

## 3.8 ACRE COUNTRY PROPERTY W/ SHOP/BARN & FENCED PASTURE

Tuesday, April 15, 2025 • 6pm

1717 ROBERT FULTON HWY.  
QUARRYVILLE, PA 17566

**N**estled on 3.8 acres of picturesque countryside, this farmhouse, built in 2003, offers breathtaking views of the surrounding farming community. **The first floor features** a cozy living room, a spacious eat-in kitchen, a formal dining room with sliding doors that open to a scenic wooded backyard, a powder room, a generous family room, and a master suite with an attached full bathroom. **Upstairs, you'll find** two additional bedrooms and another full bathroom. **Outside, the property boasts** a 24'x40' detached shop, a 10'x20' livestock and chicken shed, and a newly built 12'x32' deck—perfect for enjoying the serene landscape. **With a 1-acre fenced pasture and beautiful woodlands**, this property is ideal for those seeking a peaceful rural lifestyle.



Open Houses: Sat. April 5, 10am-12pm  
& Mon. April 7, 5pm-6:30pm  
Or Call For An Appointment



### FEATURES

- ✔ NEW 12' X 32' DECK
- ✔ 10' X 20' LIVESTOCK SHED
- ✔ 1 ACRE FENCED PASTURE

Auction for: Jacob & Lena Stoltzfus  
Attorney: Samuel Goodley

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)

**Type:** 1 1/2 Story  
**Construction:** Frame  
**Exterior:** Plywood  
**Roof:** Composition Shingle  
**Square Footage:** 1,960 sq.ft.  
**Lot Size:** 3.8 acres  
**Year Built:** 2003

**Heating/Cooling:** Wood  
**Water/Sewer:** Well Water/Septic Sewage  
**Zoning:** Agricultural  
**Taxes:** \$4,330  
**School District:** Solanco SD  
**Township:** Little Britain Twp.

## First Floor

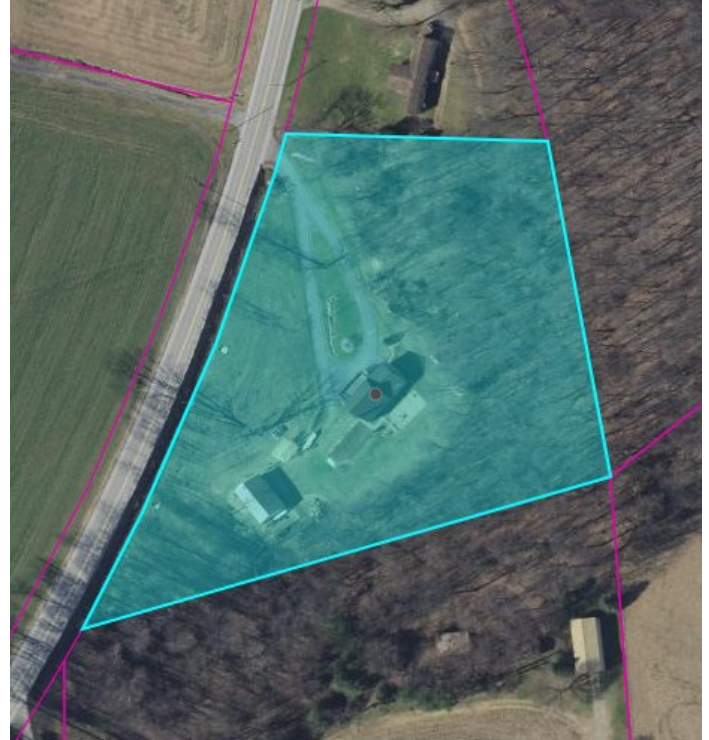
Entryway, 9'2 x 12'9, hardwood, closet  
Powder Room, 5'8 x 6'3, vinyl  
Living Room, 21'6 x 13'6, hardwood  
Kitchen, 12'9 x 31'2, vinyl, island  
Master Bedroom, 14'1 x 13', hardwood, closet  
Master Bathroom, 6'9 x 7'1, vinyl, shower  
Family Room, 12'9 x 12'6, hardwood

## Second Floor

Bedroom, 12'6 x 16', carpet, ceiling fan, closet  
Bedroom, 17'9 x 7'9, carpet  
Full Bathroom, 4'1 x 7'6, vinyl, tub/shower  
Hallway Closet

**Electric on property, but currently not being utilized**

**\*All Measurements Approximate**



**\*For information regarding our recommended financial lenders 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.

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.