

## PICTURESQUE 186 ACRE FARM/ RECREATIONAL PROPERTY

Tuesday, June 17, 2025 • 6pm

1900 OXFORD RD.  
NEW OXFORD, PA 17350

**D**iscover the perfect blend of peaceful countryside living and modern convenience on this stunning 186+ acre farm and recreational property – less than 20 minutes from historic Gettysburg. This preserved property offers 115 acres of highly productive tillable ground, complete with a center pivot irrigation system—ideal for agricultural use. **Beyond the farmland, you'll find 65 acres of mature woodlands** filled with diverse wildlife, a fully stocked fishing pond, and an extensive network of developed four-wheeler/ATV trails for year-round outdoor enjoyment. **At the heart of the property sits a beautifully maintained three-bedroom timber frame home**, built by Riehl Construction in 2012. Tucked away at the end of a private quarter mile driveway, the home offers privacy and features a picturesque outdoor living space with serene views. **Whether cozying up indoors during the winter or enjoying the expansive property in the warmer months**, this home is perfectly suited for every season. **Additional amenities include** expansive river frontage along the Conewago Creek and a large machine barn. **While this property offers a true escape**, it remains conveniently located with easy access to Routes 30, 15, 76, and 81. **Whether you're seeking a productive working farm, a private getaway, or a recreational paradise—this property delivers it all.**

Property is enrolled in the Adams County Land Preservation Program.



Open Houses: Mon. June 2, 5pm-6:30pm  
& Mon. June 9, 5pm-6:30pm  
Or Call For An Appointment



### FEATURES

- ✔ 115 ACRES OF TILLABLE GROUND
- ✔ 65 ACRES WOODLANDS
- ✔ LARGE MACHINE BARN

Auction for: Dwight & Rosanne Rohrer  
Attorney: James Clark

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:** Framed  
**Exterior:** Timber  
**Roof:** Standing Seam Metal Roof  
**Square Footage:** 2,458 sq. ft.  
**Lot Size:** 186.04 acres  
**Year Built:** 2012

**Heating/Cooling:** Mini split AC/ Heat w/  
baseboard heat in first floor  
**Water/Sewer:** Well Water (70 gal./min)  
& On Lot Micro Drip Septic System  
**Zoning:** Agricultural  
**Taxes:** \$6,128  
**School District:** Conewago Valley SD  
**Township:** Straban Twp



**\*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 60 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.