

RAPHO TWP 28 ACRE FARM

Saturday, March 8, 2025 • 10am

3039 MT HOPE HOME RD.
MANHEIM, PA 17545

Nestled amidst scenic farmland, this picturesque farm offers 25 acres of tillable land, with the remainder consisting of woodlands. Conveniently located with easy access to Routes 72 and 76, this property provides both privacy and accessibility. The two-story farmhouse features a cozy living room, a eat-in kitchen, an office space, a laundry area, and a full bathroom on the main floor. Upstairs, you'll find three bedrooms and a full bathroom. Outbuildings include a tobacco barn, a bank barn, and multiple storage sheds, providing ample space for farming and storage needs. Don't miss this great opportunity in Rapho Township!

There is a utility easement for an electric company located on the property as well as a parking lot, all owned by Mt. Hope Nazarene Retirement Community.



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



FEATURES



TILLABLE ACREAGE



MULTIPLE OUTBUILDINGS



3 BEDROOMS

Auction for: Mt. Hope Nazarene Retirement Community
Attorney: Christopher R. Grab

LEAD AUCTIONEER: John M. Hess



717-664-5238 or 877-599-8894

www.hessauctiongroup.com

contact@hessauctiongroup.com

Type: Two Story
Construction: Frame
Exterior: Metal Siding
Roof: Composition Shingle
Garage: Attached
Square Footage: 1,736 sq. ft.
Lot Size: Approximately 28 Acres
Year Built: 1900

Heating/Cooling: Hot Water Radiators
Water/Sewer: Well Water/Septic Sewage
Zoning: Agricultural
Taxes: \$11,208.31
School District: Manheim Central SD
Township: Rapho Twp.

First Floor

Mudroom/Entryway, 10'10 x 5'9,
garage access
Eat in Kitchen, 26'8 x 12'2, vinyl
Living Room, 13'3 x 14', hardwood
Bedroom/Office, 10'7 x 12'8, hardwood,
closet
Laundry Area, 5'2 x 7'6, closet
Full Bathroom, 4'9 x 5', vinyl, shower only

Second Floor

Bedroom, 14' x 12'3, carpet
Bedroom, 12'3 x 15'5, closet, carpet,
access to rooftop balcony
Full Bathroom, 5'8 x 6'6, vinyl, closet,
tub/shower
Walk in Closet
Bedroom, 10'7 x 14', carpet, closet,
access to large walk up attic

Basement

Unfinished, mechanicals, stone walls

*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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signor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed
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