

RAPHO TWP 13 ACRE PROPERTY W/ FOUR STALL HORSE BARN

Wed. October 15, 2025 • 6pm

142 N. COLEBROOK RD.
MANHEIM, PA 17545



This picturesque 13.1-acre property features approximately 10 tillable acres, a beautiful two-story farmhouse, a 4-stall horse barn with electric, a spring house, and an oversized detached 2-car garage. Inside the farmhouse, the first floor offers a spacious living room with a stone propane fireplace, an open kitchen and dining area, a sun porch, a first-floor bedroom, a convenient powder room, and a versatile space that once served as the original kitchen. The second floor hosts a primary suite with an attached full bathroom and laundry, along with two additional bedrooms and a full bathroom. Additional amenities include an unfinished basement, a UV light water filtration system, an above-ground pool, and an outdoor deck—perfect for entertaining friends & family! The property is enrolled in Clean & Green but is not preserved. Don't miss this one-of-a-kind opportunity in Rapho Township!

Open Houses: Sat. October 4, 1pm-3pm
& Tues. October 7, 5pm-6:30pm
Or Call For An Appointment



FEATURES

- ✔ TILLABLE ACREAGE
- ✔ 4 BEDROOM FARMHOUSE
- ✔ DETACHED 2-CAR GARAGE

Auction for: Lisa Urban
Attorney: Young & Young

LEAD AUCTIONEER: John M. Hess



📞 717-664-5238 or 877-599-8894

🌐 www.hessauctiongroup.com

✉ contact@hessauctiongroup.com

Type: Two Story Farmhouse
Construction: Masonry
Exterior: Brick
Roof: Architectural Shingles (Asphalt)
Garage: Detached 2-Car
Square Footage: 2,740 sq. ft.
Lot Size: 13.10 acres
Year Built: 1910

Heating/Cooling: Oil Hot Water Baseboard / Central AC
Water/Sewer: Well Water/ Septic Sewage
Zoning: Agricultural
Taxes: \$2,698.41
School District: Manheim Central SD
Township: Rapho Twp.

First Floor

Kitchen/Dining, 19'11 x 16', tile, pantry closet, quartz countertop, dining area has laminate flooring

Living Room, 21' x 19'11, laminate, propane fireplace (rented tank), closet, stone walls, ceiling fans, wood ceiling

Half Bathroom, 2' x 6'

Sun Porch, 13' x 11', laminate, brick wall, recently painted

Bedroom, 14' x 10', laminate, built in's, ceiling fan

Original Kitchen space, 11' x 10', gutted, access to first floor bedroom

Second Floor

Hallway, walk up attic access, linen closet

Master Bedroom, 11' x 21', carpet, closet

Master Bathroom/Laundry, 16' x 19', tile, double vanity, walk in closet

Bedroom, 11' x 12', carpet, ceiling fan

Bedroom, 10' x 18', carpet, 2 closets

Full Bathroom, 4' x 6', vinyl, shower/tub

Basement

Unfinished, sump pump

Mechanicals

UV Light Water Filtration system

UV Light installed 2018

Filter System & Water Tank installed February 2025

Exterior

Oversized 2 Car Garage, concrete floor, electric, remodeled in April 2025

Horse Barn, 4 stalls, electric

Above Ground Pool, Spring house used for pool supplies (supplies being sold with real estate)

**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.