septic Sewer  
**Zoning:** Agricultural Zoning  
**Taxes:**  
**School District:** Penn Manor SD  
**Township:** Manor Twp

### First Floor:

**Kitchen,** 16'4 x 16'7, pantry, Island, Gas Stove, Italian marble  
**Study,** 12'6 x 12'4, custom built in bookshelves, Italian marble  
**Dining Room,** 16'7 x 12'9, French doors, Italian marble  
**Full Bathroom,** 5'6 x 5'9, corner shower w/ Italian tile  
**Family Room,** 16'6 x 19'9, closet, Italian marble

### Second Floor:

**Bedroom,** 12'7 x 12'5, hardwood, closet  
**Full Bathroom,** 4'8 x 5'9  
**Bedroom,** 14' x 12'7, hardwood, closet  
**Bedroom,** 17'3 x 11'3, hardwood, closet

### Basement:

9' Ceilings

### Exterior:

41 acres tillable  
Large pond fed by stream  
Patio  
Kitchen garden  
Barn finished in 2017

**Auctioneers Note:** Outdoor landscaping includes extraordinarily large cut granite original to Conestoga Bridge

*\*All Measurements Approximate*

**Check out Parcel 2: Manor Twp 3 Bedroom Home at 3641 River Rd.  
Conestoga, PA**

**\*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  
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  
mliven-  
good@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  
jlandis@myfccb.com

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

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