



**HESS**  
AUCTION GROUP

# PUBLIC AUCTION

## PEQUEA TWP 37 ACRE FARM



**Saturday, March 8, 2025**

**9am Personal Property (In Person Only) • 12pm Real Estate**

**2115 NEW DANVILLE PIKE LANCASTER, PA 17603**

**T**his scenic farm, located in the heart of Lancaster County, offers a prime location with nearly all tillable acreage. The property includes a two-story farmhouse, a large bank barn with three barn doors, a 4 bay concrete garage, a spring house with a garage door and workshop, and a two-story animal barn with three separate stalls. **The farm features road frontage on multiple streets**, a right of way, and easy access to Routes 741 and 324. **Inside, the first floor of the 1812 farmhouse features** a living room, an open space containing both a kitchen and dining room, perfect for entertaining, a powder room, a laundry space, and two bedrooms, one with a fireplace. **Both the kitchen and living room offer** stairs to the second floor which hosts five bedrooms, an office space with stairs to the attic, along with a full bathroom. **The home also includes** a large unfinished basement with a cold cellar, cast iron kettle cook stove, and water conditioner. **The property is enrolled in the Clean & Green program, though it is not preserved. Do not miss this great opportunity in Lancaster County!**

**Open Houses: Sat. Feb. 22, 10am-12pm & Sat. March 1, 2pm-4pm**  
Or Call For An Appointment

### FEATURES



**TILLABLE ACREAGE**



**CLEAN & GREEN**



**BANK BARN**

Auction for: Garrett Homestead  
Attorney: Vance Antonacci

**LEAD AUCTIONEER: Phil Nissley**



717-664-5238 or 877-599-8894

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JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

**Type:** Two Story Farm House  
**Construction:** Frame  
**Exterior:** Vinyl Siding  
**Roof:** Slate  
**Garage:** Detached Concrete Garage  
**Square Footage:** 2,774 sq. ft.  
**Lot Size:** 37.25 acres  
**Year Built:** 1812

**Heating/Cooling:** Electric Baseboard  
**Water/Sewer:** Well Water & Private Sewer System  
**Zoning:** Agricultural  
**Taxes:** \$4,120.78  
**School District:** Penn Manor SD  
**Township:** Pequea Twp

### First Floor:

**Kitchen & Dining Room:** 15' 11" x 22' 8"  
**Living Room:** 12' 2" x 27' 11"  
**Powder Room**  
**Laundry Space:** 3' 11" x 6' 5"  
**Bedroom:** 14' 5" x 15' 6"  
**Bedroom:** 13' x 15' 2"

### Second Floor:

**Bedroom:** 14' 6" x 16' 6"  
**Bedroom:** 13' 1" x 15' 6"  
**Bedroom:** 12' 5" x 13' 1"  
**Bedroom:** 11' 1" x 15' 11"  
**Bedroom:** 10' 3" x 11' 2"  
**Full Bathroom:** 5' 2" x 7' 6"

\*All Measurements 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 45 days. Announcements made on day of sale take precedence over advertised information.

### LENDERS

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