



PUBLIC AUCTION

PARCEL 1: PRIME 68 ACRE LITITZ LIMESTONE FARM

Monday, October 6, 2025 • 1pm Parcel 1
Parcel 2 to Follow

PARCEL 1: 866 QUARRY RD.
LITITZ, PA 17543

Located in a highly desirable area between Lititz, Manheim, and East Petersburg, this picturesque 68.5-acre farm includes approximately 63 acres of productive limestone soil. With excellent road frontage along both Route 72 and Quarry Road, the property offers visibility and accessibility for agricultural use. The property is well-equipped for farming operations, featuring a 200+ head cattle barn with a new roof, a spacious shop with a loading dock, a feed lot with capacity for over 220 cattle, a pole barn, harvestore and concrete silos. Additional amenities include three wells, a 9'x15' walk-in cooler, and a standby generator hookup—enhancing both functionality and flexibility across the farm. The two-story brick farmhouse offers a cozy living room, kitchen, formal dining room, family room, four bedrooms, 2.5 bathrooms, a laundry room, mudroom, and an unfinished basement. All buildings are perfectly situated at the rear of the property accessed by long driveways from both Route 72 and Quarry Road. Enrolled in Clean & Green but not preserved, this farm presents a rare opportunity to own a productive and versatile property in the heart of Lancaster County.



Parcel 1 Open Houses:
Sat. September 20, 10am-12pm
& Sat. September 27, 10am-12pm
Or Call For An Appointment



FEATURES



63 TILLABLE ACRES



200+ HEAD CATTLE BARN



4 BEDROOM FARMHOUSE

Auction for: James & Jalana Stauffer
Attorney: John Gibble

LEAD AUCTIONEER: John M. Hess



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JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: Two Story Farmhouse
Construction: Masonry
Exterior: Brick
Roof: Slate
Garage: Detached
Square Footage: 2,301 sq. ft.
Lot Size: 68.50 acres
Year Built: 1910

Heating/Cooling: Oil Hot Water Baseboard/ Window AC
Water/Sewer: Well Water/Septic Sewage
Zoning: Agricultural
Taxes: \$5,696.64
School District: Hempfield SD
Township: East Hempfield Twp.

First Floor

Eat In Kitchen, 23'3 x 13'5, vinyl
Family Room, 13'3 x 16'5
Laundry Room, 11'4 x 19'5, vinyl, outside entrance
Full Bathroom, 6'9 x 4'4, shower
Bedroom, 12'3 x 14'2, carpet, closet, ceiling fan
Office, 14'4 x 13'4, carpet

Second Floor

Bedroom, 10' x 15', carpet,
walk in closet/changing room
Bedroom, 11'4 x 11'9, carpet, closet
Bedroom, 10'9 x 13'3, carpet, closet
Bedroom, 11' x 14'3, carpet, closet
Full Bathroom, 13'8 x 7'8, claw foot tub, shower,
double vanity



**All Measurements Approximate*



Parcel 2: This 26.5-acre property in East Hempfield Township offers a rare opportunity to create your dream home or farm in a scenic and highly desirable location. Ideally positioned between Manheim and East Petersburg, the land borders hole #3 of Bent Creek Country Club—providing picturesque golf course views and a peaceful backdrop. Whether you envision a custom-built estate, a charming hobby farm, or a private retreat surrounded by open space, this property delivers the setting and space to make it a reality. Zoned agricultural and enrolled in Clean & Green (but not preserved), it also offers potential for a small-scale agricultural or business venture, thanks to its excellent road frontage, parking lot and easy access. Don't miss your chance to explore all this unique parcel has to offer!

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.