

PARCEL 1: 68.8 ACRE MANHEIM FARM

Friday, September 5, 2025
11am Parcel 1 • 1:30pm Parcel 2

PARCEL 1: 2344 BACK RUN RD.
MANHEIM, PA 17545
PARCEL 2: 180 RANGE RD.
MOUNT JOY PA, 17552

Set amidst the rolling countryside, this beautiful 68.8-acre farm offers panoramic views and abundant agricultural opportunity. Surrounded by Lancaster County farmland, the property features approximately 60 acres of productive tillable ground, a spacious five-bedroom farmhouse, a classic bank barn, and a storage building. The first floor of the home includes a family room, a large eat-in kitchen, a bonus room currently used as a playroom, a bedroom, a full bathroom, and a laundry room. Upstairs, you'll find four additional bedrooms, a second full bathroom, and an office or storage room. Additional amenities include an unfinished basement and a covered front porch—perfect for enjoying the scenic setting. This farm is preserved and enrolled in Clean & Green. Don't miss this exceptional opportunity in the heart of Lancaster County.



Open Houses: Sat. August 23, 10am-12pm
& Sat. August 30, 10am-12pm
Or Call For An Appointment



FEATURES



60 TILLABLE ACRES



BANK BARN



5 BEDROOM FARMHOUSE



Auction for: Virginia P. Brubaker Estate
Attorney:

LEAD AUCTIONEER: John M. Hess

717-664-5238 or 877-599-8894

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Type: Two Story Farmhouse
Construction: Frame
Exterior: Vinyl Siding
Roof: Slate
Garage: Attached
Square Footage: 2,654 sq. ft.
Lot Size: 68.80 acres
Year Built: 1900

Heating/Cooling: Hot Water Radiators
Water/Sewer: Well Water/ Septic Sewer
Zoning: Agricultural
Taxes: \$4,464.21
School District: Manheim Central SD
Township: Rapho Twp.

First Floor

Family Room, 19'5 x 11', carpet
Large Eat in Kitchen, 26'7 x 15'4, vinyl, brick interior wall, pantry cabinets
Playroom, 15'9 x 10'4, carpet, built in bookshelves
Bedroom, 15'1 x 14', carpet, closet
Full Bathroom, 8'5 x 5'4, vinyl, tub/shower
Laundry Room, 12'8 x 5'3, closet

Second Floor

Full Bathroom, 7'8 x 6'3, vinyl, tub/shower
Bedroom, 15'5 x 14'10, carpet, walk in closet
Bedroom, 11'2 x 13', carpet
Office/Storage, 6'4 x 6'6, carpet
Bedroom, 13' x 10'3, carpet, balcony access
Bedroom, 14'4 x 14'4, balcony access

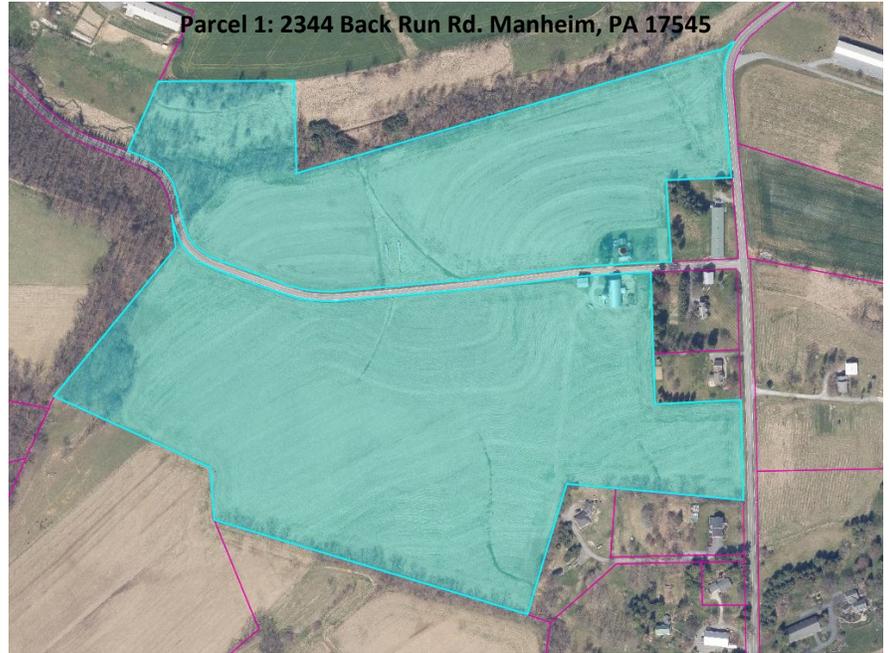
Basement

Unfinished

Exterior

Beautiful country view from farmhouse
Barn and farm building across the road from farmhouse

**All Measurements Approximate*



Parcel 2: Nestled in Lancaster County, this picturesque 61.9-acre farm in Mount Joy offers scenic surroundings and exceptional agricultural potential. **With approximately 48 acres of productive tillable land, the property is well-equipped with a large bank barn featuring lower-level stalls, a spacious hay barn, a detached garage, and a two-story farmhouse. Inside the farmhouse, the first floor includes a cozy living room, a kitchen, a formal dining area, a dedicated laundry space, and a full bathroom. Upstairs, you'll find four bedrooms—including one with walk-up attic access—and an additional full bath. Other highlights include an unfinished basement and a covered porch. This farm is preserved and enrolled in Clean & Green. Don't miss this rare opportunity to own a working farm in one of Lancaster County's most desirable rural settings!**

For information regarding our recommended financial lenders call 717-664-5238

Real Estate Terms & Conditions: \$150,000 down day of sale. Balance due at settlement on or before 90 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.